



For Sale or for Lease 1,464 SF

Retail/office building located on busy retail corridor with 31,700 VPD traffic!

SALE OFFERING

Avison Young, as the exclusive sales agent, is pleased to present 3 Danbury Road, Wilton, CT, a 1,464 SF free-standing single-story office/retail building located in the Wilton Plaza Condominium, a seven-building complex. Ideal for medical, professional, or retail use, the property offers ample parking, building signage, and traffic-light access for high visibility.

Built in 1958 and renovated in 2008, it features a brick exterior, a gabled shingle roof, and will be delivered vacant at closing. Minutes from the Merritt Parkway and Route 7, a vibrant commercial corridor, 3 Danbury Road offers a turnkey solution for owner-occupiers and businesses seeking a presence in Fairfield County.

PRICE: Available upon request

PROPERTY INFORMATION

Address	3 Danbury Road, Wilton, CT 06897	Floors	Single Story
Condominium	Unit 1 - Wilton Plaza Inc.	Structure	Masonry
Building Size	1,464 sf	Foundation	Concrete
Year Built	1958/2008 Renovation	Exterior Façade	Brick
Parking	10 Spaces	Clear Height	8'5"
Zoning	DRB (Retail, Medical, Professional Office, Art Gallery, Child Day Care)	HVAC	Central Air



Wilton Plaza Condominium

LEASE OFFERING

AVAILABILITIES

1,464 SF

POSSESSION

Immediate

LEASE RATE

\$35.00/SF NNN

TERM

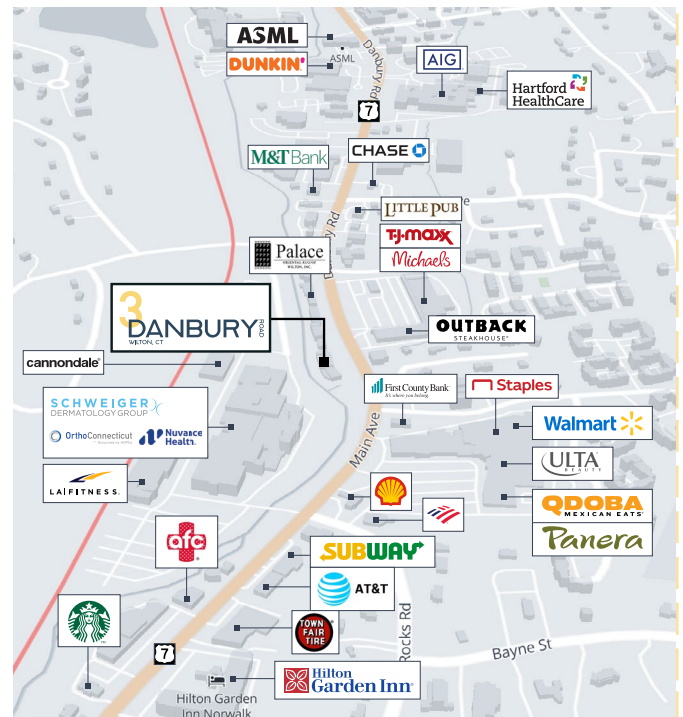
5-10 years

RADIUS POPULATION

	1 MILE	2 MILES	3 MILES
2024 Population	4,665	19,826	48,896
Aged 21 to 54	52%	52%	52%
% Income 100,000	70%	66%	60%

RADIUS HOUSEHOLDS

	1 MILE	2 MILES	3 MILES
2024 Households	1,954	7,893	18,746
Average Bachelors Degree or Higher	60%	59%	55%
Average Household Income	\$183,146	\$172,415	\$159,556



For more information, please contact:

Sean Cahill

Principal, Managing Director

o 203 614 1264 | m 203 858 3134

sean.cahill@avisonyoung.com

James Searl

Senior Vice President

o 203 658 6735 | m 646 263 6975

james.searl@avisonyoung.com

383 Main Ave, 6th Floor | Norwalk, CT | 203 614 1260 | avisonyoung.com

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