



264 HEIGHTS ROAD

Incredible ground floor location located in the Palmer's Market plaza

NEWMARK

IN THE HEART OF 'THE HEIGHTS'

Located in affluent Fairfield County, Darien is known for its picturesque Long Island Sound shoreline and close proximity to New York City. It offers a blend of luxurious living with sprawling estates and upscale shops, attracting residents who enjoy both serene country life and convenient access to urban amenities. The town, home to about 21,000 people, is renowned for its excellent schools, low crime rate, and high quality of life.

EASY ACCESS TO ROUTE 1 & I-95, AND PROXIMITY TO THE AMENITIES OF DOWNTOWN DARIEN & THE POST ROAD

- › Direct visibility and signage from Heights Road
- › Easily accessible from Exit 10 from I-95
- › Premises adjacent to highly trafficked USPS
- › Within immediate walking distance from the Noroton Heights Train Station
- › Abundant adjacent on site private surface parking

SPECIFICATIONS

Available:	3,410 SF (Divisible down to 2,400 SF)
Possession:	Immediate
Rent:	\$42.00/SF NNN
Term:	5-10 Years

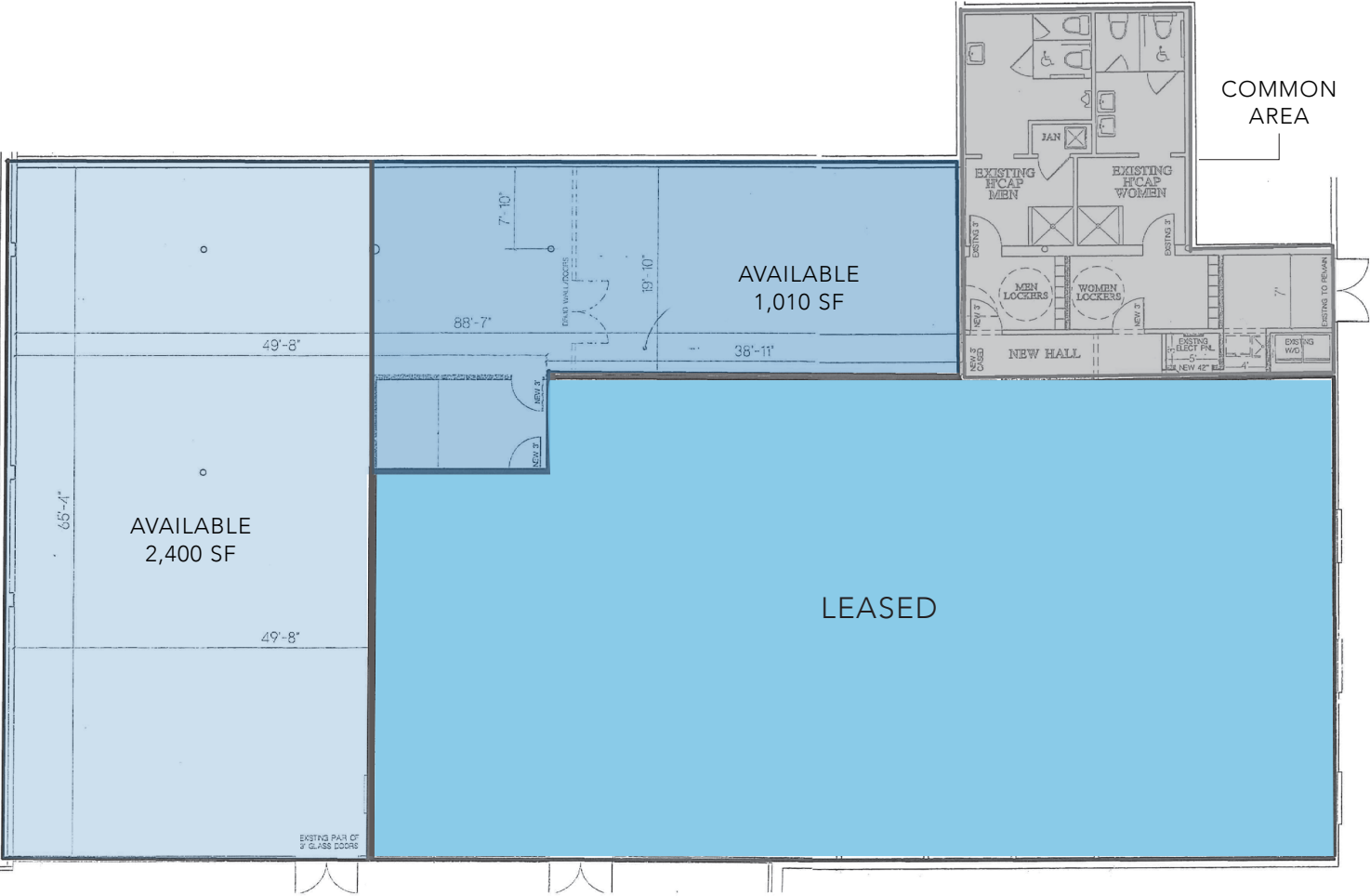
FOR LEASING INFORMATION, PLEASE CONTACT

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FLOOR PLAN

1ST FLOOR / 3,410 SF (DIVISIBLE TO 2,400 SF)



HEIGHTS ROAD

MARKET AERIAL

264 HEIGHTS ROAD | DARIEN, CT

DEMOGRAPHICS

5-MILE RADIUS

216,677 People
\$175,300 Average Household Income

10-MILE RADIUS

364,900 People
\$203,000 Average Household Income

15-MILE RADIUS

664,200 People
\$210,500 Average Household Income

NICHE

TOP 1%
Places with the Best Public Schools in America

Bloomberg

TOP 10
Richest Places in America

Zillow

\$2M
Average Home Value, up 10% Year-Over-Year



264 HEIGHTS ROAD



THE CORBIN DISTRICT
 • 11 New Buildings
 • Apartments, Retail & Office
 • Construction Underway

DARIEN METRO-NORTH STATION




OLD KINGS MARKET
 • M&T Bank
 • Aux Delices
 • UPS Store
 • Stop & Shop
 • Darien Cheese & Fine Foods
 • Emilio's Brick Oven Pizza

DOWNTOWN DARIEN AMENITIES



NEW YORK CITY
 1 HOUR

1

1

7

LOCATION

264 HEIGHTS ROAD | DARIEN, CT

DARIEN COMMONS

Walgreens	ChoicePet	Gregory's Coffee
Equinox	OMVE	Hammer & Nails
Sweetgreen	One Medical	Sur La Table
Warby Parker	Salt + Sweat	Molto
Van Leeuwen [solidcore]	Naya	La Source
	Seamore's	



HALLOWTREE RIDGE ROAD

WEST AVENUE

264 HEIGHTS ROAD

EDGERTON STREET

HEIGHTS ROAD

METRO-NORTH RAILROAD

INTERSTATE-95

NOROTON AVENUE

EXIT 10

