



**Excellent retail for lease - 1 Danbury Road, Wilton, Connecticut**



## About the Space

Great opportunity to lease a very attractive South Wilton retail space at the border with Norwalk. The space is in vanilla box condition, ready to go. The shopping center has abundant parking: the Route 7 corridor is currently very active, with multiple developments and redevelopments happening as we speak.

1 Danbury Road is ideal for yoga, fitness or other use that can take advantage of the 10'+ ceiling height and a regular layout. Plenty of natural light, as the space has windows on three sides. The space features attractive spiral ducts and a private bathroom.

Address:	1 Danbury Road Wilton, CT 06897
Floor:	Second
Size:	2,400 SF
Zoning:	DRB – Design Retail Business District
Asking rent:	\$31 SF Modified Gross + Utilities
Ceiling height:	10'+
HVAC:	Gas heat and central A/C
Availability:	Immediate
Parking:	Ample parking at the Shopping Center
Signage:	Free standing tenant directory sign directly on Route 7

All information is subject to errors and omissions

The logo consists of the letters 'H' and 'K' in a blue, serif font, positioned inside a white square with a thin blue border. The square is set against a dark blue background that spans the bottom of the page.



## Interior

All information is subject to errors and omissions

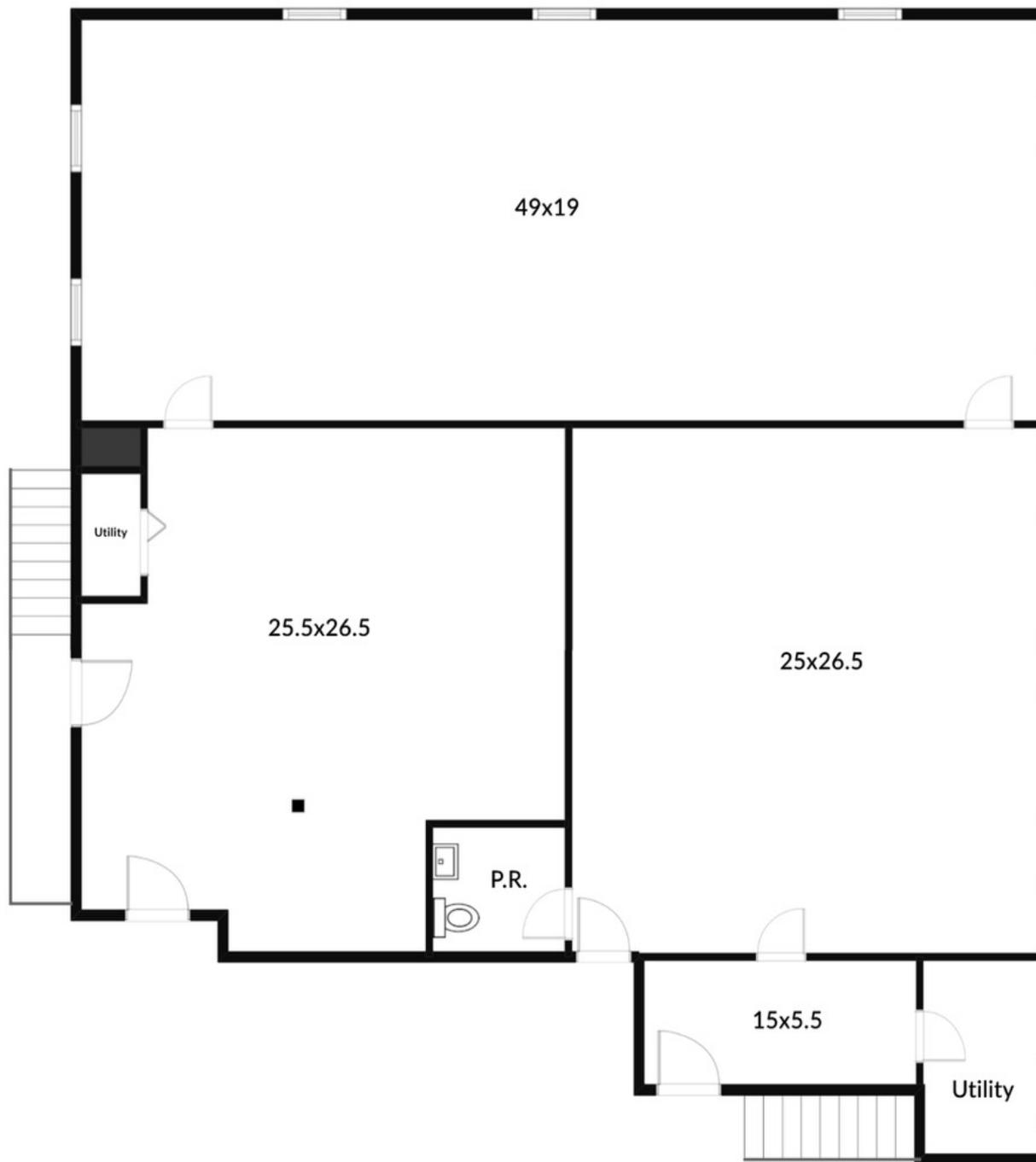
HK



## Parking

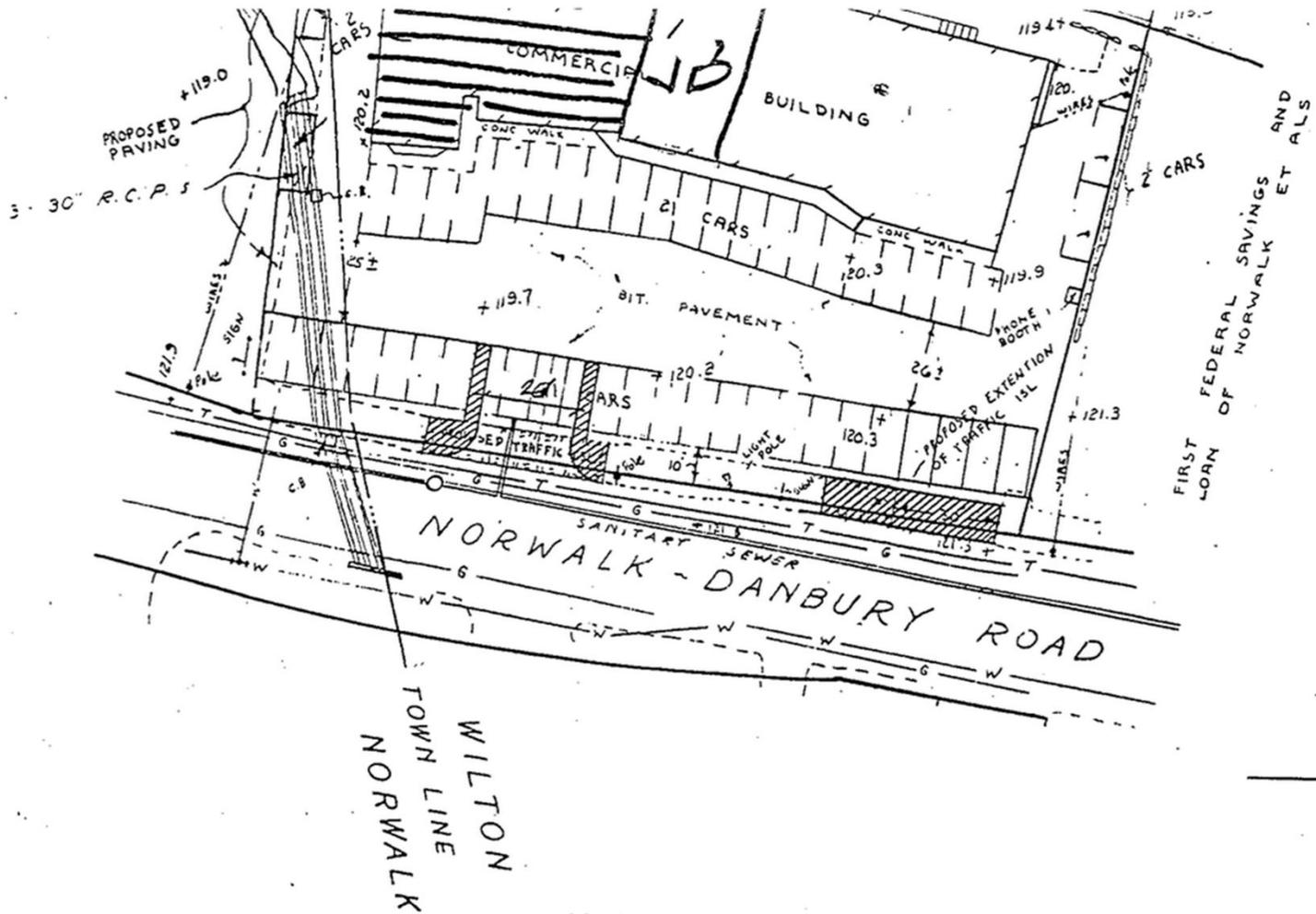
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AREA = 0.880 ACRES

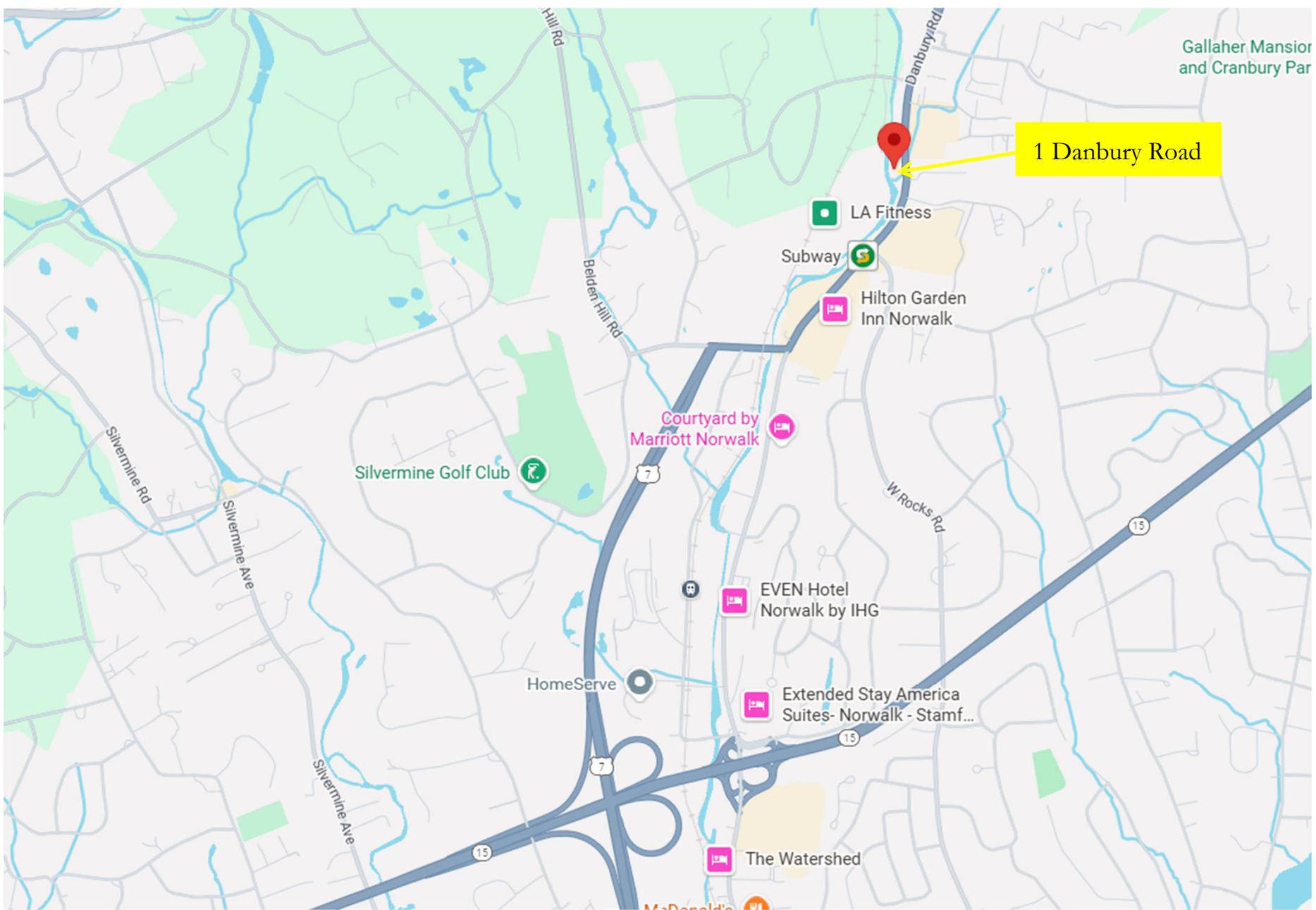
TOTAL PROPOSED PARKING  
 46 SPACES  
 1 LOADING SPACE

ZONES  
 WILT  
 NORW,

Parking

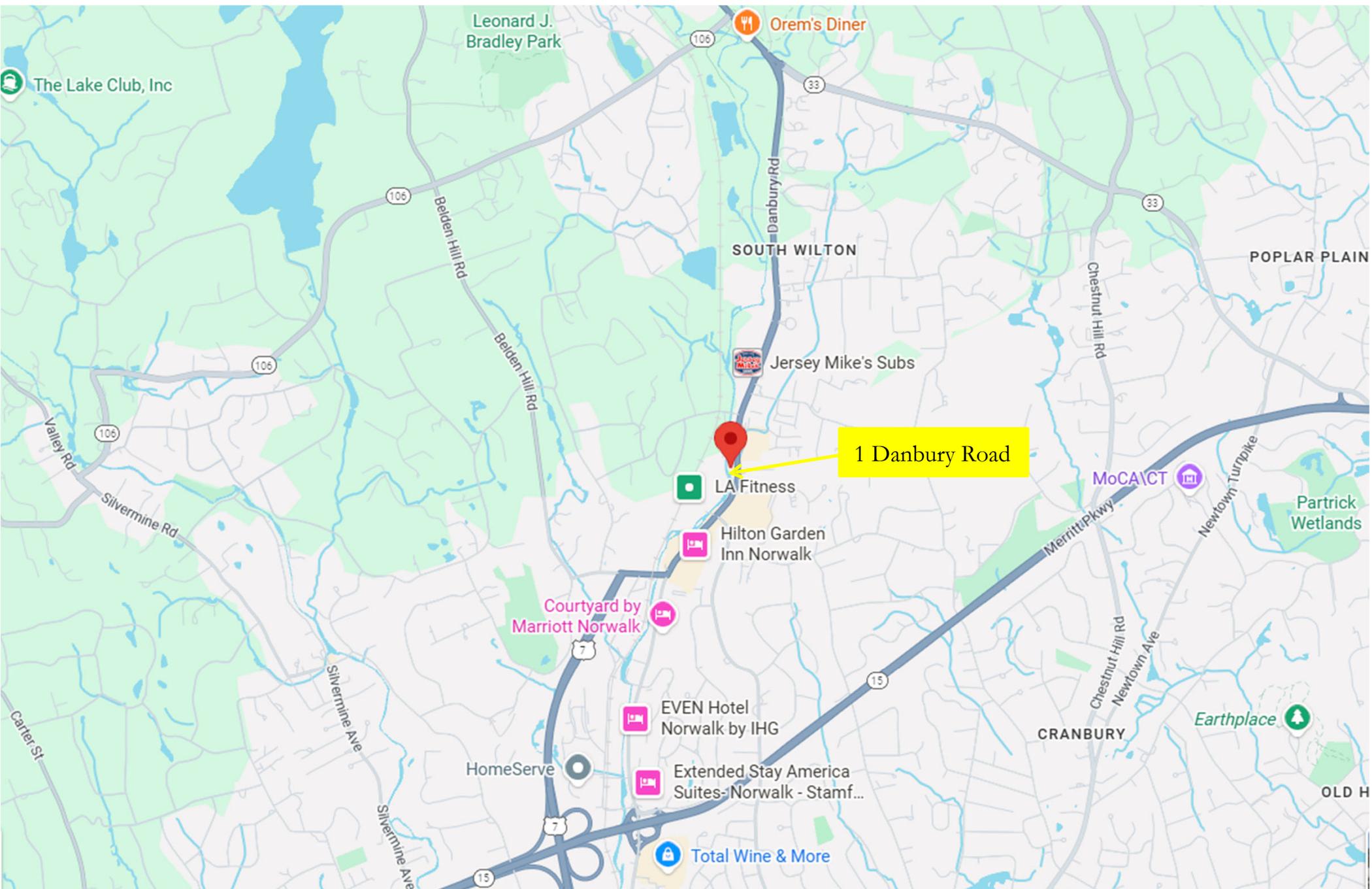
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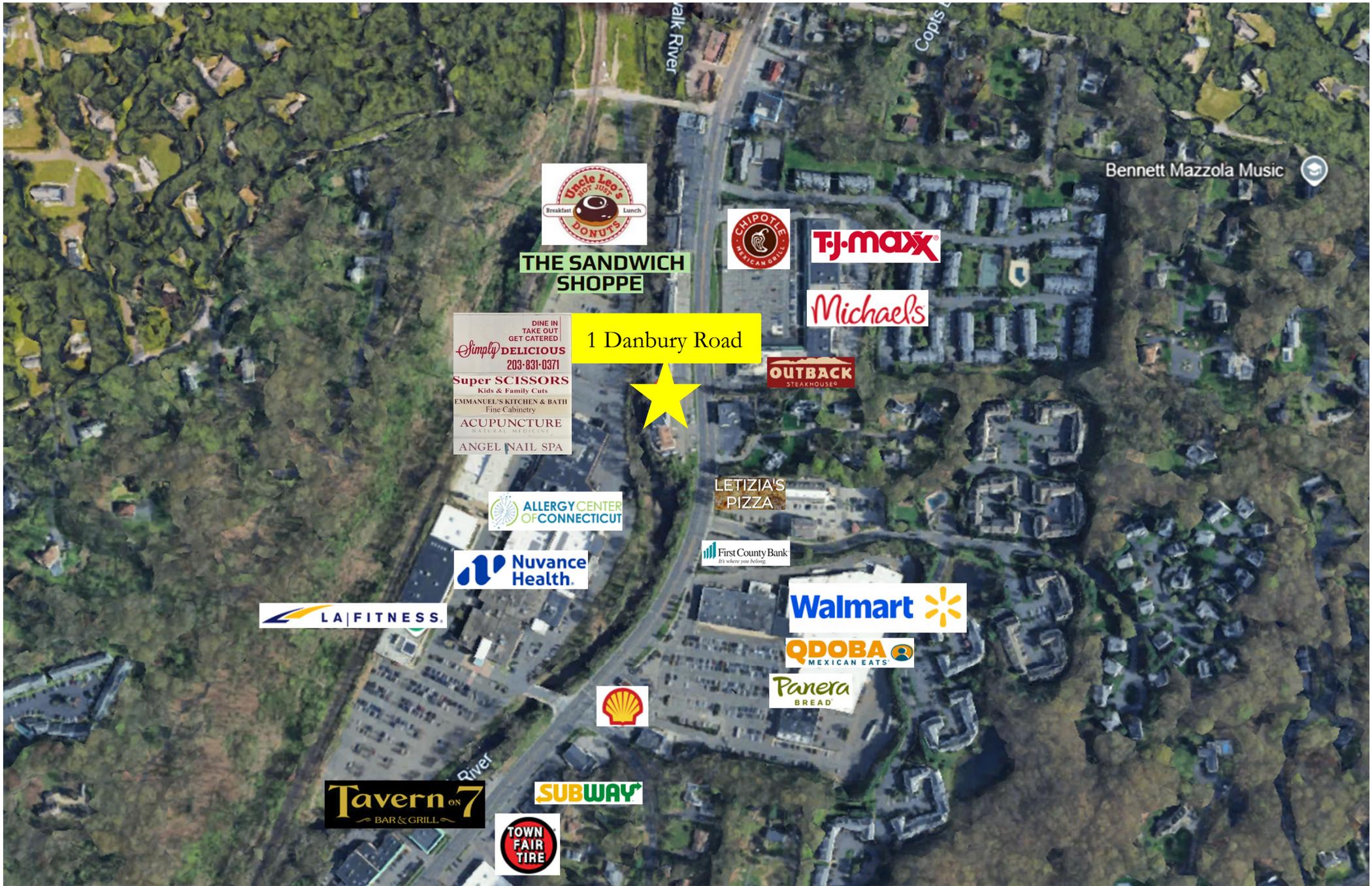
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**THE SANDWICH SHOPPE**

1 Danbury Road

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TAKE OUT  
GET CATERED  
*Simply* **DELICIOUS**  
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**Super SCISSORS**  
Kids & Family Cuts  
EMMANUEL'S KITCHEN & BATH  
Fine Cabinetry  
ACUPUNCTURE  
NATURAL MEDICINE  
ANGEL NAIL SPA

**ALLERGY CENTER OF CONNECTICUT**

**Nuvance Health.**

**LA FITNESS.**

First County Bank  
*We where you belong.*

**Walmart**

**QDOBA**  
MEXICAN EATS

**Panera**  
BREAD



**SUBWAY**

**Tavern on 7**  
BAR & GRILL



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