

GOODFELLOW | REAL ESTATE

Since 1934

FORMER WEBSTER BANK BUILDING

291 Danbury Road – New Milford, Connecticut 06776

- FOR SALE: \$1,650,000 -



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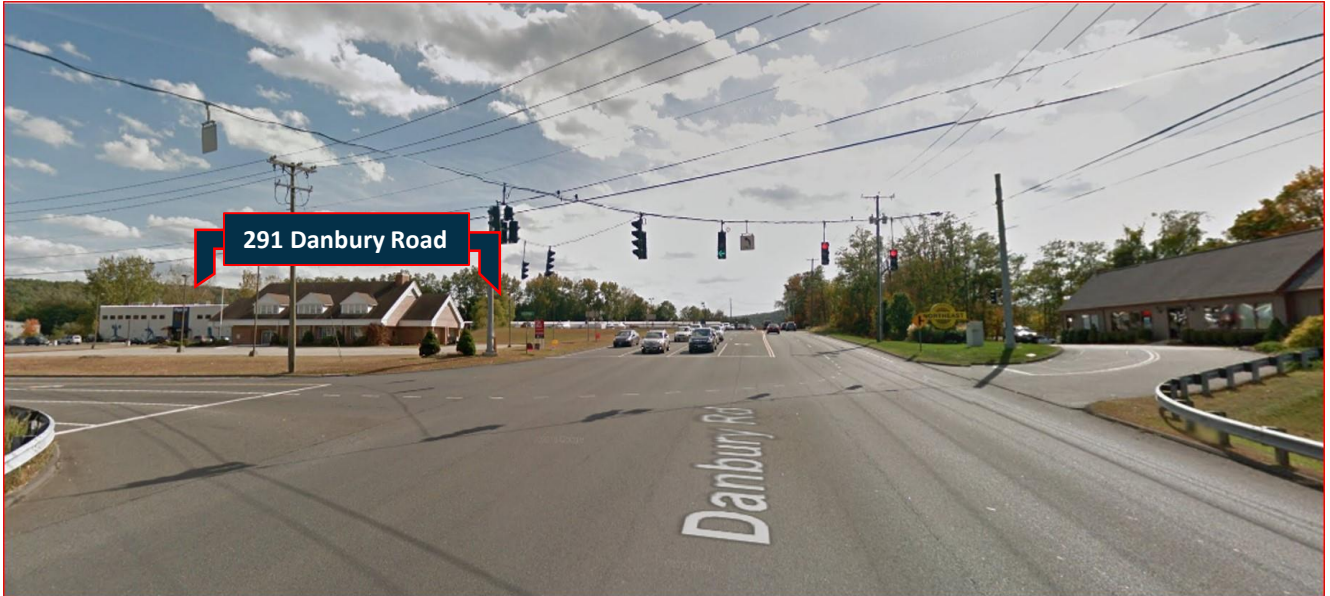
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PROPERTY INFORMATION / Executive Summary



OFFERING SUMMARY

Sale Price: \$1,650,000

Price/Acre: \$597,826

Lot Size: 2.76 Acres

Zoning: I/C

Traffic Count: 30,000 CPD

PROPERTY OVERVIEW

Potential development site for retail, medical or office.

Former Webster Bank building, totaling 11,519 SF.

Situated on 2.76 acres.

Situated on hard corner at signalized intersection.

Great exposure on Danbury Road.

Many uses permitted.

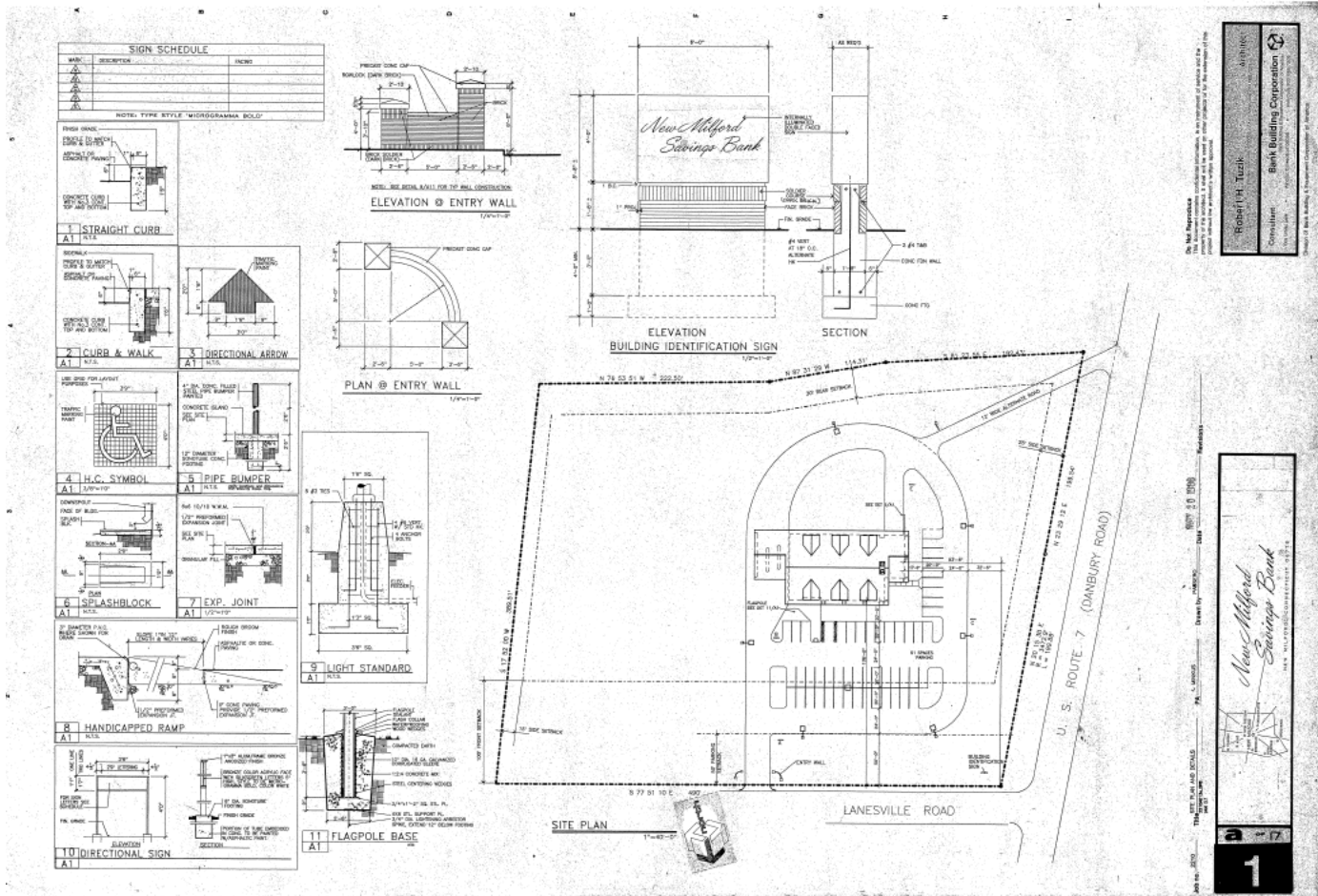
LOCATION OVERVIEW

Located on the corner of heavily traveled Danbury & Still River Road in New Milford, Connecticut.

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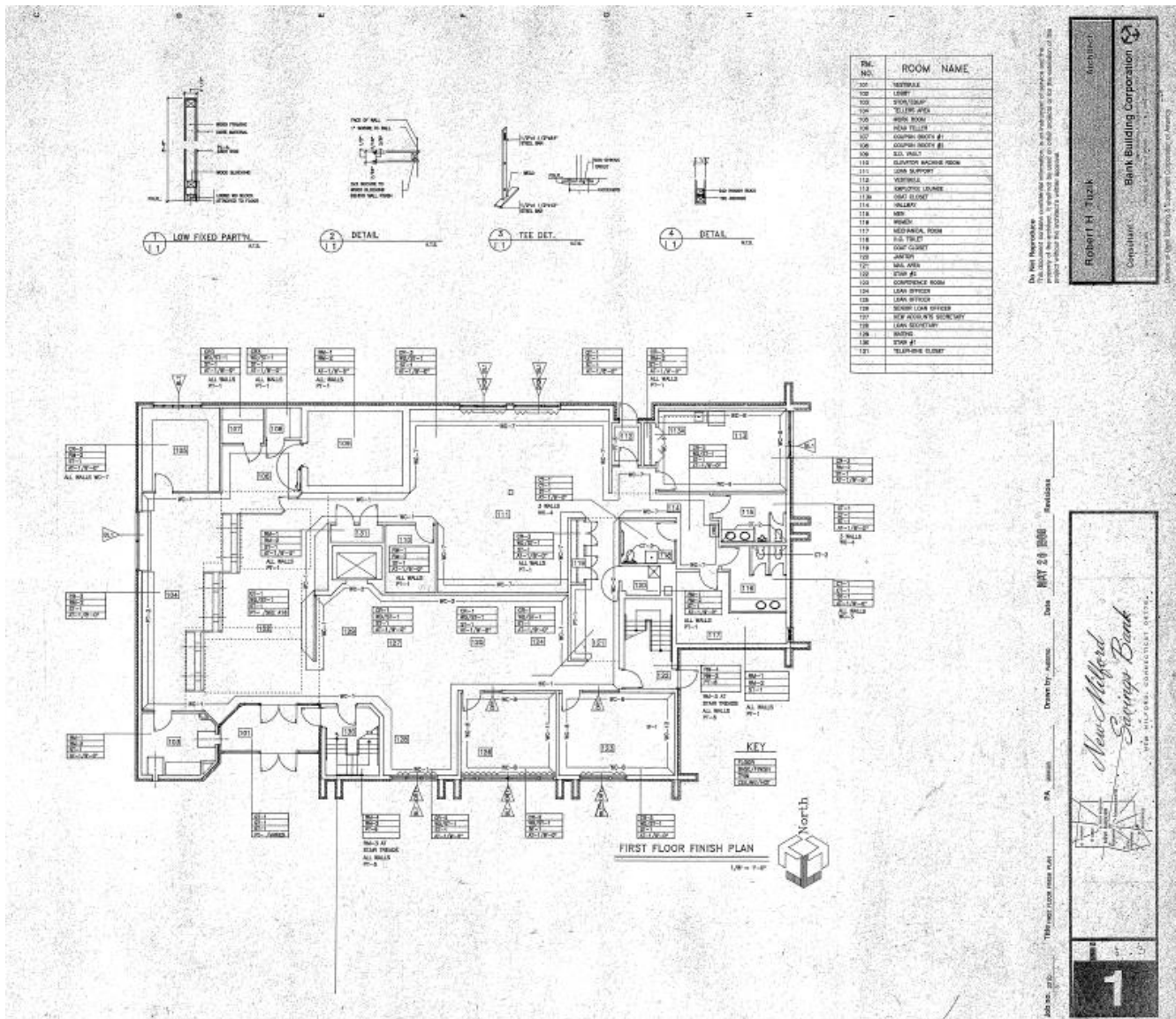
PROPERTY INFORMATION / Property Survey



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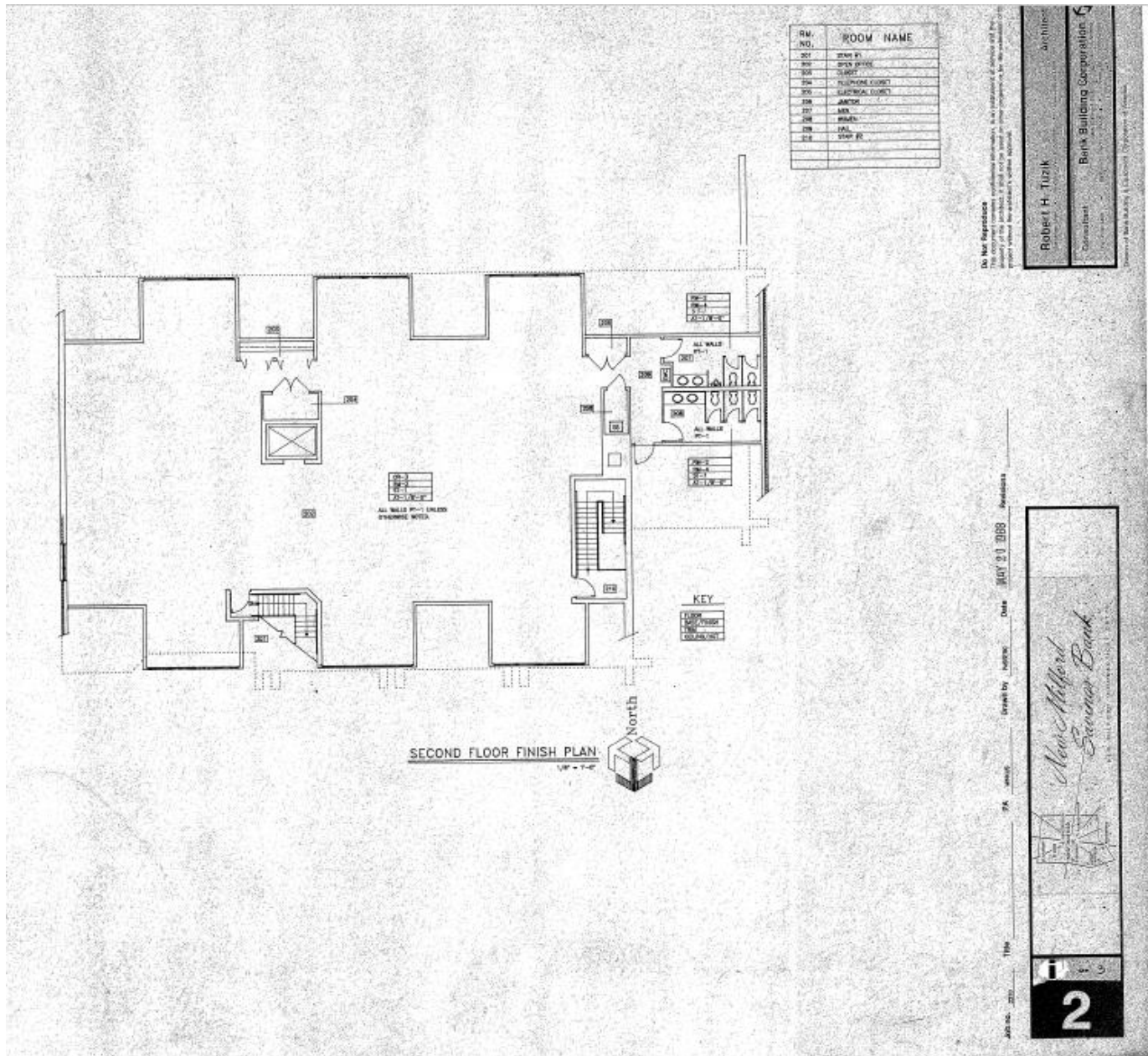
PROPERTY INFORMATION / Floor Plan : First Floor



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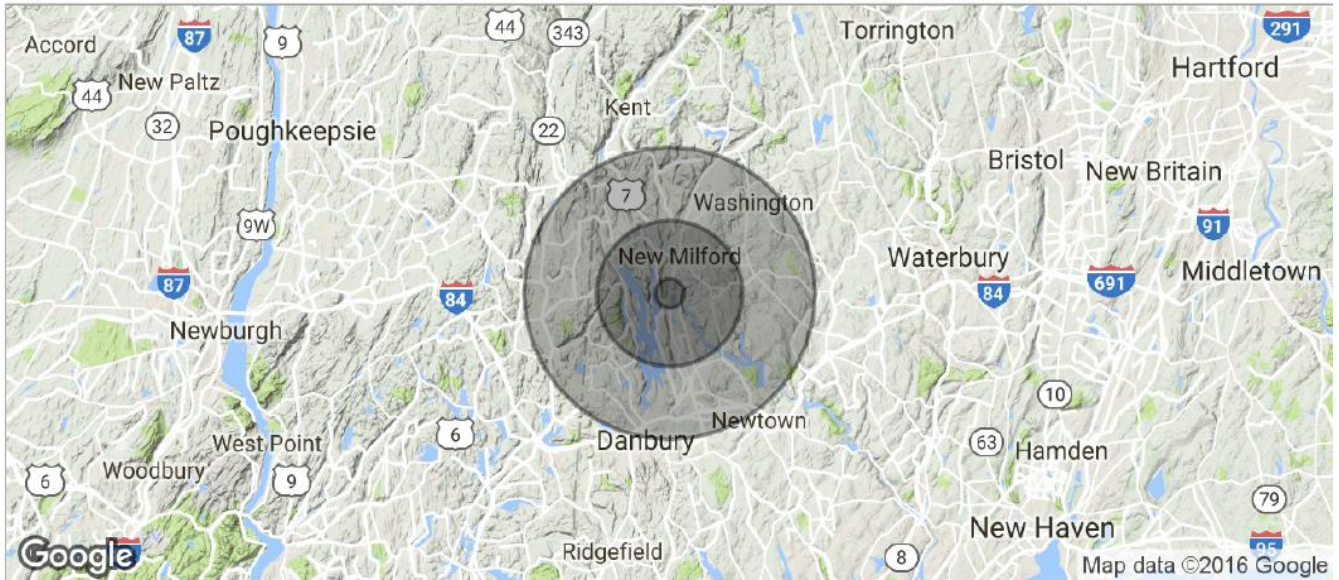
PROPERTY INFORMATION / Floor Plan : Second Floor



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PROPERTY INFORMATION / Demographics



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,746	36,407	161,563
MEDIAN AGE	39.6	41.7	40.5
MEDIAN AGE (MALE)	39.7	41.4	39.6
MEDIAN AGE (FEMALE)	40.0	41.9	41.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	744	14,078	58,700
# OF PERSONS PER HH	2.3	2.6	2.8
AVERAGE HH INCOME	\$85,267	\$106,994	\$104,181
AVERAGE HOUSE VALUE	\$282,664	\$435,623	\$432,651