



TOWER REALTY CORP.

SPECIALISTS IN COMMERCIAL AND INDUSTRIAL REAL ESTATE

~ INVESTMENT PROPERTY FOR SALE ~

RETAIL SHOPPING CENTER



129-145 Danbury Road (Lore's Plaza), New Milford, CT



Size: +/- 53,583 Sq. Ft.
(Two Buildings)
With Potential for
7,000 Sq. Ft. Expansion

Land: +/- 6.09 Acres

Zone: I (Commercial)

Traffic Count: +/- 27,300 VPD (2011)

Year Built:

- First Phase: 12,098 Sq. Ft. (1984)
- Second Phase: 10,300 Sq. Ft. (1987)
- Next Phase: 12,351 Sq. Ft. (1990)
- Bowling Alley: 19,524 Sq. Ft. (2000)

Heating: Individual Electric Heat Pumps

Cooling: Central A/C

Utilities: City Water & Sewer

Est. Gross: \$752,046
(w/ 2,900 Sq. Ft. Vacant)

Est. Net: \$634,146

Sale Price: \$7,995,000

Two-Building, 16-tenant shopping center on Route 7 in New Milford. Recent capital improvements include new modern façade, updated exterior lighting and upgraded parking lot. 7.9% cap rate at asking price.



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FOR MORE INFORMATION CONTACT

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