

FREESTANDING RESTAURANT FOR SALE OR LEASE



REALTY



THE OFFERING

110 Danbury Road presents an opportunity to acquire or lease a freestanding 3,887 SF restaurant building on one of New Milford's highest visibility commercial corridors, U.S. Route 7. Built in 2005, the building sits on a 1.08 acre parcel with approximately 140 seats, an unusually generous ratio for a building this size. The property is vacant and available for immediate occupancy, situated near national retailers including Home Depot.

This offering includes the 1.08 acre parcel fronting Route 7 only, the adjacent rear parcel is not included. The property is zoned B2 General Business, permitting a broad range of retail, restaurant, and commercial uses.

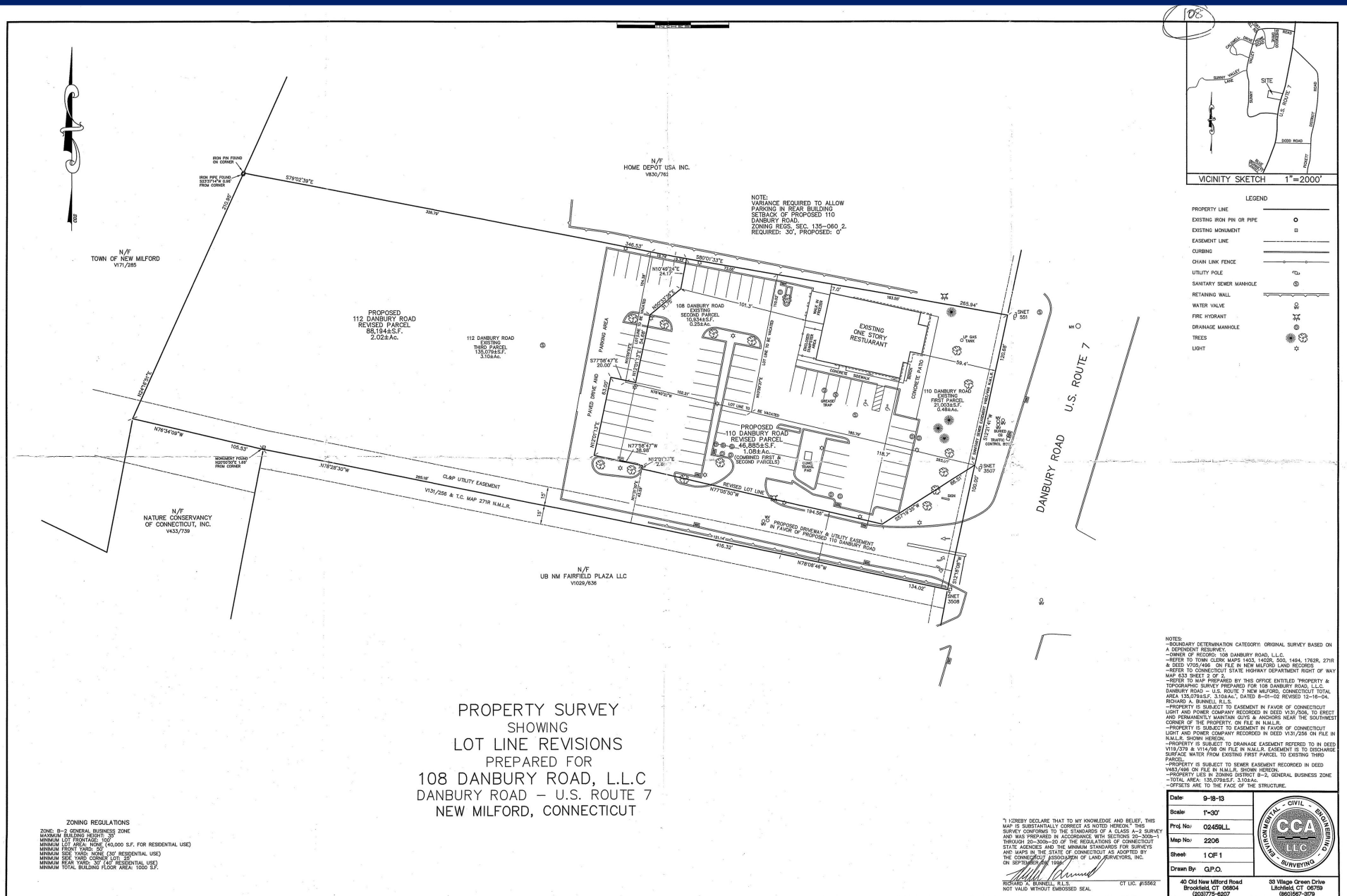
Available for sale or lease.

ASKING PRICE	\$1,900,000
LEASE RATE	\$29.50/SF NNN
BUILDING SF	3,887 SF
PARKING	±86 Spaces
LOT SIZE	1.08 AC
SEATING CAPACITY	±140
ZONING	B2 General Business
PROPERTY USE	Restaurant/Retail
YEAR BUILT	2005





SITE PLAN





REALTY



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