

**PRIME ROUTE 202 LOCATION**  
**PRICE REDUCED ON 3.8 ACRES**

202 & Howland Road – New Milford, Connecticut 06776

- FOR SALE -



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# PRIME ROUTE 202 LOCATION

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PROPERTY INFORMATION / Executive Summary



## OFFERING SUMMARY

**Sale Price:** \$250,000

**Price / SF:** \$65,789

**Lot Size:** 3.8 Acres

**Zoning:** B-1 ; R-40

## PROPERTY OVERVIEW

Land available for sale.

Total of 3.58 acres.

1 acre zoned B-1.

2.8 acres zoned R-40.

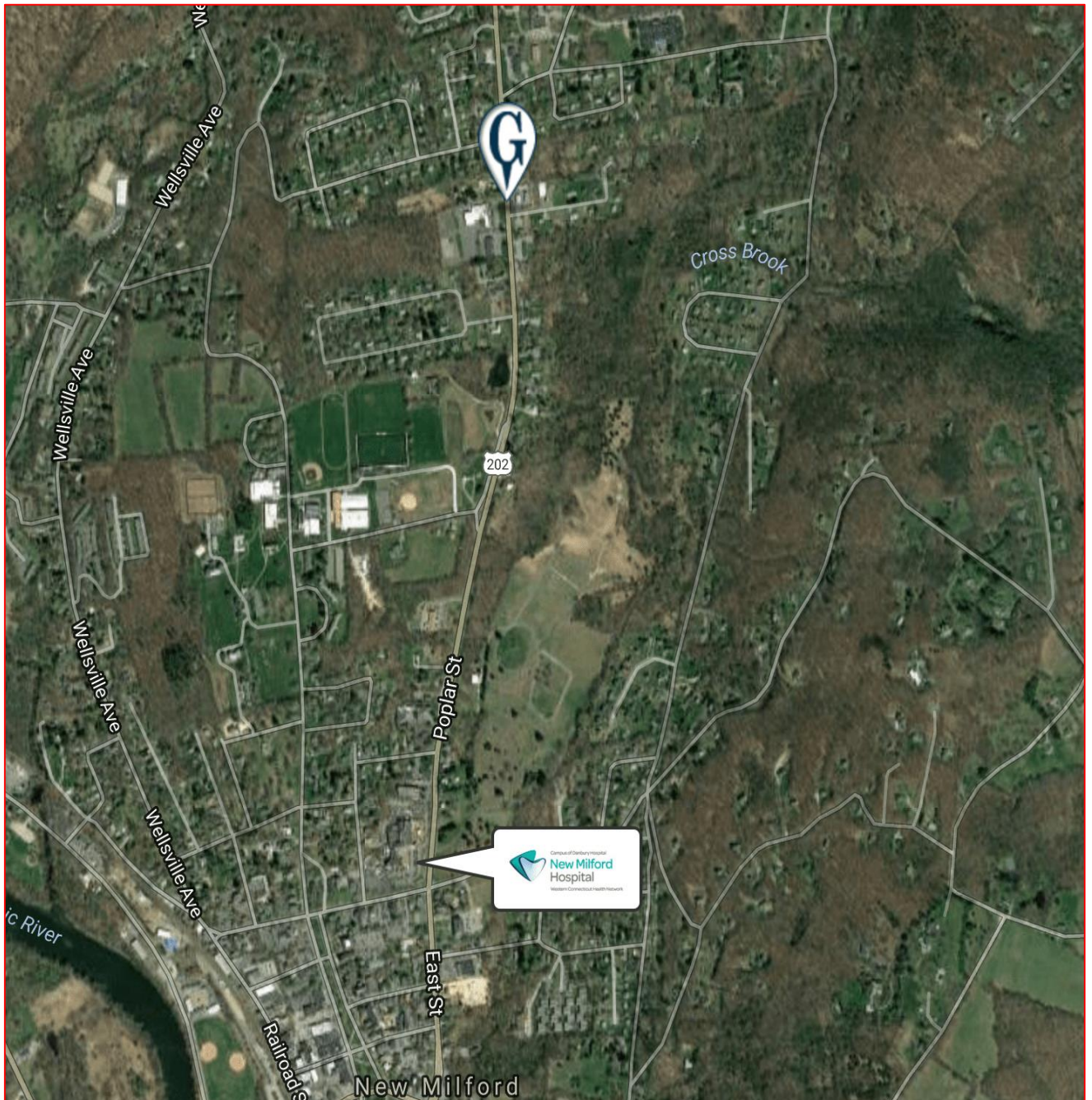
## LOCATION OVERVIEW

Located 1.5 miles north of the New Milford Hospital, with Rt. 202 frontage. Lot after the intersection of Howland Rd.

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PROPERTY INFORMATION / Map



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## PROPERTY INFORMATION / Special Permit Uses in Residential Districts

**PURPOSE:** It is recognized that certain non-residential uses may be appropriate uses to be located in residential zones. Such uses are discouraged in areas of dense residential development, or in areas where the traffic or noise associated with such a special permit use would alter the character of a neighborhood.

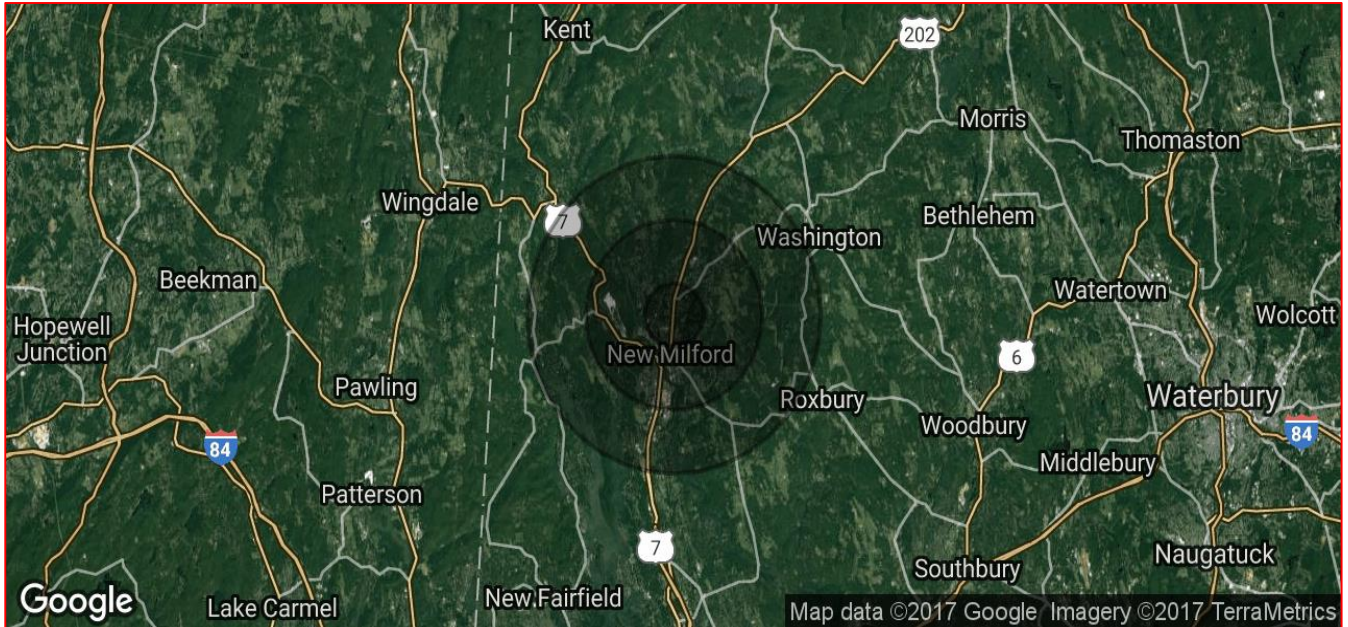
The following uses or substantial additions or changes to existing uses may be permitted subject to acquisition of a special permit and site plan approval, in accordance with the provisions of Chapter 175 and 180 of these regulations:

- Church
- School
- College
- Public Library
- Public Museum
- Community Building
- Public Park
- Public Playground
- Public Recreational Building
- School or College Stadium or Athletic Field
- Gold Course
- Riding Academy
- Water Supply Reservoir
- Well or filter bed
- Philanthropic or eleemosynary institution
- Hospitals, nursing homes and convalescent homes
- Cemeteries
- Municipal Buildings including Fire Stations
- Planned Senior Housing Community
- Continuing Care Community
- Congregate Housing
- Marina

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## PROPERTY INFORMATION / Demographics



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	3,935	16,872	32,677
MEDIAN AGE	42.0	40.4	40.8
MEDIAN AGE (MALE)	41.2	40.3	40.6
MEDIAN AGE (FEMALE)	42.7	40.8	41.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	1,642	6,634	12,540
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$82,063	\$93,517	\$101,320
AVERAGE HOUSE VALUE	\$322,296	\$354,762	\$382,931