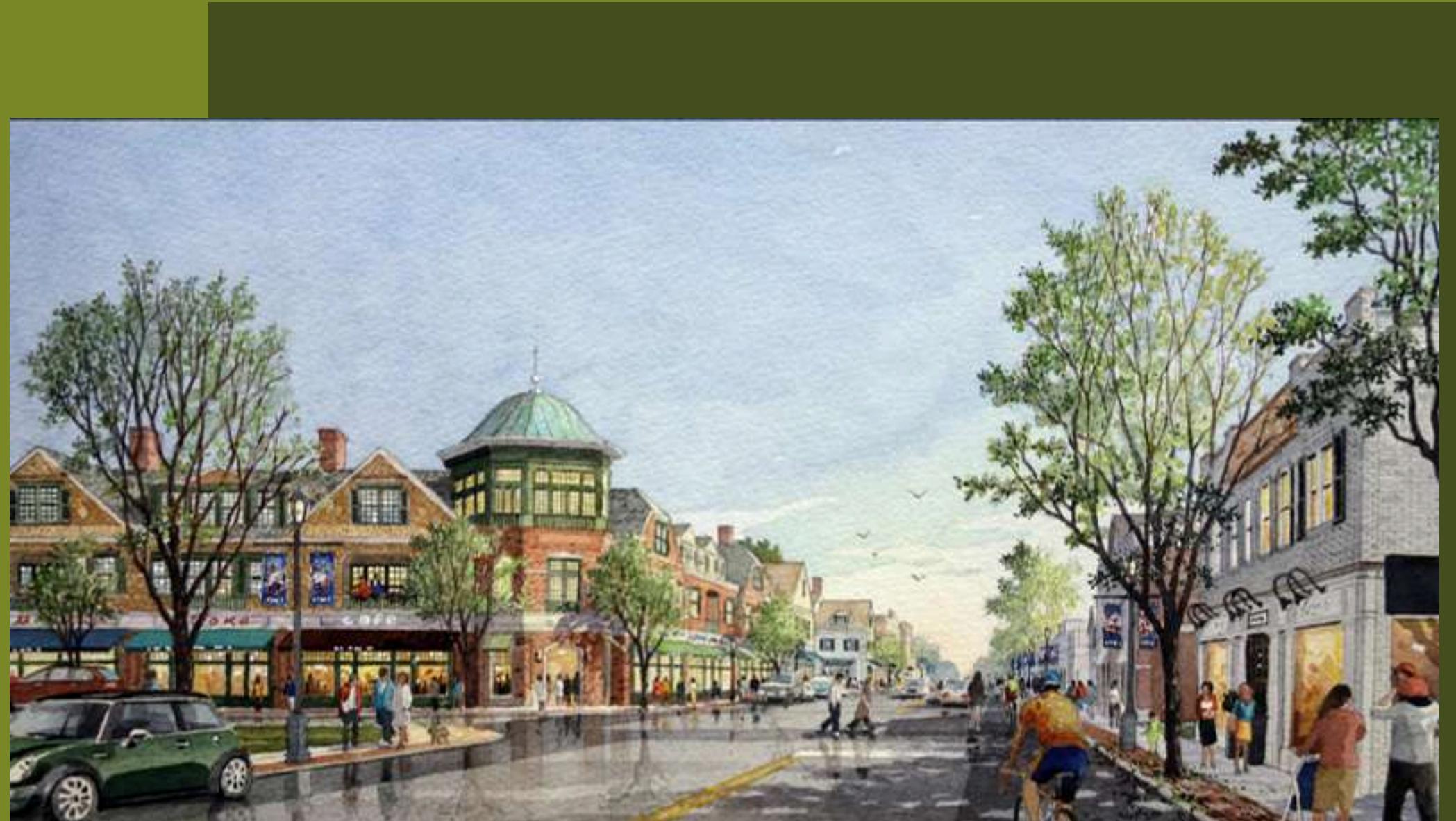


# 20 Old Kings Highway, Darien, CT



For Sale - \$1,025,000



Downtown Darien, CT



*The Partners*  
Commercial Real Estate Services, Inc.

*For Further Information Contact:*

Scott R. Gance 203-762-9990  
[scott.gance@PartnersRealEstate.net](mailto:scott.gance@PartnersRealEstate.net)

## Property Overview

- Approx. 1,451 Square Feet
  - 1<sup>st</sup> Floor - 818 Square Feet
  - 2<sup>nd</sup> Floor - 633 Square Feet
  - Basement - 598 Square Feet
- Land - .206 Acres
- Parking - Access via a curb cut on west side of Center Street. The access driveway and parking surface are asphalt-paved. On-site parking accommodates approximately 9 cars.
  - municipal parking allowed on the street (2 hr limit) and two sides of the building also have municipal parking (2 hr limit), adjacent and across the street.
- Zoned - CBD (Central Business District)
- Improvements - A two-story, wood frame professional office property constructed in 1926 and subsequently renovated in 2000.
- Roof - New roof 2025
- Utilities - Telephone, electricity, gas, public water and sewer.
- HVAC: Each floor (Unit) has a separate HVAC, electric and gas. The central furnace, for the first floor, is a Trane X95 high-efficiency gas furnace, with variable speed blower and two-stage heating.



## Property Assessment

- Assessed Value & Real Estate Taxes
  - Land - \$602,000
  - Building Assessment - \$138,880
  - Total Assessment - \$740,880
  - The mill rate for the Town of Darien for the 2025 fiscal year is 15.48 per thousand of assessed value; therefore, the 2025/2026 real estate taxes are calculated as follows:  
$$\$740,880 \times 0.01548 = \$11,469.$$
  - The Market Value for the subject property as established by the Town of Darien as of 10/01/2023 is \$1,058,400. There are no special assessments or business exemptions noted.

## Space Layout

First floor is owner occupied for medical office use (Podiatrist office). The layout is representative of typical medical office use, including a reception/waiting area, several examining rooms, handicap bathroom an office and utility rooms. First floor has plumbing in each room

The second floor was recently fit-out office space and has modern finishes. The layout consists of three (3) rooms.



## **SECTION 720. CENTRAL BUSINESS DISTRICT ZONE (CBD)**

*[Added/Amended 8/11/2019]*

### **721. Background and Purposes**

The Central Business District Zone is the Town's primary business area and is intended to be the focal point for retail and business and professional office activities with apartments encouraged on upper floors. These Regulations are designed to encourage the orderly development of this district in a manner which encourages the preservation of the existing architectural character of this zone and, at the same time, to provide the opportunity for creative and flexible architectural design. The sound inter-relationship of buildings to plazas and open spaces, provisions for proper pedestrian and vehicular circulation and consolidated central parking areas, and encouragement of a mix of housing and business uses which are necessary and desirable to serve the needs of the residential community are also specifically addressed in these Regulations. These Regulations are designed for Commercial Sales and Service uses (except for certain Financial Service uses) on the first floor areas and to provide sufficient spaces for Business and Professional Offices and encourage Dwelling Units in second floor spaces. The intent is to strengthen the viability of housing and retail business in the Central Business District and to foster pedestrian activity as fully as is practical and to enhance the walkability of the Central Business District.

*[Amended 6/29/2008; 11/19/2017; 12/24/2017]*

### **Permitted Principal Uses**

The following principal uses shall be permitted subject to approval of a Zoning Permit in accordance with Subsection 1102:

- a. Commercial sales and services, except that Financial Service uses shall be located on upper floors, unless approved pursuant to Section 723(g).
- b. Business and professional offices, provided such uses are located on upper floors.
- c. Public and semi-public buildings and/or uses.
- d. Railroad stations and mass-transit facilities.
- e. Dwelling units located on upper floors.
- f. Medical or dental offices on upper floors.
- g. Retail food establishments.

*[Amended 6/29/2008; 11/19/2017; 12/24/2017; 8/11/2019]*

### **Principal Uses Requiring Special Permits**

The following principal uses may be permitted subject to approval of a Special Permit in accordance with Section 1000:

- a. Protected Town Landmarks.
- b. Full-Service Restaurants.
- c. Quick-Service Restaurants.
- d. Financial Service uses on the first floor, provided that no drive-up windows or drive up ATM shall be allowed except as may be approved in accordance with Section 725.
- e. Clubs and lodges.
- f. Personal Service Businesses.
- g. Business and professional offices on the first floor, provided that the Commission makes a finding that the retail/commercial sales and service use of such space is impractical, undesirable, and/or inconsistent with the standards under Subsection 1005(h).
- h. Structured parking per Section 907.

*[Amended 6/29/2008; 11/19/2017; 12/24/2017; 8/11/2019]*





*The Partners*  
Commercial Real Estate Services, Inc.

First Floor (Medical)



*The Partners*  
Commercial Real Estate Services, Inc.

## Second Floor (Office)

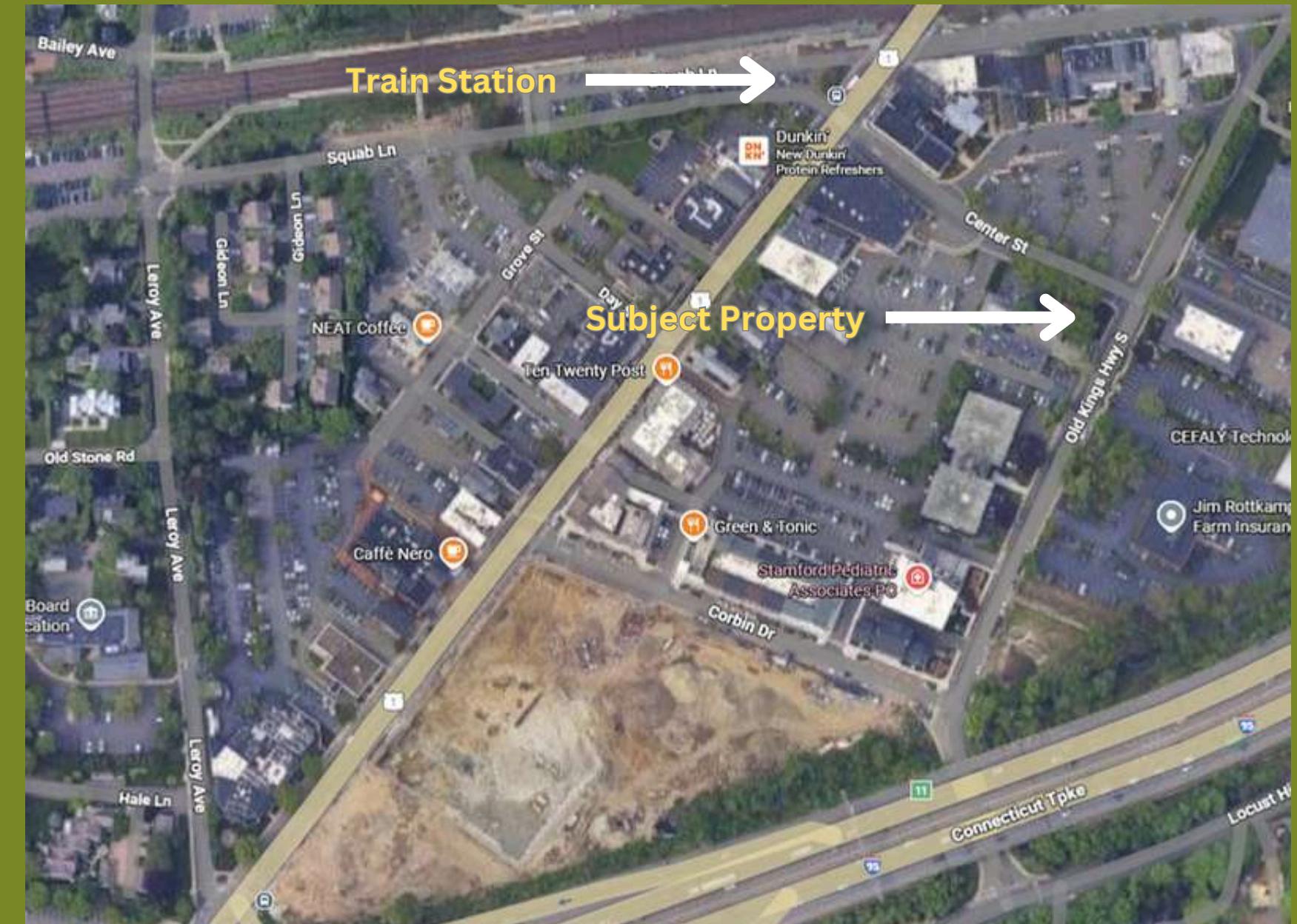
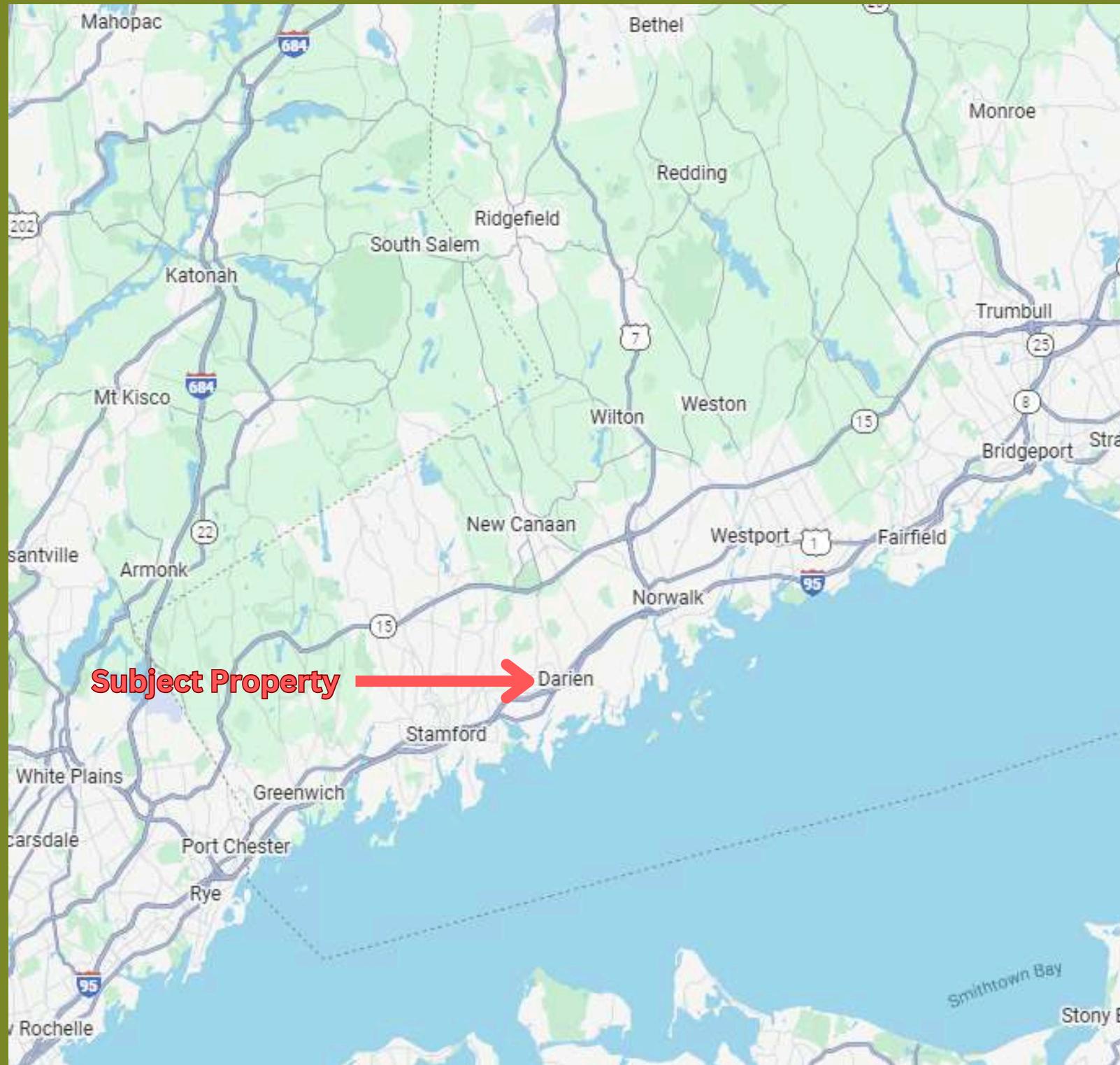


*The Partners*  
Commercial Real Estate Services, Inc.

## Basement



# Maps



## Key Highlights – Downtown Darien



- **Prime Walkable Location:** Situated in the heart of Downtown Darien, offering direct access to a vibrant mix of retail, dining, services, and community activity.
- **Close walking distance to Train Station:** Within steps of the Metro-North Darien station (New Haven Line) — capturing strong commuter traffic and making the property easily accessible for residents, workers, and visitors.
- **Upscale Boutique Shopping:** Walking distance to a curated mix of independent boutiques, specialty shops, salons, and lifestyle services, enhancing cross-foot traffic and capturing destination visits.
- **Banking & Professional Services:** Proximity to key financial institutions and service providers that draw consistent daytime foot traffic.
- **Significant Downtown Residential Growth:** Darien's downtown is being transformed by major mixed-use developments including Heights Crossing, Darien Commons, and the Corbin District, delivering approximately 500+ new residential units either existing or currently under construction, with an additional 300+ units planned or forthcoming, bringing hundreds of new full-time residents into the downtown core and substantially expanding the built-in customer base for retail, dining, and services.
- **Emerging Dining & Nightlife Scene:** Part of an expanding restaurant corridor that includes new casual and upscale eateries, increasing regional draw and culinary visibility.
- **Strong Demographics:** Darien's affluent, well-educated residential base supports boutique shoppes and premium dining experiences.
- **Walkability & Street Activation:** A highly walkable downtown environment with strong pedestrian flow, streetscape enhancements, outdoor dining, and proximity to community events.
- **Convenience & Connectivity:** Easy access to I-95 and local arterials, connecting Darien to Greenwich, Stamford, Norwalk, and the Lower Fairfield County market.
- **Lifestyle & Quality of Place:** Downtown Darien offers a quintessential New England village experience.
- **Complementary Uses Nearby:** Adjacent to boutique retail, yoga/studio experiences, arts and cultural amenities — all contributing to a balanced lifestyle destination that extends dining hours and traffic.



# Downtown Darien Restaurants



Roots Steakhouse - 14 Grove Street



Cafe Nero - 1071 Boston Post



Scena - 1077 Boston Post



Ten Twenty Post - 1020 Boston Post



Bodega Taco Bar - 980 Boston Post



Antonio's Italian Bistro - 971 Boston Post



Sono Baking - 49 Tokeneke



Granola Bar - 1020 Boston Post



The Goose American Bistro & Bar  
972 Boston Post



Crepes - 1027 Boston Post



Chopt - 20 Corbin Drive



# Downtown Darien



# Demographics



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection			
2029 Projection	6,179	71,567	223,040
2024 Estimate	6,082	71,620	222,140
2020 Census	5,614	72,393	218,993
Growth 2024 - 2029	1.59%	-0.07%	0.41%
Growth 2020 - 2024	8.34%	-1.07%	1.44%
<b>Households</b>			
2029 Projection			
2029 Projection	2,039	25,548	87,154
2024 Estimate	2,008	25,586	86,662
2020 Census	1,865	26,021	84,877
Growth 2024 - 2029	1.54%	-0.15%	0.57%
Growth 2020 - 2024	7.67%	-1.67%	2.10%
Owner Occupied	1,684 83.86%	16,256 63.53%	42,649 49.21%
Renter Occupied	324 16.14%	9,330 36.47%	44,013 50.79%
<b>2024 Households by HH Income</b>			
Income: <\$25,000	150 7.47%	3,274 12.80%	11,608 13.39%
Income: \$25,000 - \$50,000	116 5.77%	3,698 14.45%	12,335 14.23%
Income: \$50,000 - \$75,000	119 5.92%	2,731 10.67%	9,903 11.43%
Income: \$75,000 - \$100,000	28 1.39%	2,170 8.48%	8,979 10.36%
Income: \$100,000 - \$125,000	63 3.14%	2,001 7.82%	8,697 10.04%
Income: \$125,000 - \$150,000	78 3.88%	1,547 6.05%	6,423 7.41%
Income: \$150,000 - \$200,000	112 5.57%	2,215 8.66%	8,513 9.82%
Income: \$200,000+	1,343 66.85%	7,949 31.07%	20,205 23.31%
<b>2024 Avg Household Income</b>	<b>\$233,896</b>	<b>\$149,798</b>	<b>\$134,184</b>
<b>2024 Med Household Income</b>	<b>\$250,410</b>	<b>\$111,488</b>	<b>\$101,456</b>



# Confidentiality and Disclaimer Notice

The information contained in the following Business and Property overview (the “Overview”) is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Partners Commercial Real Estate Services, Inc. and it should not be made available to any other person or entity without the written consent of The Partners Commercial Real Estate Services, Inc. By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Overview. If you have no interest in the subject Business and Property at this time, please return this Overview to The Partners Commercial Real Estate Services, Inc. This Overview has been prepared to provide summary information to prospective purchasers, and to establish only a preliminary level of interest in the subject Business and Property. The information contained herein is not a substitute for a thorough due diligence investigation. The Partners Commercial Real Estate Services, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject Business and/or Property, the future projected financial performance of the Business and/or Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or Business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject Property. The information contained in this Overview has been obtained from sources we believe to be reliable; however, The Partners Commercial Real Estate Services, Inc. has not verified, and will not verify, any of the information contained herein, nor has The Partners Commercial Real Estate Services, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

