

33 WILTON | LEASING NOW

Retail & Restaurant,
Professional Use

33 Danbury Road, Wilton, CT 06897

FC FEBBRAIO
COMMERCIAL

RETAIL

RETAIL

RETA

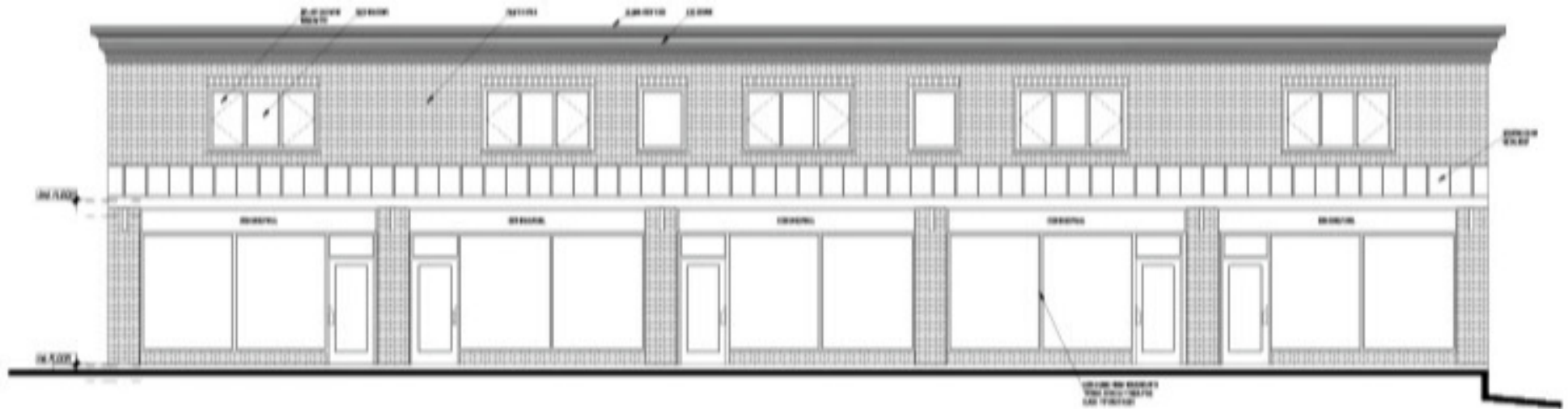
**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES



COMMERCIAL DIVISION™

OVERVIEW



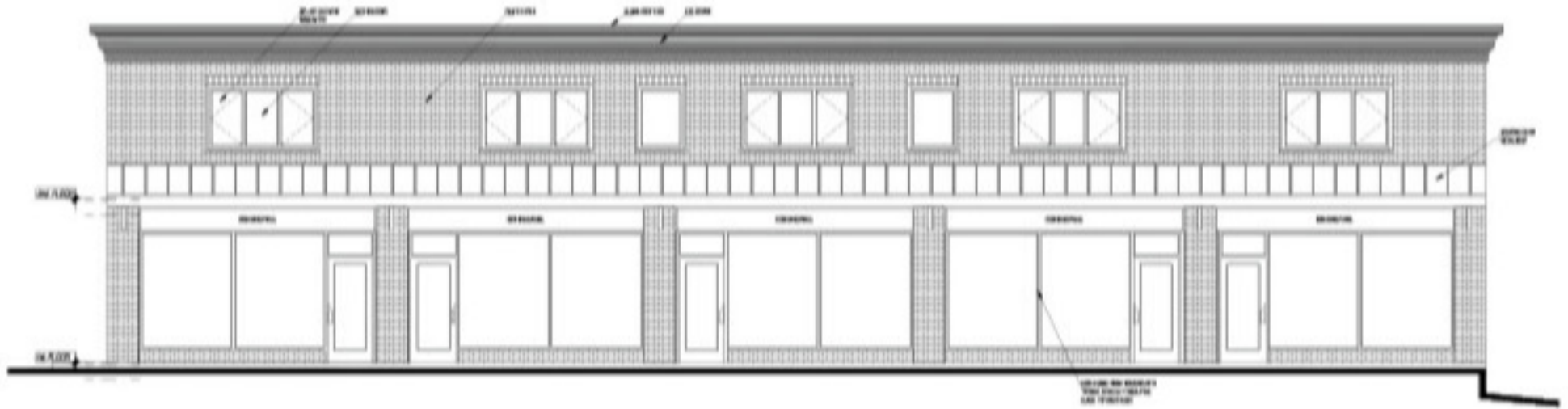
A Destination for Businesses

Whether you are a retailer seeking a prime storefront or a professional looking for a polished office environment, 33 Danbury Road delivers. The ground floor and lower level offer flexible layouts ideal for restaurants, boutiques, wellness, office, and service-based businesses.

Additional Details

- Lot Size: 40,075 SF (.92 acres)
- Structure: 2 stories plus lower level
- Year Built: 1961
- Zoning: DRB

RETAIL & PROFESSIONAL SPACE OVERVIEW



Details

- Ground Floor: Five retail units, each 1,120 SF for a total of 5,600 SF
- Lower Level: 5,600 SF, divided into five units of 1,120 SF each
- Units on both levels can be combined to create larger layouts
- Availability begins January 1, 2026

Lease Rates

- Retail Base Rent: \$36.00/SF
- Lower Level: \$30.00/SF

Retail & Professional Space Features

- Individual building-mounted signage and pylon signage
- Ample parking

RETAIL & PROFESSIONAL SPACE OVERVIEW



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

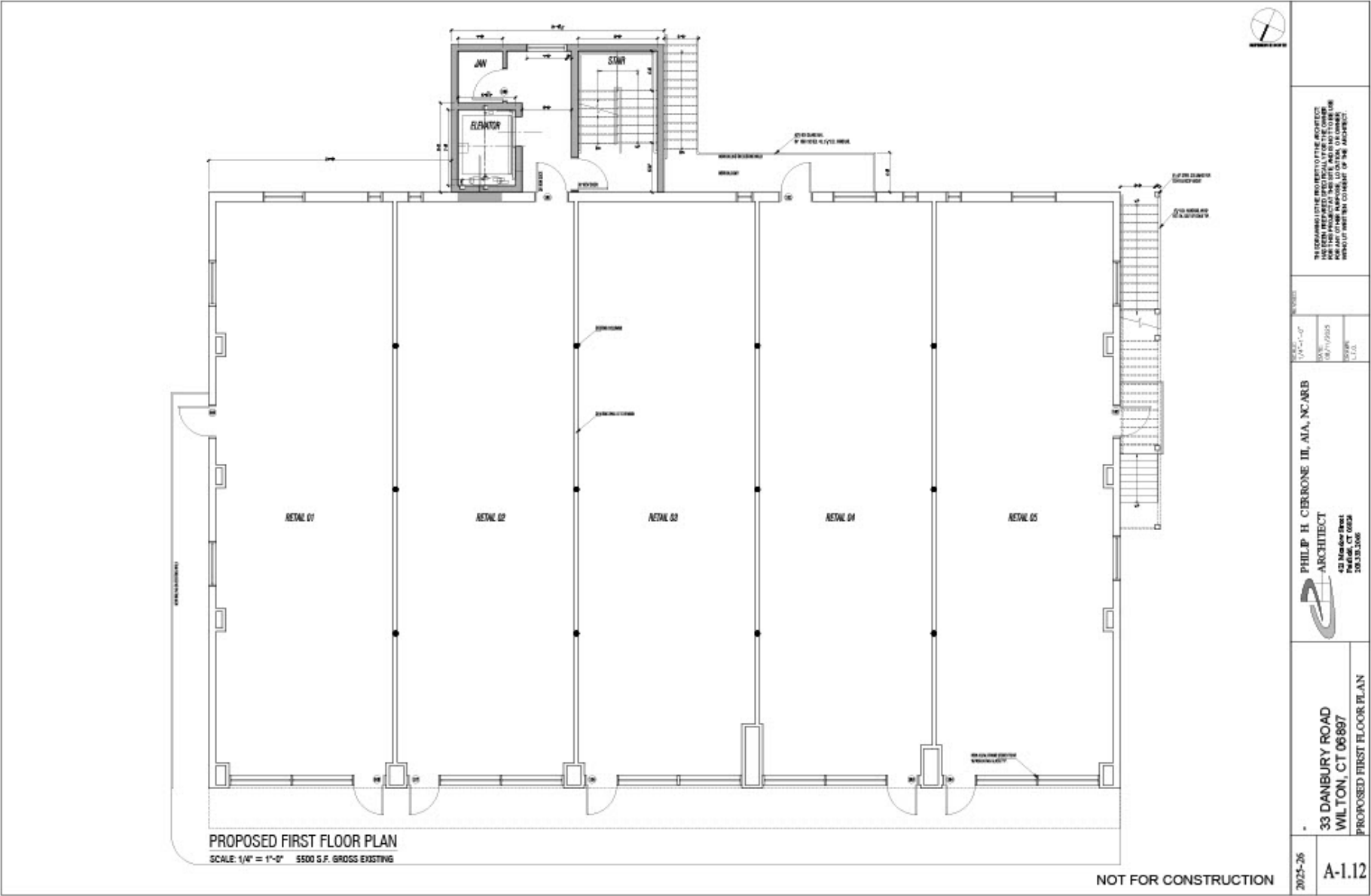


RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

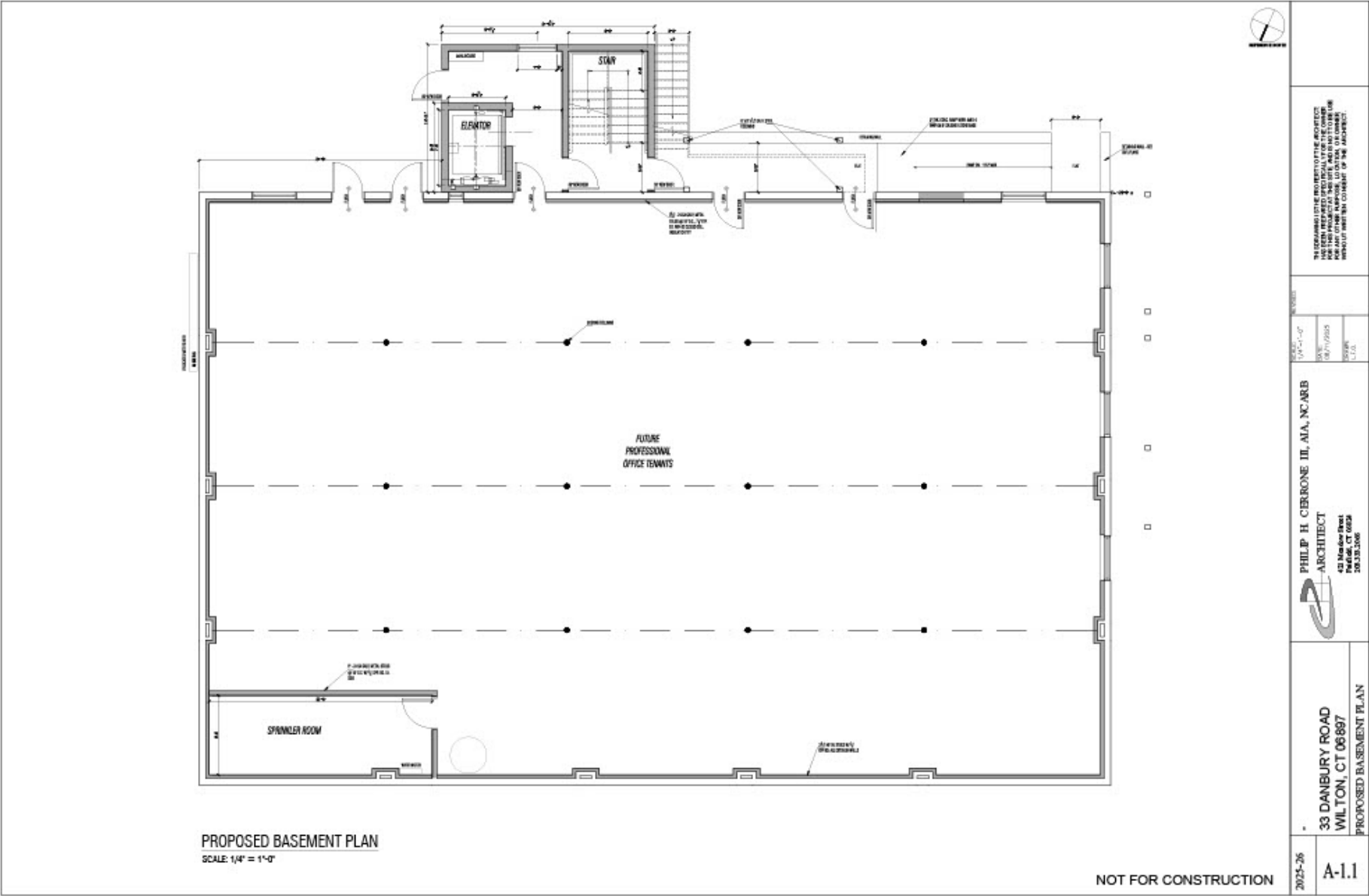
The building offers a total of 16,800 sq. ft. across three floors, including 11,200 sq. ft. of retail space equipped with 200 AMP electrical service and three-phase power for select units. The lower level spans 5,600 sq. ft., divided into five units of 1,120 sq. ft. each, while the ground floor features five retail units of the same size. Units on both levels can be combined to create larger layouts, with availability beginning January 1, 2026.

Retail Base rent: \$36.00 per s/f | Lower Level: \$30.00 per s/f

FLOOR PLAN: GROUND FLOOR RETAIL



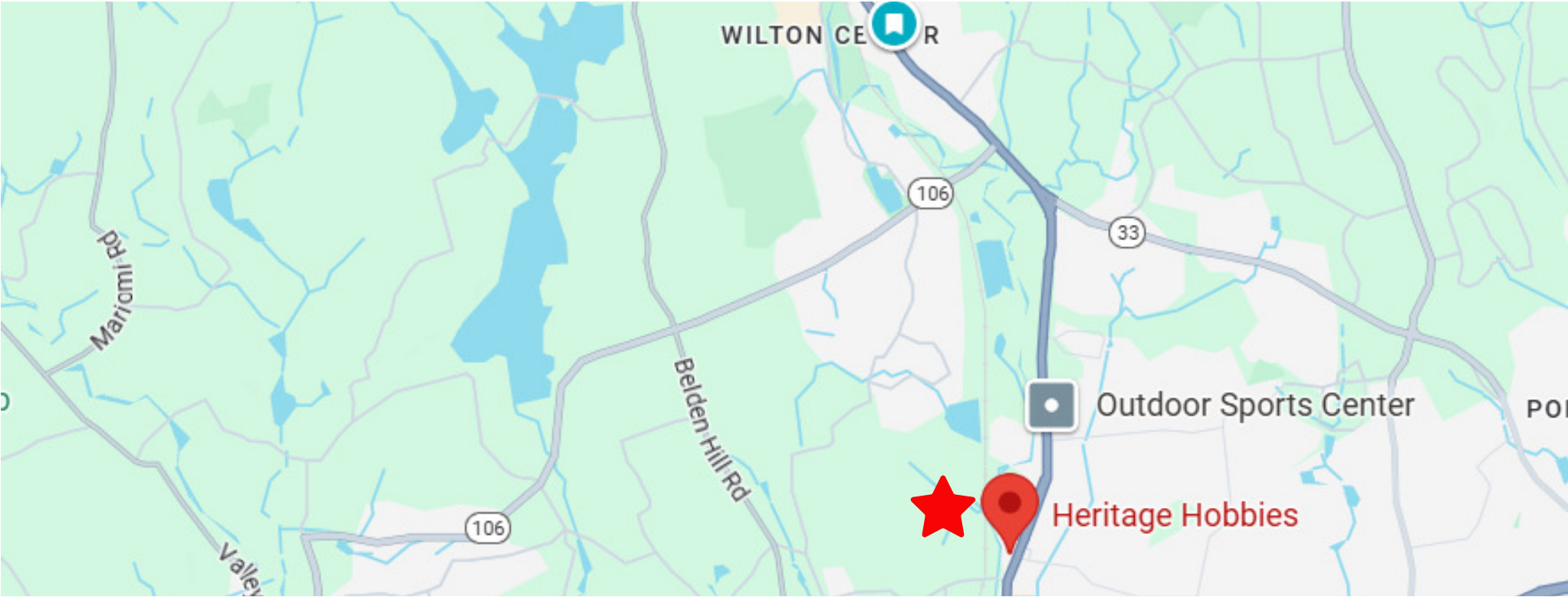
FLOOR PLAN: LOWER LEVEL PROFESSIONAL RETAIL



33 Danbury Road, Wilton, CT 06897



LOCATION

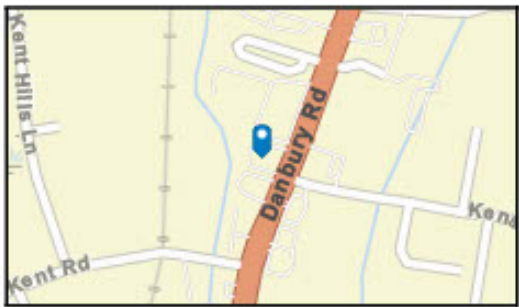
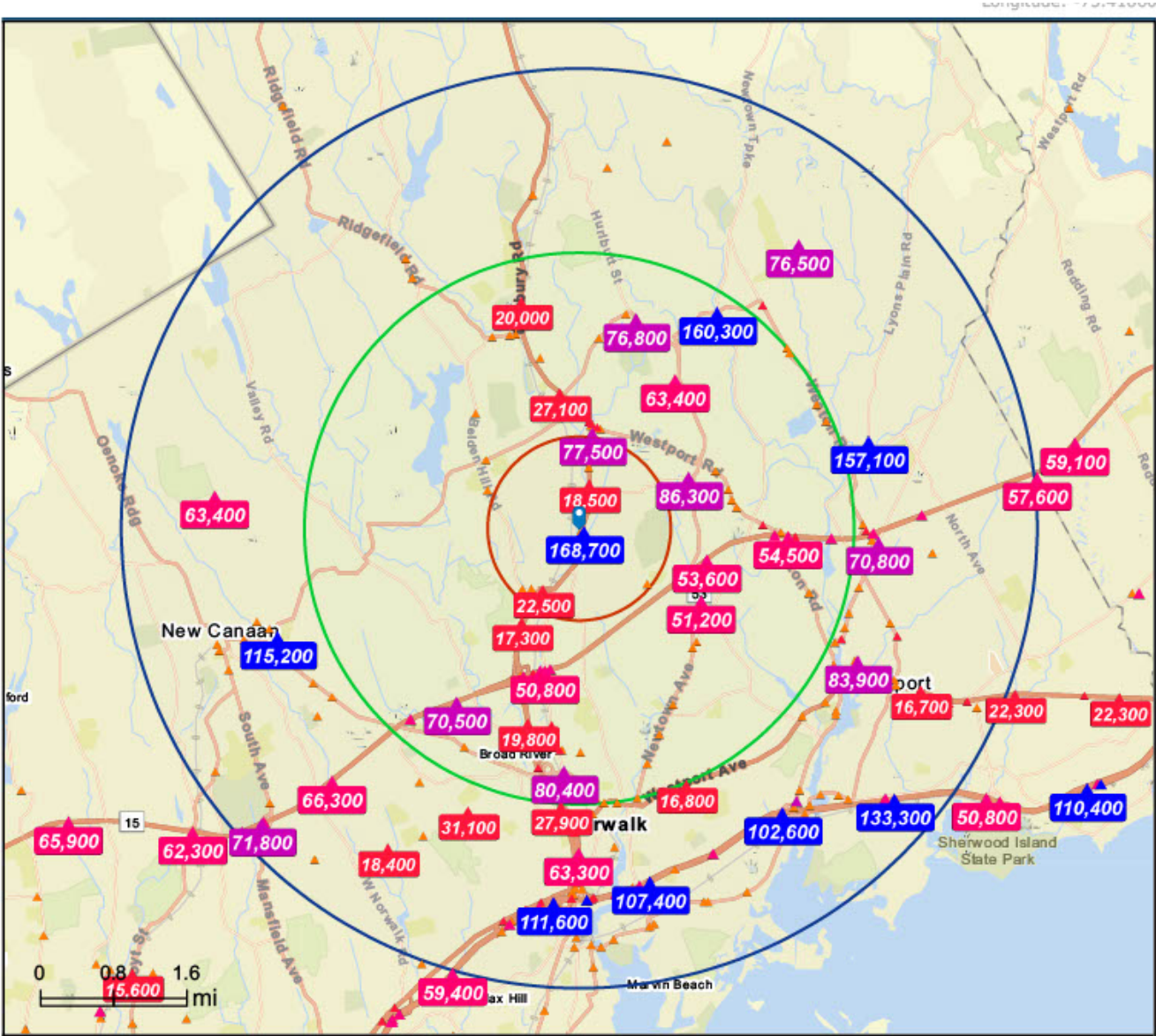


A Thriving Market in an Exceptional Location

Wilton's affluent demographics, top-rated schools, and proximity to major highways and Metro-North make it a magnet for both residents and visitors. With easy access to the Merritt Parkway, I-95, and two train stations, your customers and clients will enjoy seamless connectivity to surrounding towns, New York City, and the broader tri-state area.

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	· 4,457	· 45,263	· 133,77
Median Age	· 44.3	· 43.3	· 42.2
Median Household Income	· \$213,720	· \$168,914	· \$159,392
Average Household Income	· \$287,107	· \$255,405	· \$255,713

TRAFFIC COUNT



Source: ©2025 Kalibrate Technologies (Q1 2025).

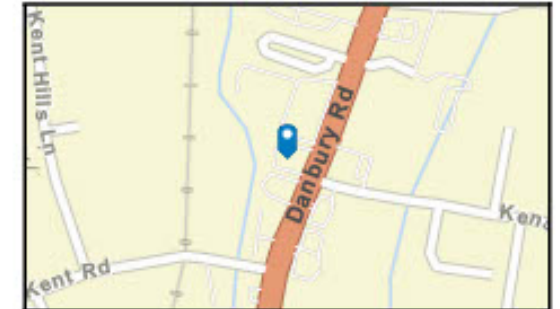
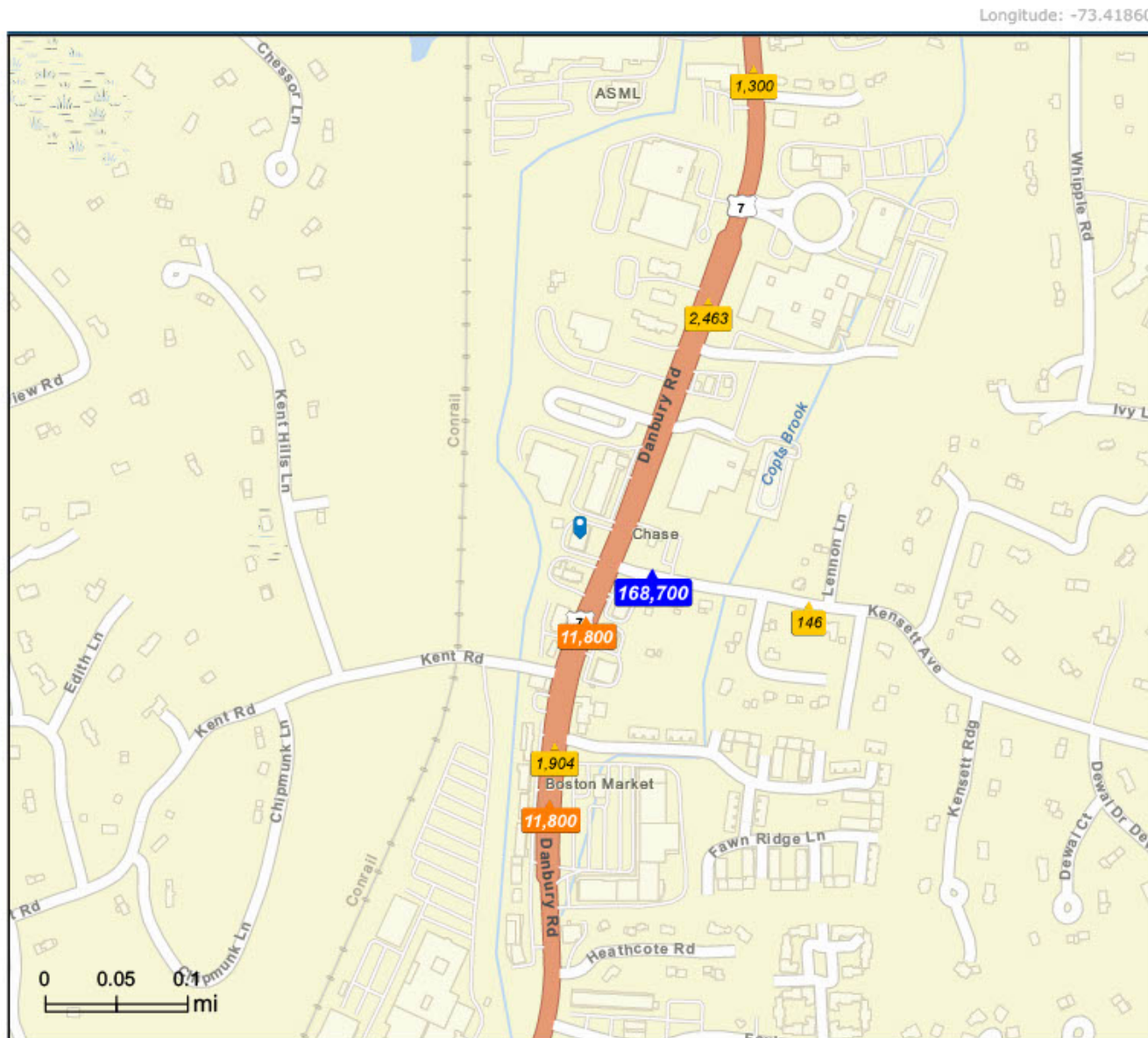
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Traffic Count Map

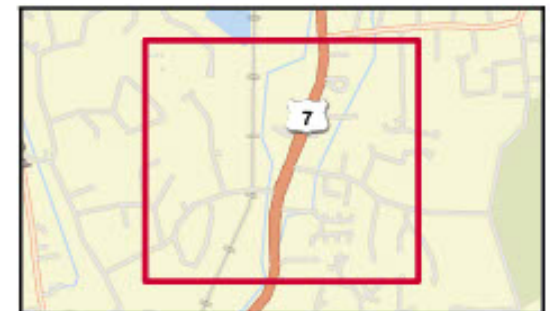
33 Danbury Rd, Wilton, Connecticut, 06897
Rings: 1, 3, 5 mile radii

TRAFFIC COUNT UP CLOSE



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Traffic Count Map - Close Up

33 Danbury Rd, Wilton, Connecticut, 06897
Rings: 1, 3, 5 mile radii

33 Danbury Road, Wilton, CT 06897

FC FEBBRAIO
COMMERCIAL

Tommy febbraio
M: 203.247.3516 | O: 203.254.2061
febbraio@bhhsne.com

Wilton, CT

AT A GLANCE



With easy access to the Merritt Parkway and I-95, plus two Metro-North train stations, Wilton is strategically positioned for convenient commutes to major employment hubs across the region.

Located in the heart of Fairfield County, Wilton is home to more than 18,000 residents, with a median household income exceeding \$200,000—creating a strong consumer base and highly skilled workforce. The community blends small-town charm with big-city accessibility, offering top-ranked schools, a rich history, and abundant natural beauty. Outdoor recreation, a diverse selection of restaurants and shops, and a thriving arts and culture scene add to its appeal.

Whether you are looking to establish, expand, or invest, Wilton offers the demographics, location, and quality of life to help your business thrive.



Wilton was ranked the 5th best place to live in the Fairfield County

- Niche.com

SNAPSHOT

Population: 18,400

LOCATION

To New Haven: 35 miles
To New York City: 55 miles
To Hartford: 67 miles
To Danbury: 16 miles

TRANSPORTATION

- Located off Interstate 95 and Merritt Parkway
- Two Metro North train stations to New York City:
- Approx: 1-1/4 hours

AIRPORTS

Tweed: 37 miles
Westchester County: 23 miles
LaGuardia: 50 miles
JFK: 53 miles
Bradley: 82 miles
Newark: 67 miles



Tommy Febbraio

Managing Partner

2000 Post Road, Suite 200 Fairfield, CT 06824

Direct: 203.247.3516

febbraio@bhhsne.com

febbraiocommercial.com

Febbraio Commercial Team
at Berkshire Hathaway
HomeServices New England



ABOUT FEBBRAIO COMMERCIAL TEAM

Thomas Febbraio, Principal and Managing Partner of Febbraio Commercial Team at Berkshire Hathaway HomeServices New England Properties brings over 25 years of invaluable expertise in the real estate industry. As a seasoned real estate developer and Partner at PFS Associates, he has cultivated a reputation for excellence, entrepreneurship, and exceptional client service.

Febbraio Commercial Team has played a pivotal role in leasing, developing, and selling over three hundred million dollars worth of commercial real estate across New York and Connecticut. His extensive portfolio includes a diverse range of clients and properties, reflecting his deep understanding of the market dynamics and his commitment to delivering optimal results.

With his unwavering dedication, extensive network, and proven track record of success, Thomas Febbraio continues to be a trusted advisor and a driving force in the commercial real estate landscape, offering unparalleled insights and solutions to his clients' diverse needs.

Visit Our Website



CONFIDENTIALITY & DISCLAIMER

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.