

SINGLE TENANT FREESTANDING STARBUCKS FOR SALE

38 Danbury Road (Route 7) | New Milford, CT 06776



SINGLE TENANT STARBUCKS | NNN LEASE

FOR SALE

CALL FOR DETAILS

INVESTMENT HIGHLIGHTS

- 2,332 SF Single Tenant Building on 1 Acre Lot
- 42 On-Site Parking Spaces
- 10 Year Term Remaining
- 20 Year Operating History – Two Decades at this Location, Ranking in the Top 14% of CT Starbucks (based on Placer.ai data), with \$2.7 Million (\$1,158/SF) in Sales
- 27,645 Cars Per Day Along Route 7
- Only Starbucks within 13 miles

AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	18,722	31,872	101,277
Avg. HH Income	\$107,352	\$120,780	\$136,359

NEIGHBORING RETAILERS



ROYAL PROPERTIES

850 Bronx River Road | Bronxville, NY 10708
www.RoyalPropertiesInc.com

BROKER CONTACT:

JAMES ARIES
Managing Director
914-237-3400, Ext. 114
Jim@RoyalPropertiesInc.com

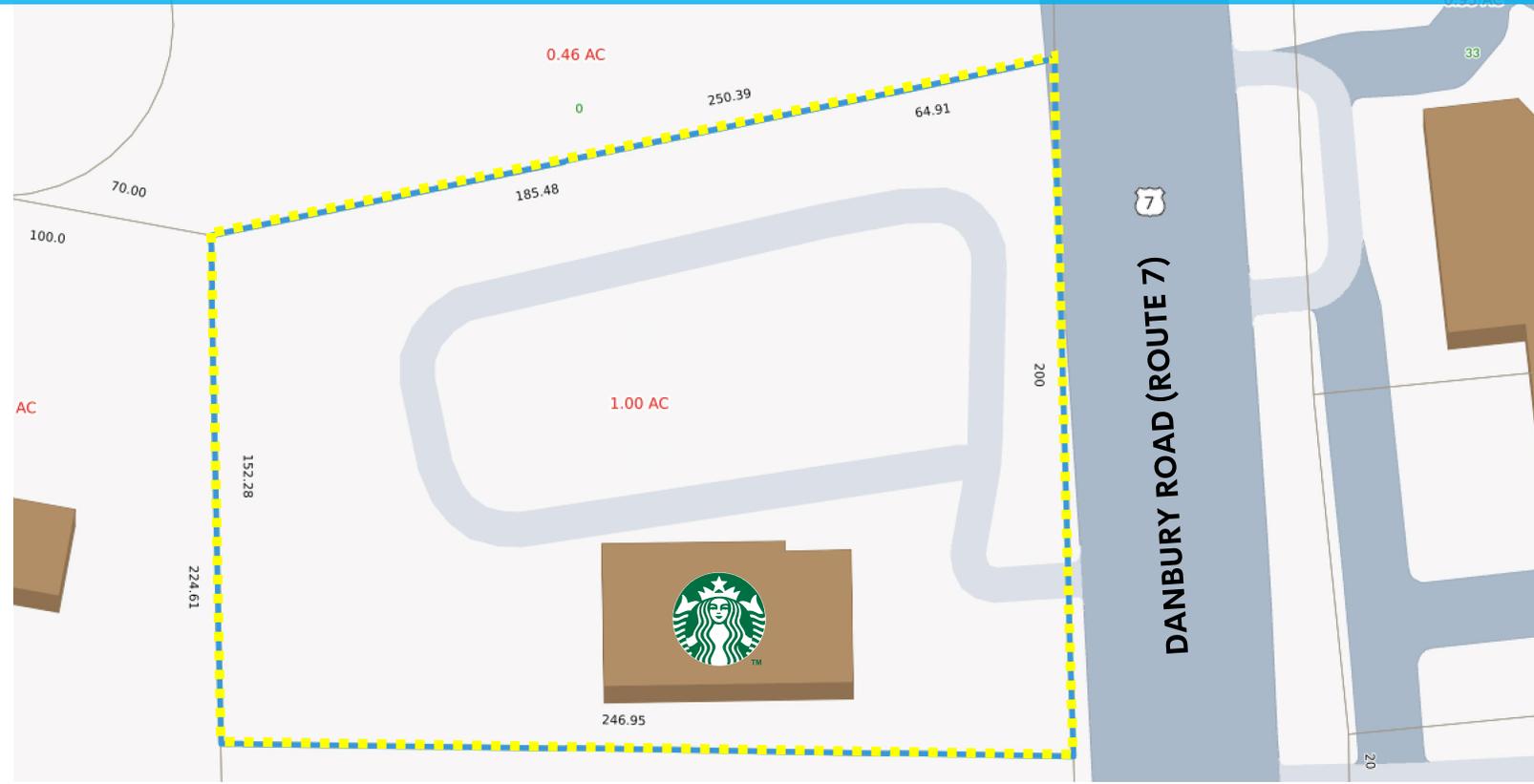
JEFF KINTZER
Principal
914-237-3400, Ext. 103
Jeff@RoyalPropertiesInc.com

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