

Rivington Plaza

9 Rivington Way
Danbury, CT 06810

Development for Sale Commercial Units for Lease



SCALZO
COMMERCIAL
NEW DEVELOPMENT

Scalzo Commercial & New Development

4 Stony Hill Road, Bethel, CT 06801

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PROPERTY INFORMATION

Rivington Plaza
9 Rivington Way, Danbury, CT 06810



Development for Sale

- **Asking price: \$700,000**
- 2.14 acres
- Adjustable site plan
- City approved commercial site plan
- 20,000 sq. ft. of development for Retail Building



PROPERTY DESCRIPTION

The Rivington Plaza, Junction of Reserve & Woodland Roads, Danbury, CT
2.14 Acres for sale located in the fastest-growing part of Danbury.

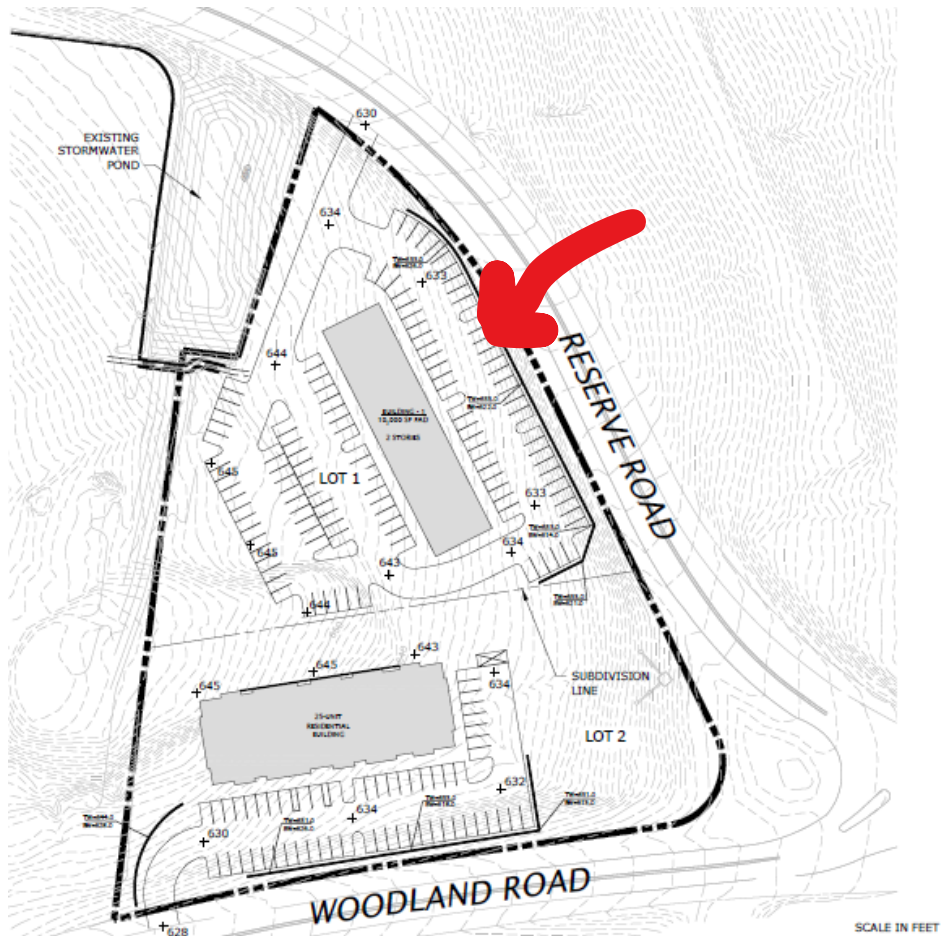
Highly visible location at a major crossroads serving Rivington, Abbey Woods, Crown Point, and other ongoing residential developments.

The highest and best use is Convenience Retail.

The compact Trading area is bounded by I-84, Old Ridgebury, Woodland, and Saw Mill Roads.

Rivington contains about 2,000 condo and townhome units, with more on the way. Abbey Woods contains 470 apartments of 1-2-3 bedrooms, and Crown Point adds another 466 apartments of 1-2-3 bedrooms. The Summit contains 600,000 sq. ft. of office with hundreds of employees and the planned development of hundreds of new apartments and a Career Academy for hundreds of students.

This is a retailer's dream! A relatively small, contained market with no convenience competition. Using a conservative rule of thumb of 2.5 residents per unit this translates to 7,340 current customers with more on the way. The current and future Summit people are not included here and can be considered a bonus population. Consider that this is about half the size of some of the towns in our region, but they all are serviced by many more retailers.



RIVINGTON PLAZA

Demographics & Traffic Count





Population

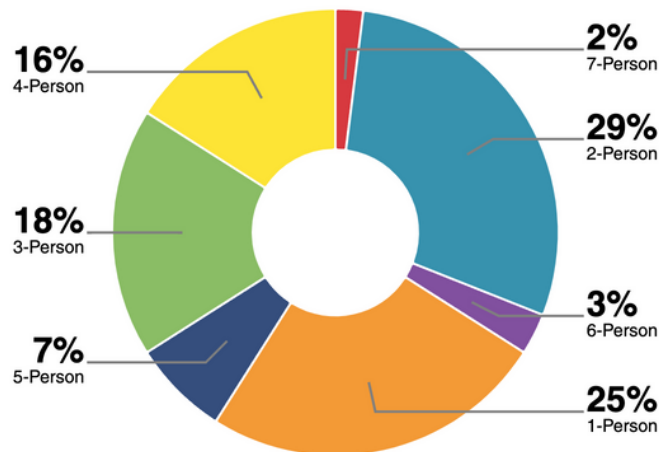
	2 mile	5 mile	10 mile
2010 Population	9,966	91,476	232,852
2022 Population	12,837	94,945	239,375
2027 Population Projection	13,293	95,020	239,295
Annual Growth 2010-2022	2.4%	0.3%	0.2%
Annual Growth 2022-2027	0.7%	0%	0%
Median Age	41	40.5	42.9
Bachelor's Degree or Higher	44%	35%	43%
U.S. Armed Forces	0	0	20

Demographics

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$134,615	\$111,377	\$132,432
Median Household Income	\$98,963	\$83,705	\$104,160
< \$25,000	456	4,492	8,411
\$25,000 - 50,000	442	5,354	10,834
\$50,000 - 75,000	661	5,286	11,625
\$75,000 - 100,000	929	4,467	10,666
\$100,000 - 125,000	375	3,286	9,386
\$125,000 - 150,000	490	2,915	8,159
\$150,000 - 200,000	576	2,918	10,095
\$200,000+	970	4,657	17,020

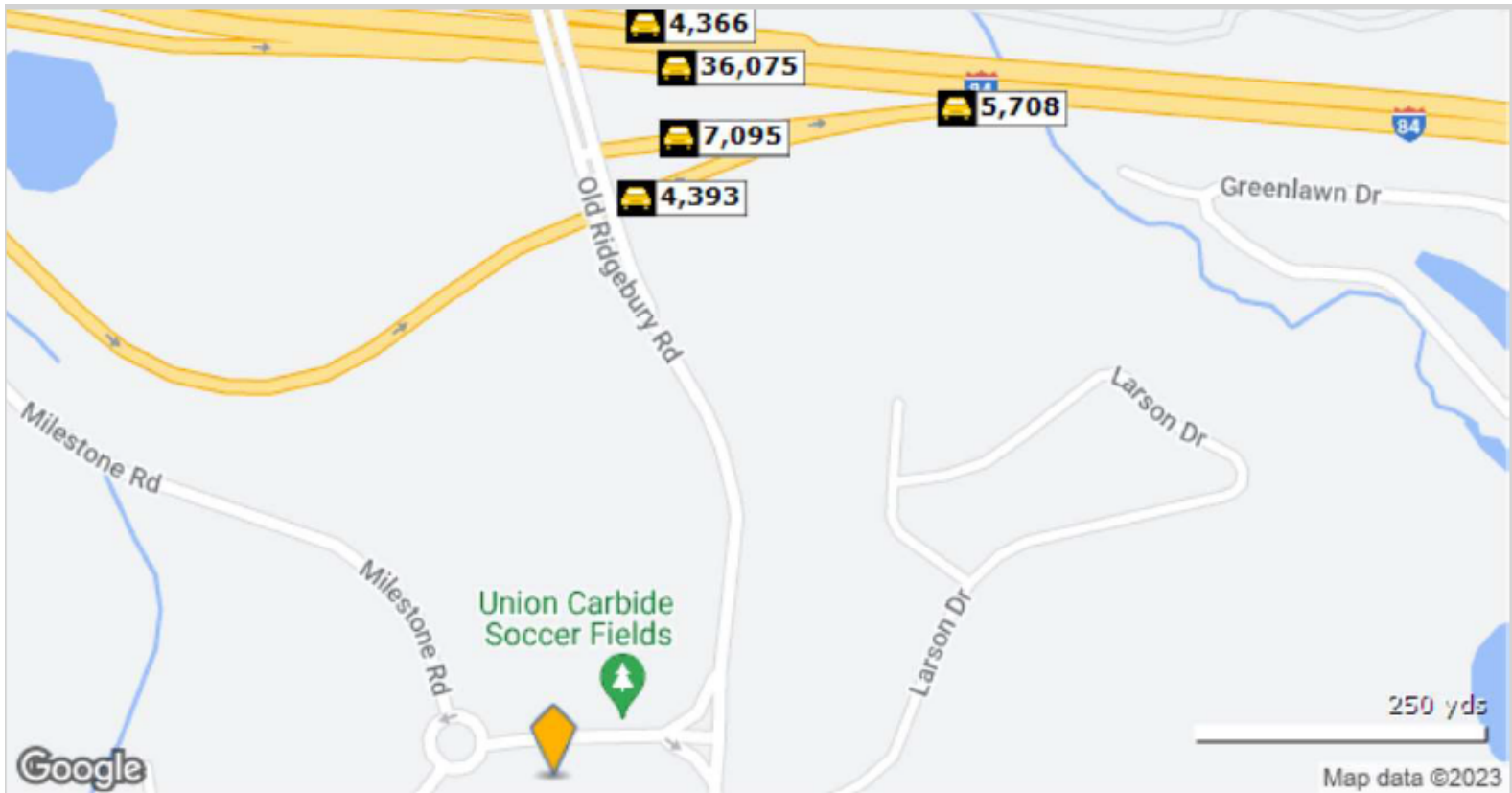
Household Size



5 mile 2022 % of Households

Traffic Count

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Miles from Subject Prop
1	I- 84	Old Ridgebury Rd	0.08 NW	2020	1,102	.29
2	I- 84	Old Ridgebury Rd	0.08 NW	2022	4,393	.29
3	I- 84	Old Ridgebury Rd	0.07 NW	2020	4,606	.33
4	I- 84	Old Ridgebury Rd	0.07 NW	2022	7,095	.33
5	Yankee Exwy	Old Ridgebury Rd	0.06 W	2020	36,301	.36
6	I- 84	Old Ridgebury Rd	0.06 W	2022	28,759	.36
7	Yankee Exwy	Old Ridgebury Rd	0.06 W	2022	36,075	.36
8	I- 84	Old Ridgebury Rd	0.04 SW	2020	6,509	.38
9	I- 84	Old Ridgebury Rd	0.04 SW	2022	4,366	.38
10	West Pt	Greenlawn Dr	0.13 E	2020	5,708	.39

RIVINGTON PLAZA

Tenants & Space Available



Space Available

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PROPERTY / LEASING INFORMATION

- **First Floor: 2,500 - 10,000 sq ft. subdividable. \$20 - 26 sqft NNN**
- **Second Floor: 1,500 - 10,000 sq ft. subdividable. \$20 - \$24 sqft NNN**
- Approved plans
- TI available

TENANTS

- Adjustable site plan
- Signage
- City approved
- **20,000 sq. ft. retail & services**

RIVINGTON PLAZA

Town of Danbury Information





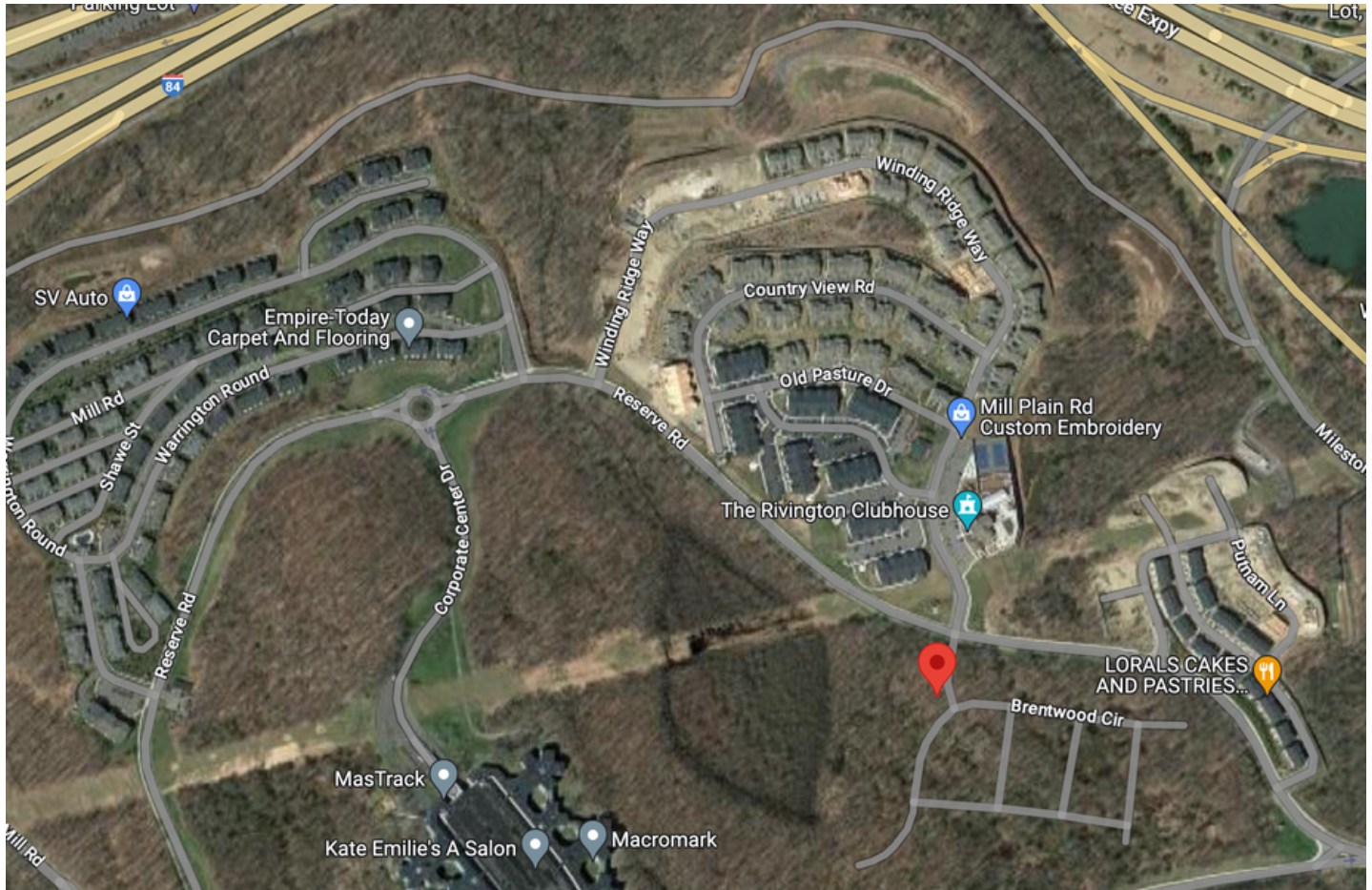
Danbury is a city in Fairfield County, Connecticut, United States, located approximately 50 miles northeast of New York City. Danbury's population as of 2020 was 86,518. It is the third largest city in Western Connecticut, and the seventh largest city in Connecticut. Population: 86,759

Mayor: Dean Esposito

Sales tax: 6.35% avalara.com

Airport: Danbury Municipal Airport

Area code(s): 203/475



TOLL BROTHERS

With its 50+ years of experience building luxury homes, its national presence, and its status as a publicly traded Fortune 500 company, Toll Brothers hold a prominent place in the industry with seasoned leadership and strong trade partners. Toll Brothers was named the #1 Home Builder in Fortune magazine's 2023

Rivington Condominiums, located in Danbury, Connecticut, is a Toll Brothers complex of 321 acres of manicured common areas and top-quality homes.

Contact

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