

RYER
Associates

COMMERCIAL
REAL ESTATE

*Building
Opportunities*

91 Park
Lane
Road

NEW MILFORD, CT

FOR SALE

Retail or Assisted Living Site

Just Reduced!



Level parcel with excellent visibility

- 2.73-acres, suitable for retail or a +-90-unit assisted living facility
- Lighted intersection and +-363 feet of frontage at the corner of Route 202 and Route 109
- Traffic and wetland studies completed, approved for retail
- City water and sewer available
- Adjacent to Dunkin' and 1.5 miles from New Milford Hospital

Current approvals in place for up to 22,000 SF retail space on two pads

- Structure can be constructed as 'Near Net Zero'
- 50% - 80% savings on HVAC and electrical usage over conventional retail
- Energy efficiency rebates and tax credits available

Assisted Living – opportunity to meet a major market need

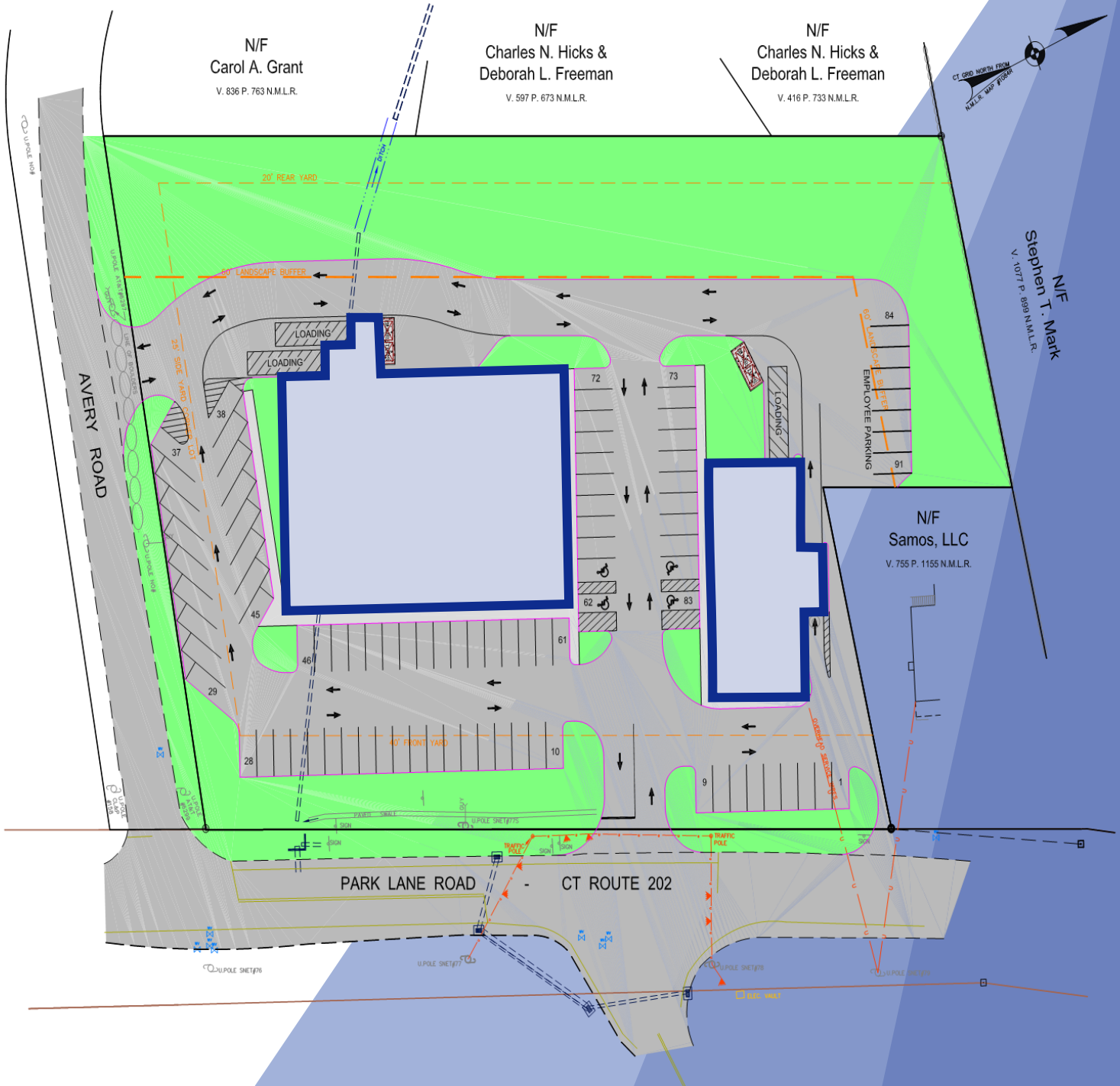
- New Milford's POCD defines a need for senior housing in town
- No other assisted living facilities currently exist in New Milford

B1/B2 Zone allows many other uses including medical/ professional offices, retail, and banks

For Sale: \$1,050,000

Proposed Site Plan

Current Site Approvals

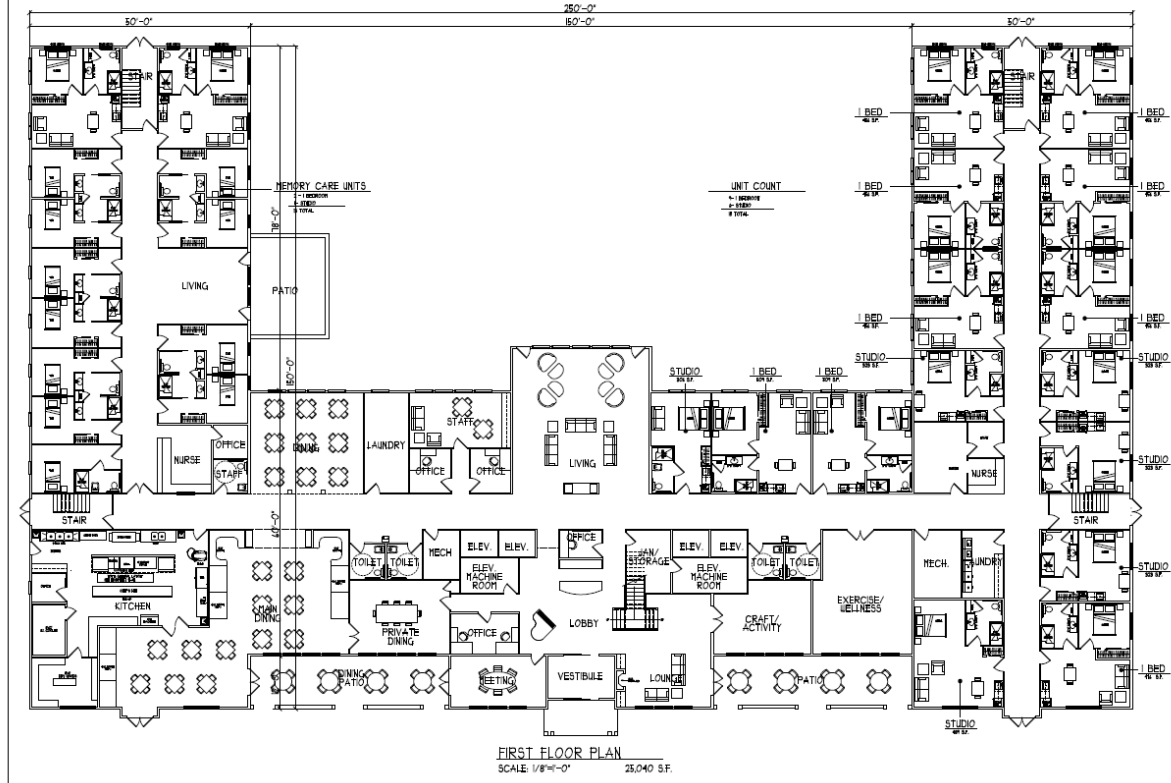
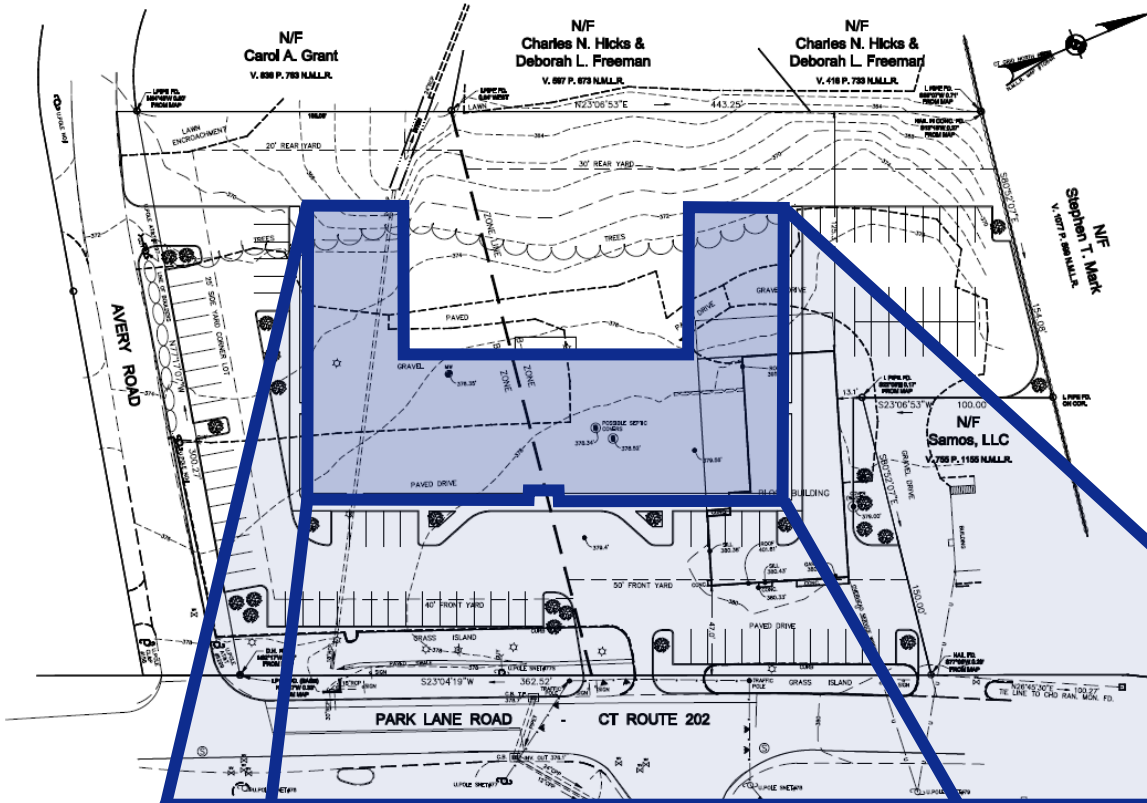


Market/Grocery
 15,000 SF (+3,350 SF 2nd floor)

Retail/Medical/Pharmacy
 5,120 SF (inc. drive-thru)

Proposed Site Plan

Assisted Living Concept



Birch Hollow
 ARCHITECTURE
 1000 W. PARK LANE
 HARTFORD, CT 06105
 PHONE: 860.234.1111
 FAX: 860.234.1112
 WWW.BIRCHHOLLOW.COM

REVISION DATE: 3/22

ASSISTED LIVING
 10 PARK LANE
 HARTFORD, CT

PRELIMINARY PLANS

PROJECT # 250
 DATE 2/22
 DRAWN BY: MS
 SHEET: 1

Grow Your Business!

Be the Only Assisted Living Facility in New Milford!



5-MILE FACTS



Population: 26,600



Total Households: 10,300

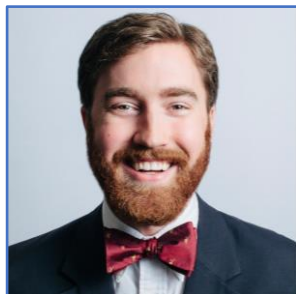


Median HH Income: \$90,000



Vehicles per Day: 16,100

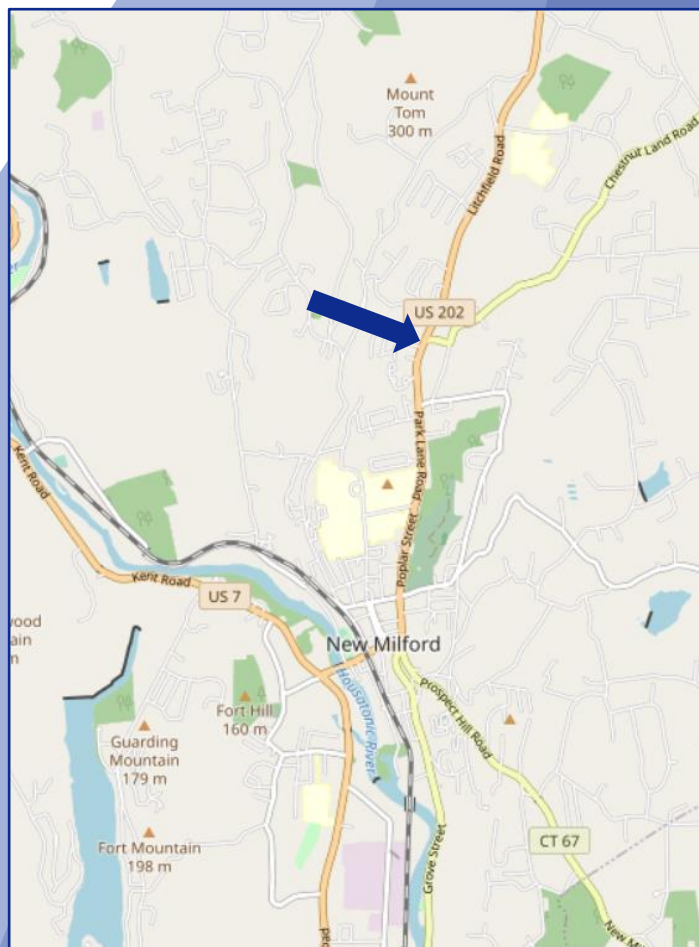
2021 data provided by ESRI



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