



THE BALLOU TEAM

29 & 31 DANBURY RD NEW MILFORD, CT



FOR SALE PRIME DEVELOPMENT-READY ASSET

RIGHTS TO BUILD 20,900 0 SF COMMERCIAL BUILDING
FLEXIBLE USE: RETAIL, MEDICAL, FLEX, OR MIXED-USE
HIGH VISIBILITY WITH 32,000 VEHICLES PER DAY
413 FEET OF FRONTAGE ON DANBURY RD (RT 7/202)

7-ACRE ASSEMBLAGE ACROSS 2 PARCELS
STRONG TRAFFIC AND NEARBY NATIONAL RETAILERS
RARE DEVELOPMENT OPPORTUNITY IN GROWTH CORRIDOR
INCLUDES EXISTING 4,393 SF RESTAURANT (FORMERLY THE COOKHOUSE)



RICHARD BALLOU

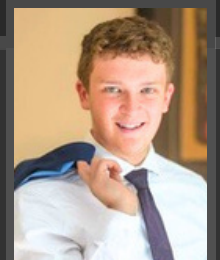
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THE BALLOU TEAM | HOULIHAN LAWRENCE WARECK D'OSTILIO
117 RIVER STREET, MILFORD, CT 06460



EXECUTIVE SUMMARY

We are pleased to present 29 & 31 Danbury Road, a prime investment and development opportunity in the heart of New Milford, Connecticut. This 7-acre assemblage includes two parcels featuring the former Cookhouse Restaurant, a well-known local fixture for over 25 years. The property offers a 4,393 square foot freestanding building that can be reopened, repurposed, or redeveloped, along with approved plans to build up to 20,900 square feet of new commercial space. Together, these components provide multiple value-add options for developers, owner-users, or investors. Located on high-traffic Route 7/202, the site boasts over 413 feet of frontage and a daily traffic count exceeding 32,000 vehicles. It sits in a growing suburban market with strong regional access and visibility. Nearby national retailers—including Lowe's, Starbucks, Big Y, Walgreens, and Bank of America—drive consistent activity along the corridor, supported by quick-service restaurants and local services. This is a rare chance to acquire a flexible, high-profile property in one of western Connecticut's most active commercial corridors—offering immediate utility and long-term development upside.

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CONSTRUCTION SUMMARY

Status	Tenant(s)/Address	Bldg SF	Stories	Start	Complete	Developer/ Owner
Recent Deliveries	Dairy Queen 161 Danbury Rd	5,832	1	May 2022	Jan 2023	161 Danbury Rd LLC
	O'Reilly Auto Parts 55 Danbury Rd	7,700	1	Dec 2022	Jul 2023	O'Reilly Auto Parts
	Planet Fitness 124 Danbury Rd	14,600	1	Sep 2024	Jan 2025	Regency Centers
Under Construction	Alltown Fresh 61 Danbury Rd	5,100	1	Oct 2025	TBD	Global Montello Group



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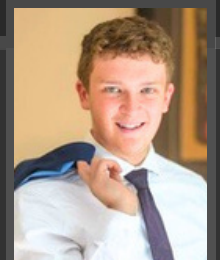
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