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NEW MILFORD'S PREMIER MEDICAL CAMPUS

131 Kent Road ~ New Milford, Connecticut 06776

- FOR LEASE : MEDICAL OFFICE SPACE -



Todd E. Payne, SIOR
President
203.456.3223
tep@goodfellows.com

Brian Donahue
203.456.3229
Bdonahue@goodfellows.com

7 Old Sherman Turnpike, Suite 207
Danbury, Connecticut 06810
203-744-7025
Goodfellows.com

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PROPERTY INFORMATION / Executive Summary



OFFERING SUMMARY

SF Available: \$1,848 SF

Lease Rate: \$28.00 SF/YR (NNN)

Lot Size: 6.9 Acres

Building Size:
Building "A" 10,000 SF
Building "B" 20,000 SF

Zoning: B-1

PROPERTY OVERVIEW

This 30,000 SF, 2 star, Class A office building, is a premier medical campus, located on Kent Road in New Milford, Connecticut. The available suite is located in building B, on the second floor across from New Milford Orthopedics.

Current Tenants:
New Milford Orthopedics
Northeast Radiology
Advanced Specialty Care
Pain and Spine Specialists of Connecticut
Urology Associates of Danbury

This property was recently acquired by Maplewood Health Care. The new owners intend to invest significant dollars into capital improvements.

LOCATION OVERVIEW

Kent Road (Route 7) in New Milford, CT. Less than five minutes to New Milford Hospital. Easy access I-84. Located near restaurants and shopping centers.

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PROPERTY INFORMATION / Additional Photos

Rendering



1 PROPOSED SOUTH ELEVATION - OPTION #2
SCALE: 1/8"=1'-0"



H & R DESIGN, INC.
Facilities Design & Planning
50 Osborne Street Danbury, CT 06810
Phone: 203.790.9750 Fax: 203.790.6953

Prepared For:
Maplewood
131 Kent Road, New Milford, CT

Proposed Alterations

SK102

Scale:
Drawn By: K.L.
Date: 07/18/16

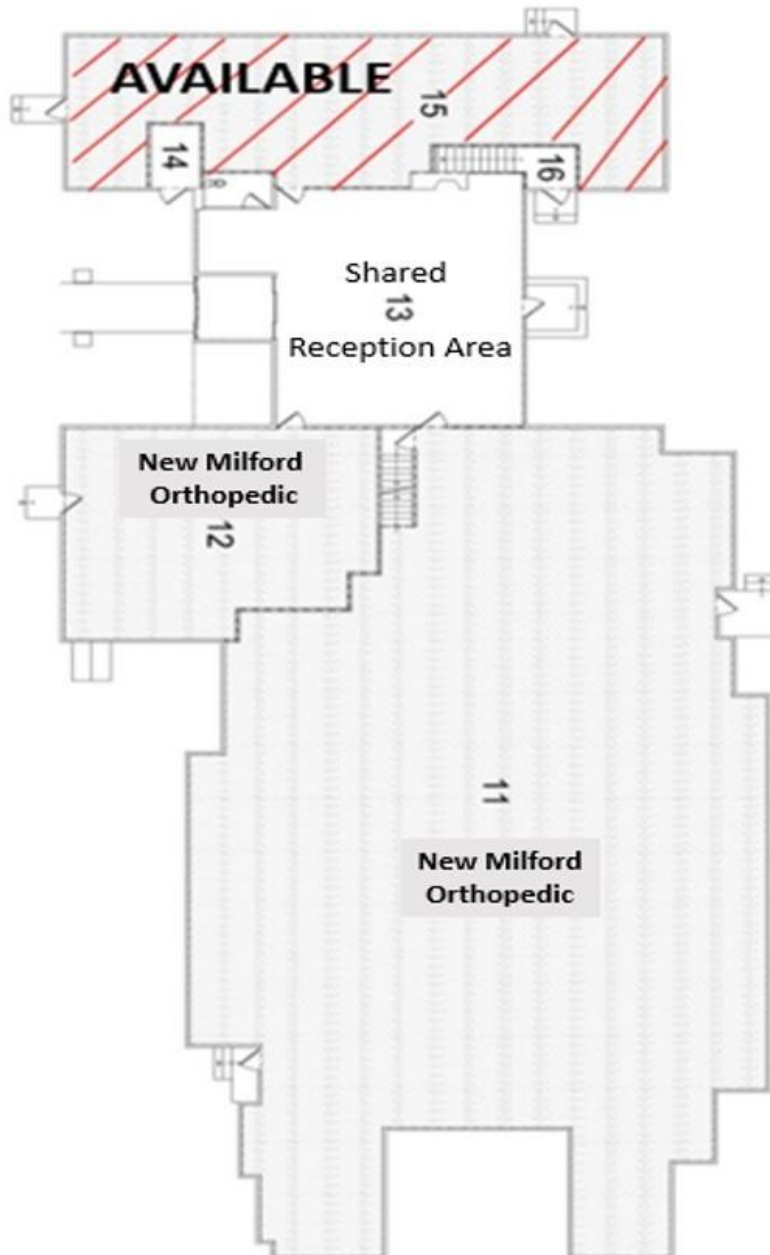
Rear Entrance



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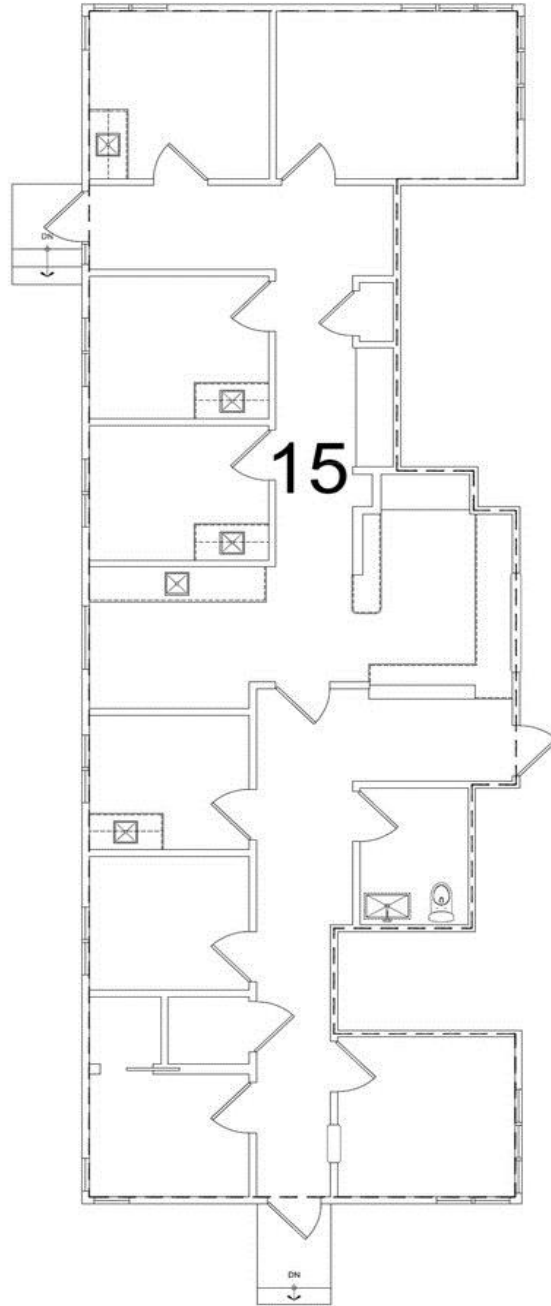
PROPERTY INFORMATION / Floor Plan / Building "B" / Level Two



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PROPERTY INFORMATION / Floor Plan / Building "B" / Suite 15

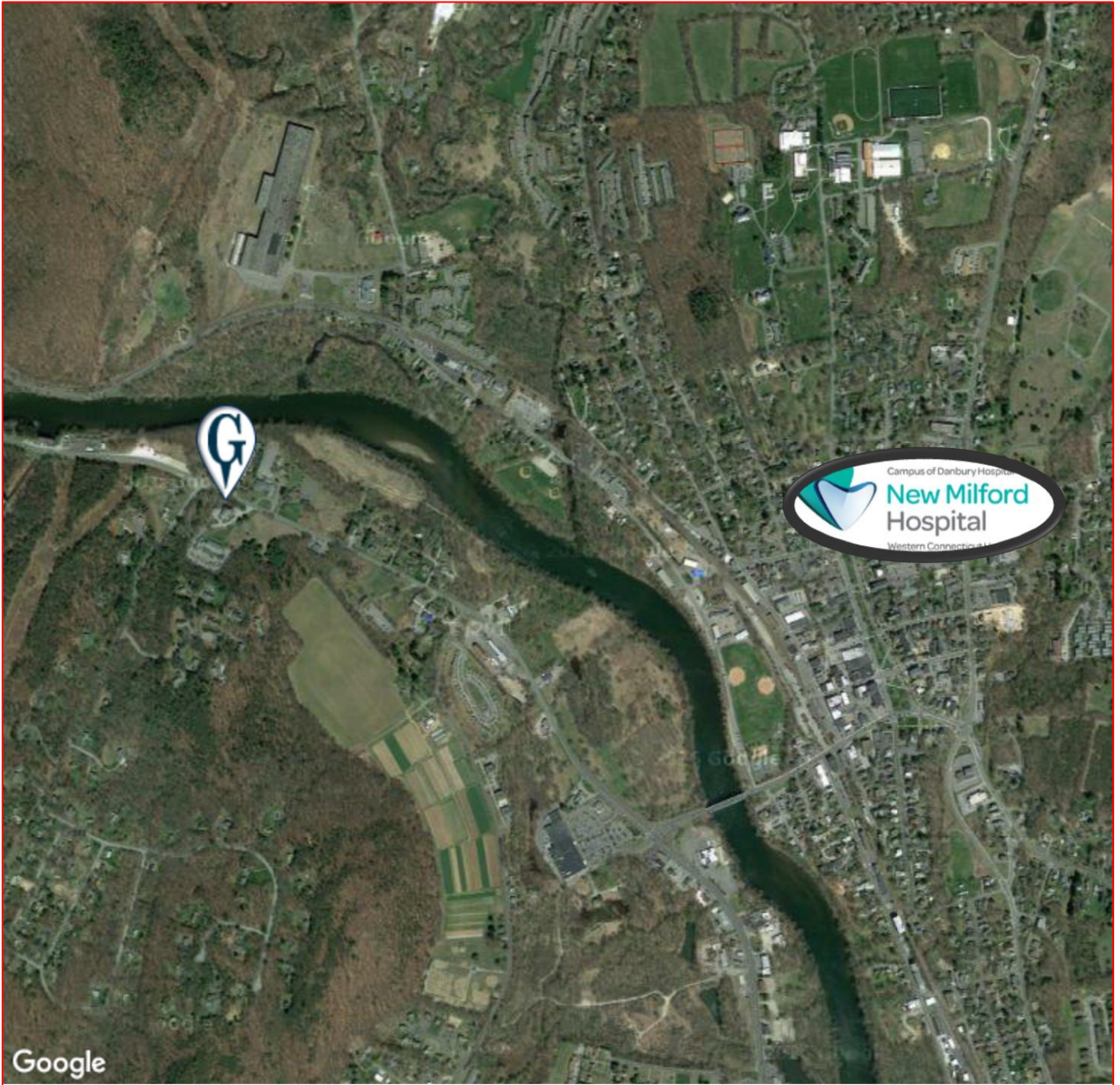


Building B-Level Two

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PROPERTY INFORMATION / Aerial Map



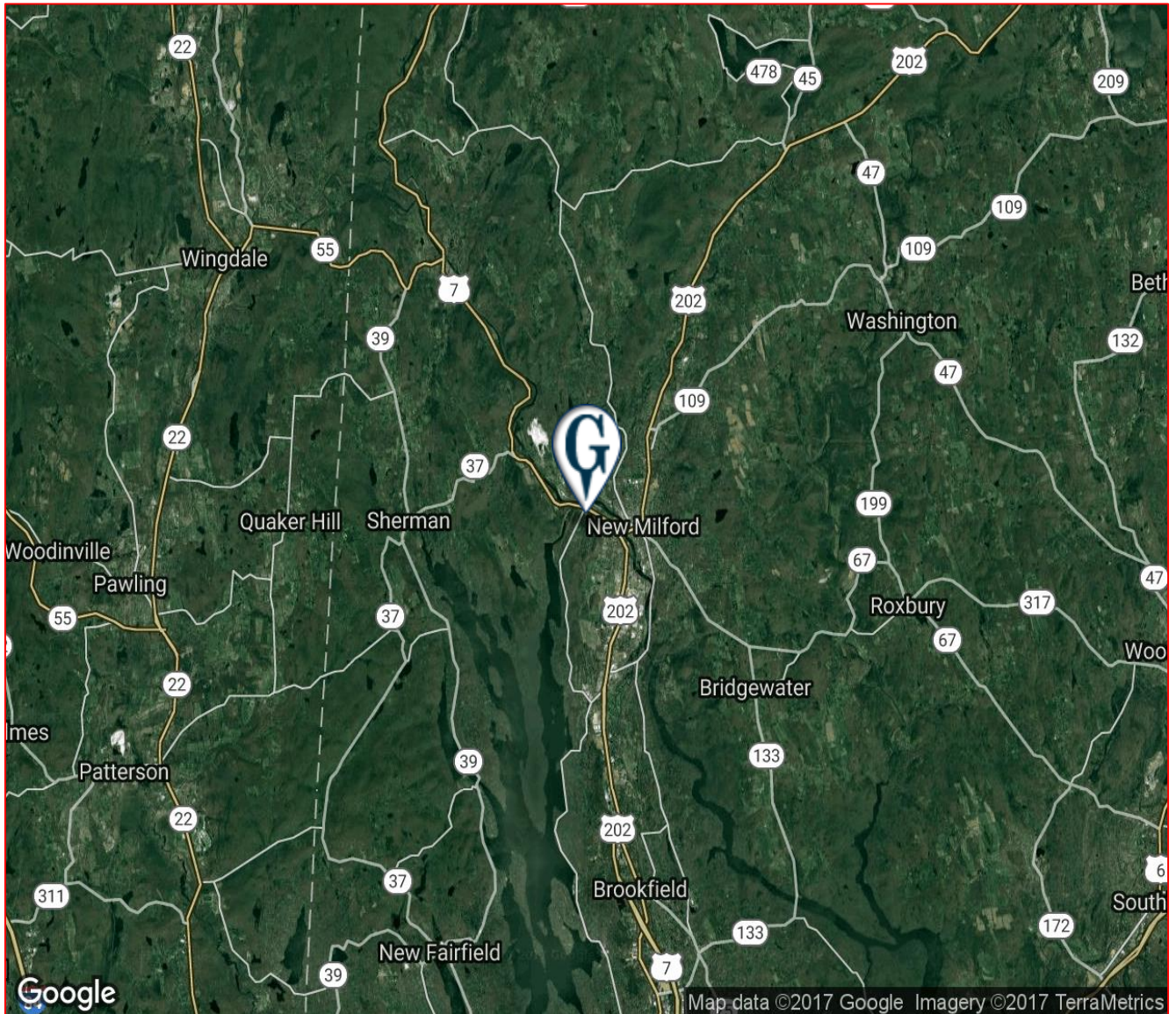
Google

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PROPERTY INFORMATION / Location Map



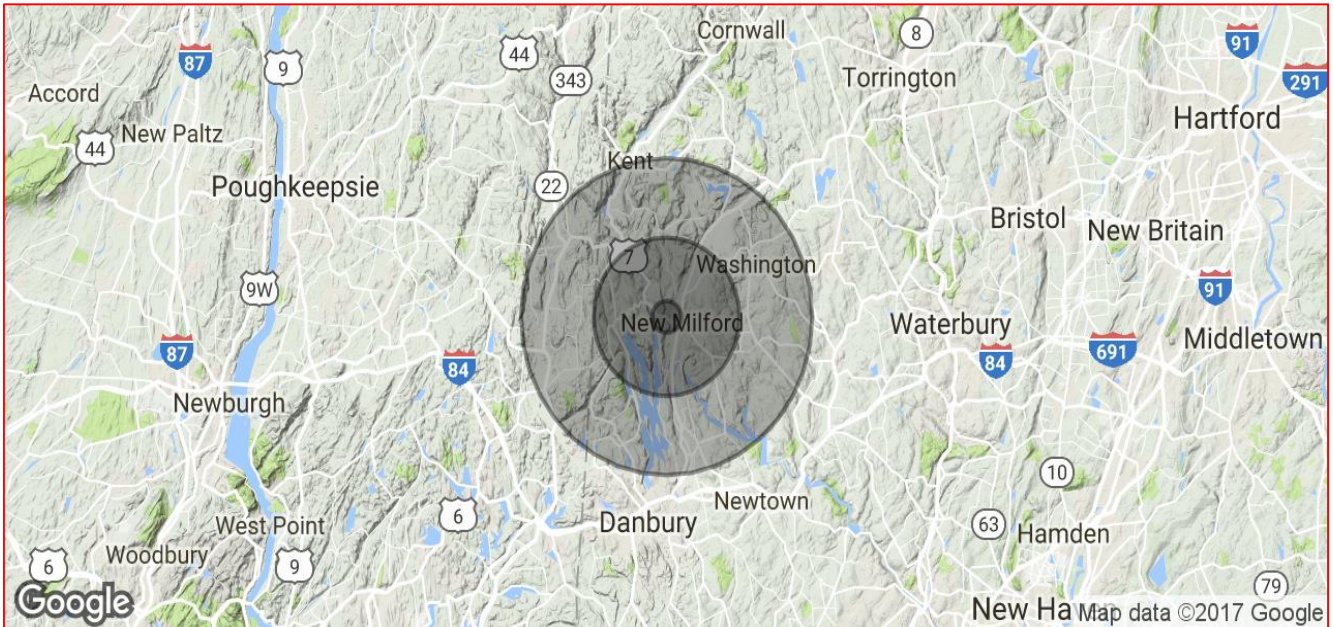
LOCATION DESCRIPTION:

Premier Medical Campus set on Kent Road (Route 7) in New Milford, CT. Less than five minutes to New Milford Hospital. Easy access I-84. Located near restaurants and shopping centers.

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PROPERTY INFORMATION / DEMOGRAPHICS



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,932	32,480	97,467
MEDIAN AGE	39.8	41.0	42.2
MEDIAN AGE (MALE)	39.1	40.9	41.7
MEDIAN AGE (FEMALE)	40.9	41.4	42.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	844	12,564	36,609
# OF PERSONS PER HH	2.3	2.6	2.7
AVERAGE HH INCOME	\$78,063	\$100,614	\$112,332
AVERAGE HOUSE VALUE	\$293,763	\$372,446	\$448,161

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PROPERTY INFORMATION / About Maplewood Healthcare

ABOUT MAPLEWOOD HEALTHCARE:



- Local Medical Office Building Owner and Developer
- 150,000 sf of medical office buildings in Fairfield / Litchfield Counties.
- Extension of Maplewood Senior Living.