



## Investment Opportunity

### Contact:

**Keith J. Kumnick, SIO**  
Principal & Treasurer  
+1 860 616 4019  
keith.kumnick@colliers.com

**Allen DePuy**  
Vice President  
+1 717 554 8519  
allen.depuy@colliers.com



Colliers

Ten Penn Center  
1801 Market Street, Suite 500  
Philadelphia, PA 18103  
+1 215 925 4600  
colliers.com/philadelphia



# Candlewood Valley Country Club

## 401 Danbury Rd, New Milford, CT

### *Do Not Show Up To The Property Unannounced or Speak with Staff*

- First time available for purchase since 1977!
- Turn-key golfer friendly 18-hole golf course situated on ±157.52 acres, featuring golf shop, popular pub and banquet space on the second floor of the tastefully converted original barn
- Sale includes the tastefully designed and fully leased ±4,200 sq. ft. building commonly known as The Gallery (where Coldwell Banker is located) at the front of the property
- Exceptional location situated directly on Connecticut Route 7 and 10, minutes north of I-84; the location offers easy access to Danbury – 12 miles south and close to larger MSA's – New York City and Hartford – each an hour drive time from the property
- \$138,978 household income and population of 2,034,794 residing within a 30 mile radius of the property
- Zoned - Industrial/Commercial zone, except for residential uses, any building or premises may be used, and any building may be structurally altered for any uses permitted as specified in a B-1 or B-2 Business Zone and for wholesale businesses, offices, kennels, storage warehouses and the manufacturing, processing or assembling of goods, subject to a site plan and landscaping plan approved by the Zoning Commission. Please see [New Milford Zoning Regulations](#) for complete permitted uses.



# Demographics

## 10 miles



**168,576**  
people



**62,496**  
households



**\$136,787**  
average HHI



**87,876**  
employees

## 20 miles



**571,064**  
people



**216,406**  
households



**\$146,440**  
average HHI



**293,395**  
employees

## 30 miles



**2,034,794**  
people



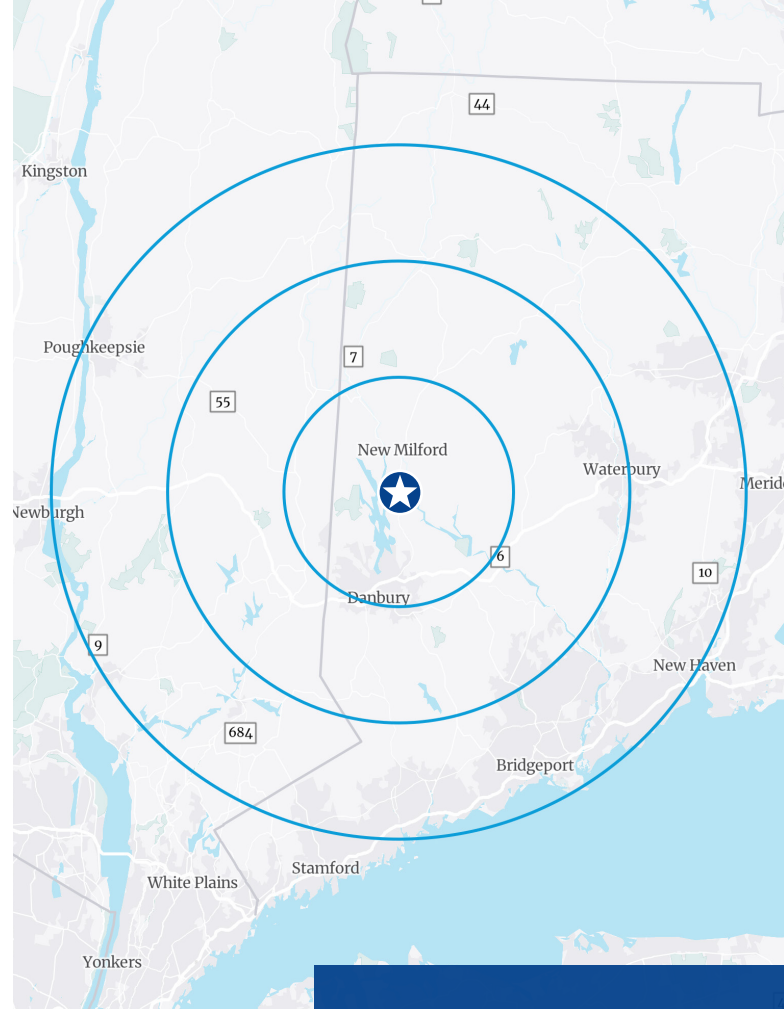
**770,646**  
households



**\$138,978**  
average HHI



**1,020,714**  
employees



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