

# 37 DANBURY ROAD WILTON, CT 06897

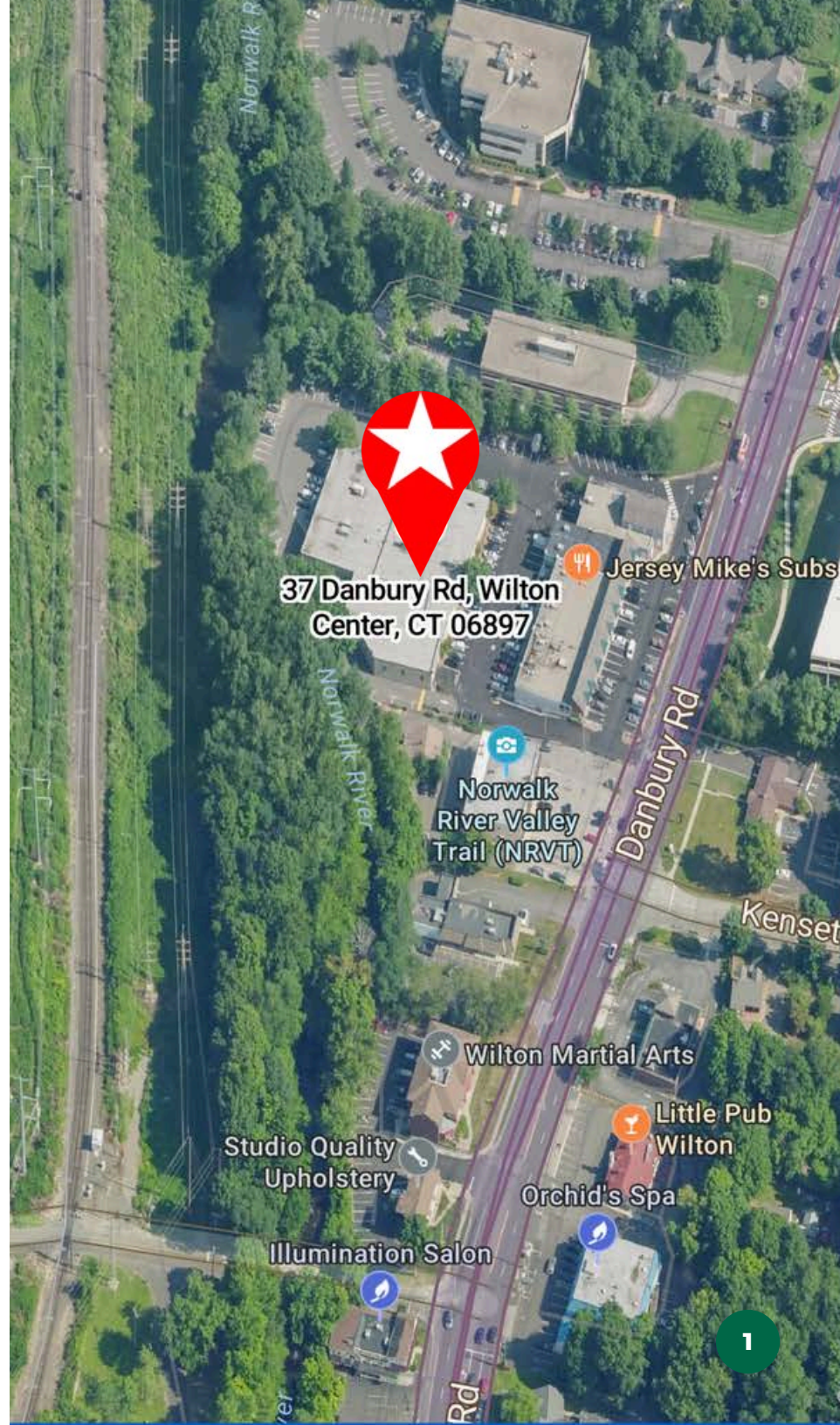


## Prime Flex Space on the Wilton/Norwalk Line for Lease at \$16/SF NNN

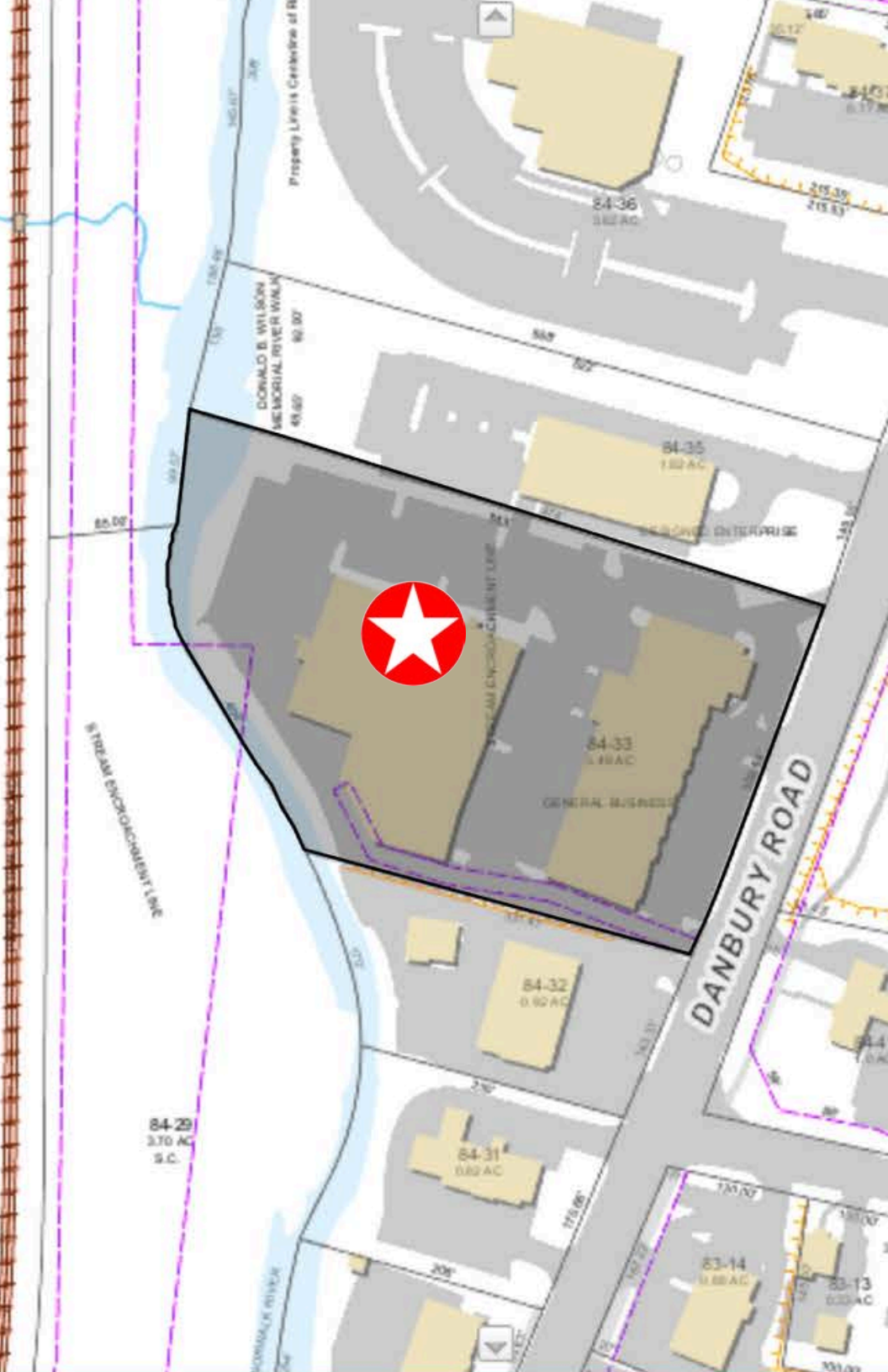
Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a 3,675 SF space in the Wilton Sportsplex at **37 Danbury Road in South Wilton, CT**, for lease at \$16/SF NNN. This availability is located at the right side of the front of the 26,500 SF one-story building, and accessible through the visible main entrance with an awning.

A sports/health tenant would find the space advantageous at this popular destination for fitness and sports-specific training, as would a company requiring clean, newly built out offices plus warehouse space. The clear span warehouse portion measures 24' by 78', and features a 16' foot ceiling height. An overhead door can be added if required. The office portion opens to a large reception/administrative area and includes two offices, a conference room or large third office, and a storage room. The dropped ceilings in the office portion are 12'. Amenities include a wet sprinkler system and full HVAC. Additionally, there is an accessible common area, which includes a large kitchenette and break room, two common multi-stall restrooms, and a private handicap-accessible restroom.

There is abundant parking, with 50 shared spaces on the 3.49-acre site. The property is in a General Business (GB Zone) which permits a wide variety of uses. The Wilton Sportsplex is located on Route 7, which connects to the Merritt Parkway and I-95. It is behind a bustling retail destination with national and local retailers, including Dunkin', Jersey Mike's Subs, and Cooks Nook. It is across the street from the Wilton Corporate Park and steps from the Gateway Shopping Center with Michael's, TJ Maxx, Boston Market, and Outback Steakhouse.



# 37 DANBURY ROAD WILTON, CT 06897



## Financial Information

|                    |                  |
|--------------------|------------------|
| <b>Lease Rate:</b> | \$16/SF NNN      |
| <b>NNN Costs:</b>  | \$5.90/SF (2023) |

## The Site

|                             |                         |
|-----------------------------|-------------------------|
| <b>Space Available:</b>     | 3,675 SF                |
| <b>Building Type:</b>       | Flex                    |
| <b>Total Building Size:</b> | 26,500 SF               |
| <b>Land:</b>                | 3.49 Acres              |
| <b>Zoning:</b>              | General Business (GB)   |
| <b>Year Built:</b>          | 1977                    |
| <b>Construction:</b>        | Concrete / Cinder Block |
| <b>Stories:</b>             | One                     |
| <b>Tenancy:</b>             | Multiple                |

## Features

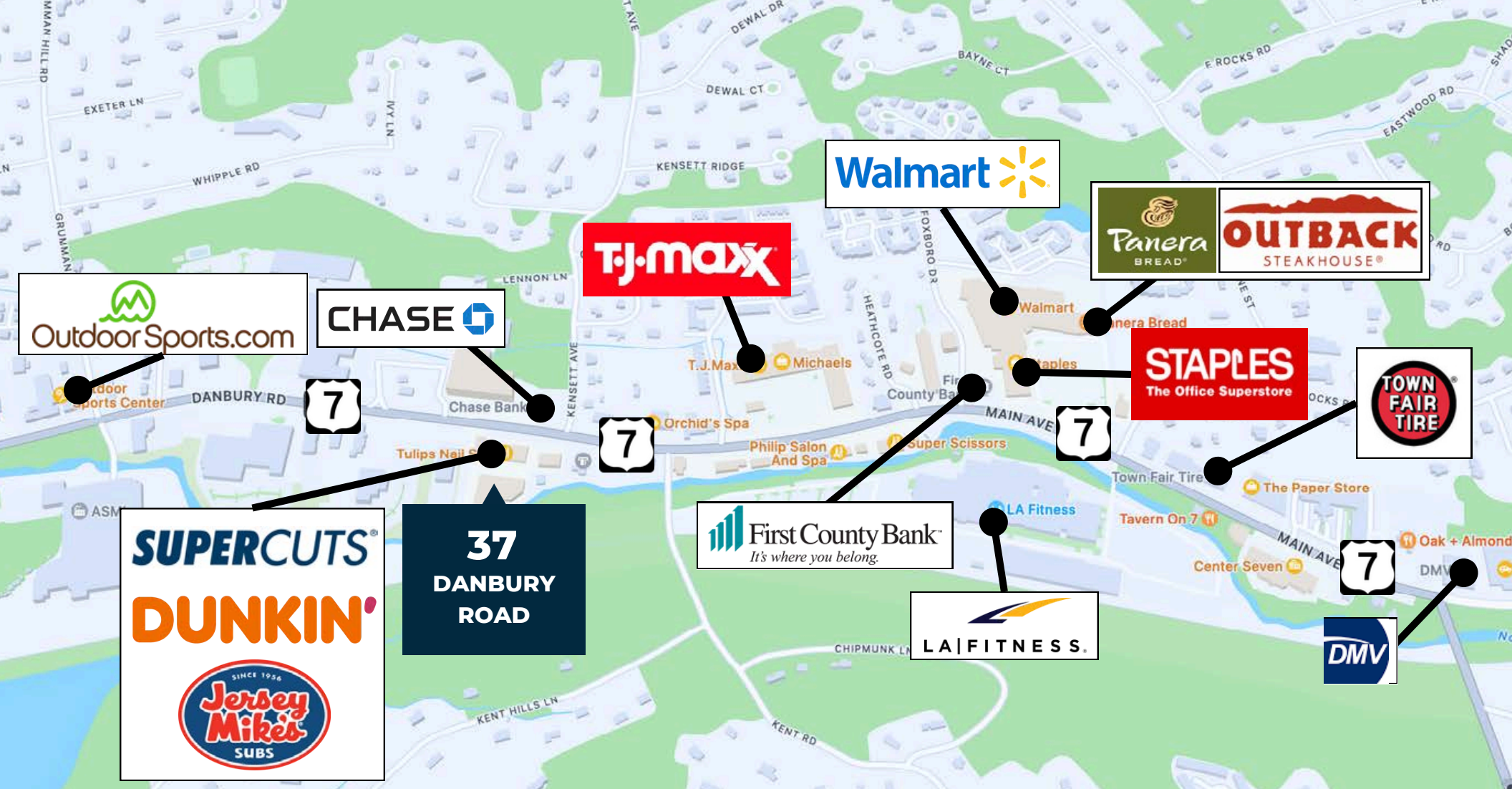
|                        |  |
|------------------------|--|
| <b>Parking:</b>        | 50 Shared Parking Spaces   |
| <b>Ceiling Height:</b> | 16' in Warehouse (12' Dropped Ceiling in Office)   |
| <b>Amenities:</b>      | Common Area with Kitchenette/Break Area and Three Restrooms (One Handicap Accessible), Signage, Wet Sprinkler System, Overhead Door Can Be Added If Required |

## Utilities

|                     |                          |
|---------------------|--------------------------|
| <b>Water/Sewer:</b> | City/City                |
| <b>A/C:</b>         | Central Air Conditioning |
| <b>Heating:</b>     | Gas                      |

## Demographics

|                          | One Mile | Three Miles | Five Miles |
|--------------------------|----------|-------------|------------|
| <b>Population:</b>       | 17.1k    | 87.1k       | 180k       |
| <b>Median HH Income:</b> | \$158k   | \$131k      | \$132k     |



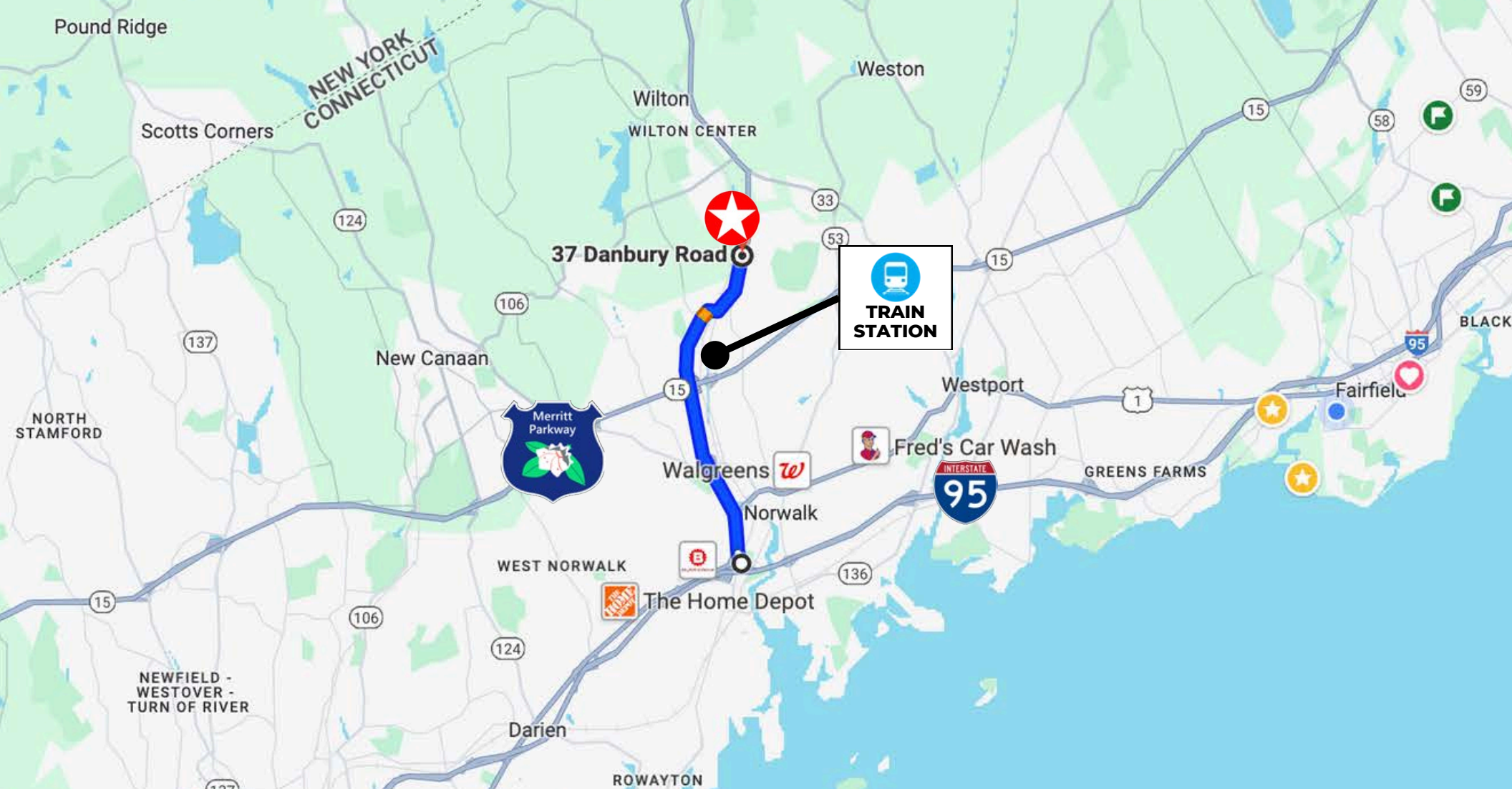
## IN A NEIGHBORHOOD SHOPPING DESTINATION



Amenities include restaurants, retail stores, banks, and fitness gyms.



On Danbury Road (Route 7), one of the town's busiest throughfares.



## MINUTES TO MAJOR THOROUGHFARES & TRAIN STATION



On Route 7, the property is just 2 Miles to the Merritt Parkway, and 4.4 Miles to I-95.



1.6 Miles to the Merritt 7 Train Station  
Connecting to the South Norwalk Train Station that Provides Service to NYC.

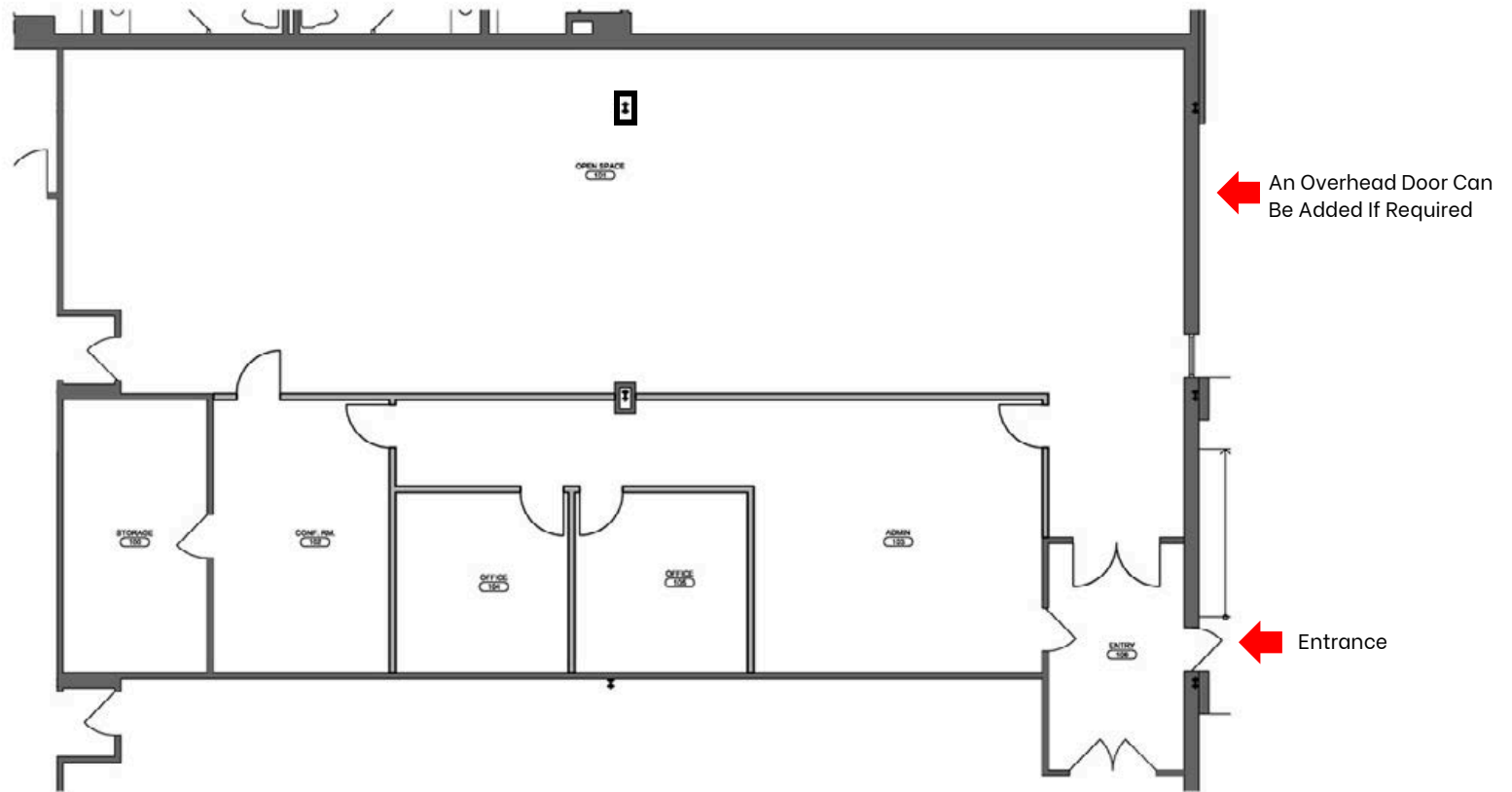
# STACKING PLAN

# 6 Spaces



# FLOOR PLAN

# 3,675 SF



ROGERS  
MFCAGG

TENANT A  
37 DANBURY ROAD WILTON CT  
12.12.2023

WILSON PROPERTIES

SCALE: 1/8" = 1'-0"

01

p:\archw\01.00 - 37 danbury road\02 drawings\01 cad\02 sheets\37 danbury road - roofing tenant\03a1.0 construction plan.dwg

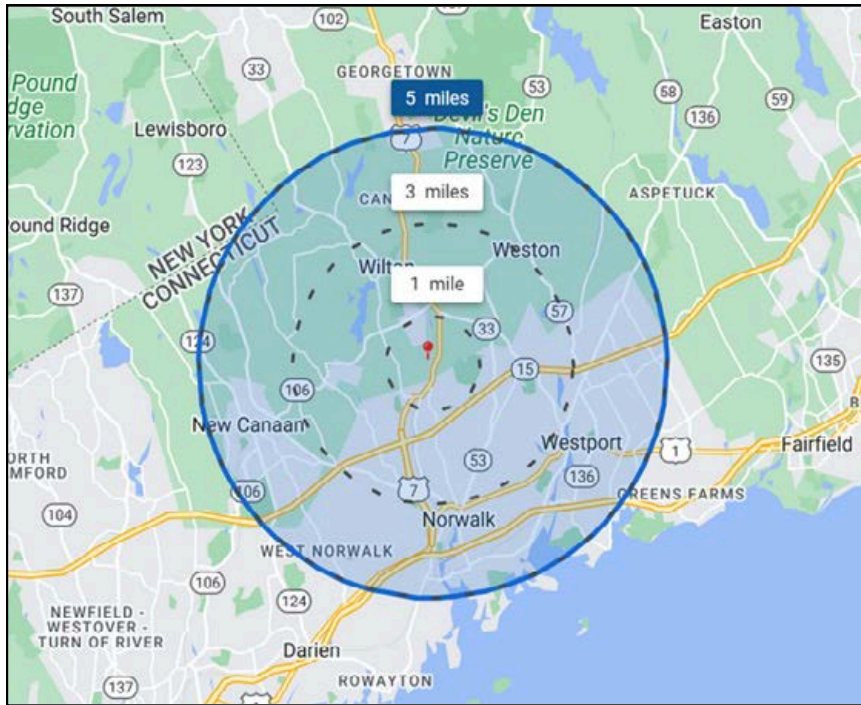
# SIGNAGE ON DANBURY ROAD (ROUTE 7)





# DEMOGRAPHICS

## ONE MILE

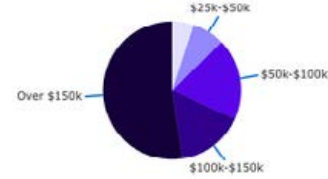


### Household Income

**\$158k**  
Median Income

**\$200k**  
2028 Estimate

**↑ 26%**  
Growth Rate

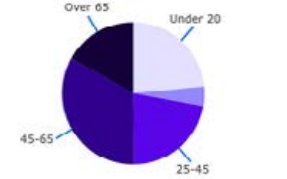


### Age Demographics

**46**  
Median Age

**46**  
2028 Estimate

**↑ 1%**  
Growth Rate



### Housing Occupancy Ratio

**17:1**

22:1 predicted by 2028

2028

Occupied

Vacant

### Renter to Homeowner Ratio

**1:4**

1:3 predicted by 2028

2028

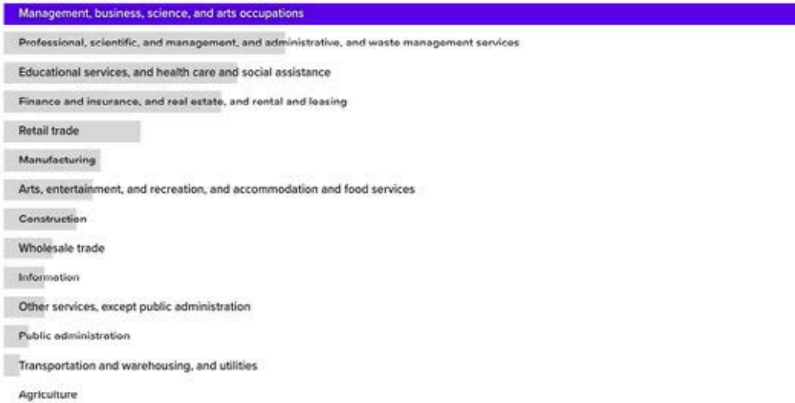
Renters

Homeowner

### Number of Employees

**14.1k**

### Top Employment Categories

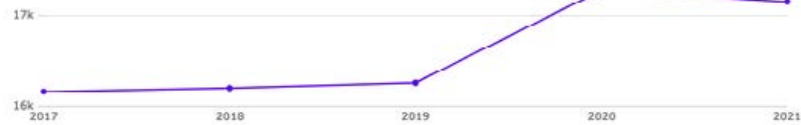


### Population

**17.1k**

**0%**  
Compared to 17.2k in 2020

**↑ 6%**  
Compared to 16.1k in 2017



### Housing Occupancy Ratio

**14:1**

18:1 predicted by 2028

2028

Occupied

Vacant

### Renter to Homeowner Ratio

**1:3**

1:5 predicted by 2028

2028

Renters

Homeowner

# Five Reasons Why Your Fitness business Could Thrive at the Wilton SportsPlex at 37 Danbury Road in Wilton, CT:

Opening a fitness business at 37 Danbury Road in Wilton, CT, could be a strategic and advantageous move for several reasons:

1

**Established Brand and Facility:** The Wilton SportsPlex is a well-known and established facility in the community, offering various sports and fitness amenities. According to the Wilton SportsPlex website, it has a strong presence and a dedicated customer base, which can provide a valuable foundation for a new fitness business.

2

**High Traffic and Footfall:** Wilton SportsPlex benefits from its strategic location along Danbury Road, one of the town's busiest thoroughfares. According to traffic data from the Connecticut Department of Transportation, this area experiences consistent traffic flow, providing ample exposure to potential customers.

3

**Affluent Demographics:** Wilton, CT, is known for its affluent population with a strong emphasis on health and wellness. According to the U.S. Census Bureau, the median household income of Wilton households in 2022 was \$230,545, well above the national average, indicating a market that values fitness and can afford fitness services.

4

**Limited Competition in the Facility:** By opening a fitness business within the Wilton SportsPlex, you benefit from the limited competition within the same facility. This can be an appealing factor for individuals seeking a variety of fitness options, as they can conveniently access multiple fitness services under one roof.

5

**Access to Residential Areas:** The Wilton SportsPlex is strategically located in proximity to residential neighborhoods. According to local property data, there are several residential communities within a short distance of the SportsPlex, making it convenient for local residents to access your fitness services.

## NEXT STEPS

**37** DANBURY ROAD  
WILTON, CT 06897



REVIEW ZONING  
REGULATIONS



VIEW ONLINE  
LISTING



EMAIL BROKER



CALL BROKER



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.