

24 Danbury Road, WILTON, CONNECTICUT



▶ FOR SALE OR LEASE



[www.welcorealty.com](http://www.welcorealty.com)

**W** ELCO REALTY, INC. • 2525 Palmer Avenue, New Rochelle, NY 10801 • Tel: (914) 576-7500

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- GREAT Visibility!
- Elevator to all 3 floors
- Sprinkler System
- 50 feet from Rt-7
- Located in High Traffic Retail Area
- Large Parking lot
- Current Tenants: Laundry/Dry Cleaner and Wellness Spa
- Located in Design Retail Business District



**Location** 24 Danbury Road, Wilton, CT

**Size** 24,000 SF +/- retail building on .70 ac ;  
6,200 SF can be made available

**Area Retail** Stop & Shop, WalMart, TJ Maxx, Michaels, Petco,  
LA Fitness, Starbucks

**Traffic Counts** 36,288 VPD on Rt-7

| Demographics   | 1 mile    | 3 miles   | 5 miles   |
|----------------|-----------|-----------|-----------|
| Population     | 3,623     | 46,299    | 134,812   |
| Households     | 1,524     | 18,072    | 52,092    |
| Avg. HH Income | \$210,737 | \$197,940 | \$197,712 |
| Daytime Pop.   | 5,267     | 28,937    | 79,282    |



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24 Danbury Rd

Wilton, CT 06897



CLOSE UP OF SITE



Gateway Shopping Plaza



Walmart Shopping Plaza



COURTYARD



STOP & SHOP PLAZA



WELCO REALTY, INC.