

SALE

1039 DANBURY ROAD

1039 Danbury Road Wilton, CT 06897



PROPERTY DESCRIPTION

Coldwell Banker Commercial is pleased to present 1039 Danbury Road for sale. This property is being sold as in investment opportunity with a thriving tenant in place. This is an incredible location fronting Route 7 with exposure to 30,000 cars every day. The large interior has 2 showrooms, an expansive garage with 5 work bays, a generous amount of parking and storage, and a huge display area prominently located in front. The general business zoning allows for this property to be repurposed for numerous business uses.

PROPERTY HIGHLIGHTS

- Incredible Location Fronting Route 7
- 30,000 Vehicles Per Day
- General Business Zoning
- 2.1 Acres
- Great Visibility and Parking
- Tenant Lease Expires 2025

OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$1,895,000 |
| Lot Size: | 2.1 Acres |
| Building Size: | 11,607 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 612 | 5,310 | 16,302 |
| Total Population | 1,523 | 13,236 | 40,718 |
| Average HH Income | \$197,959 | \$204,889 | \$207,288 |

Chris Scatterday

203 461 1931

Dan Sousa

203 948 7870

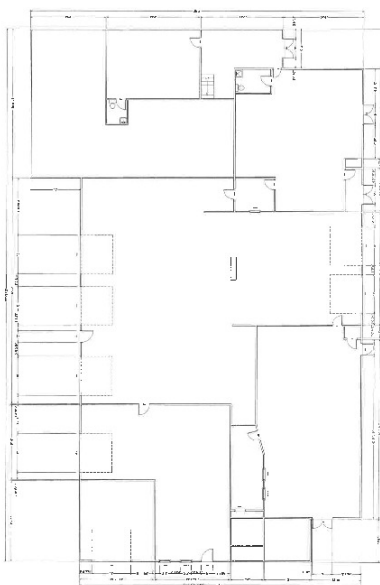


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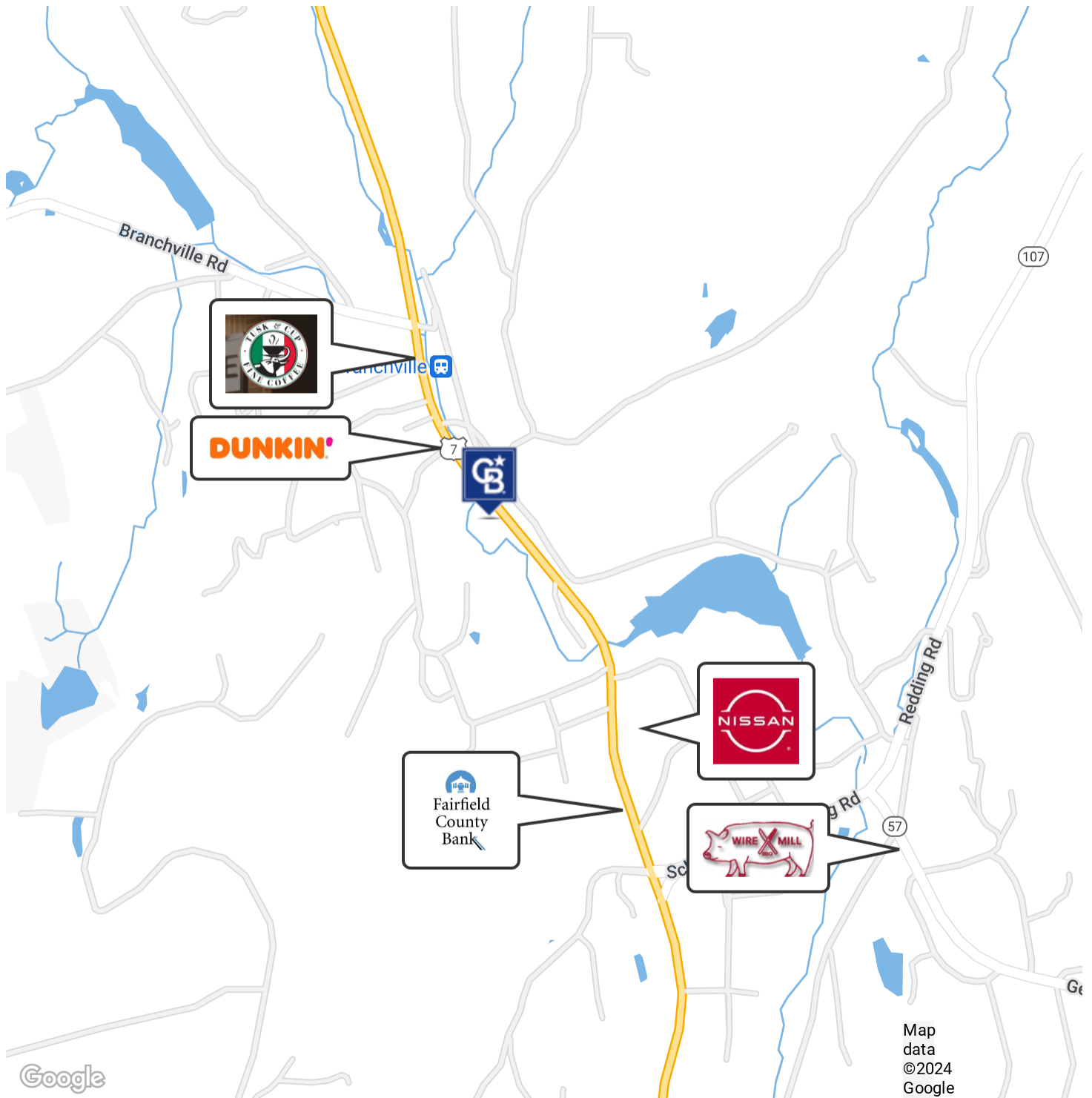
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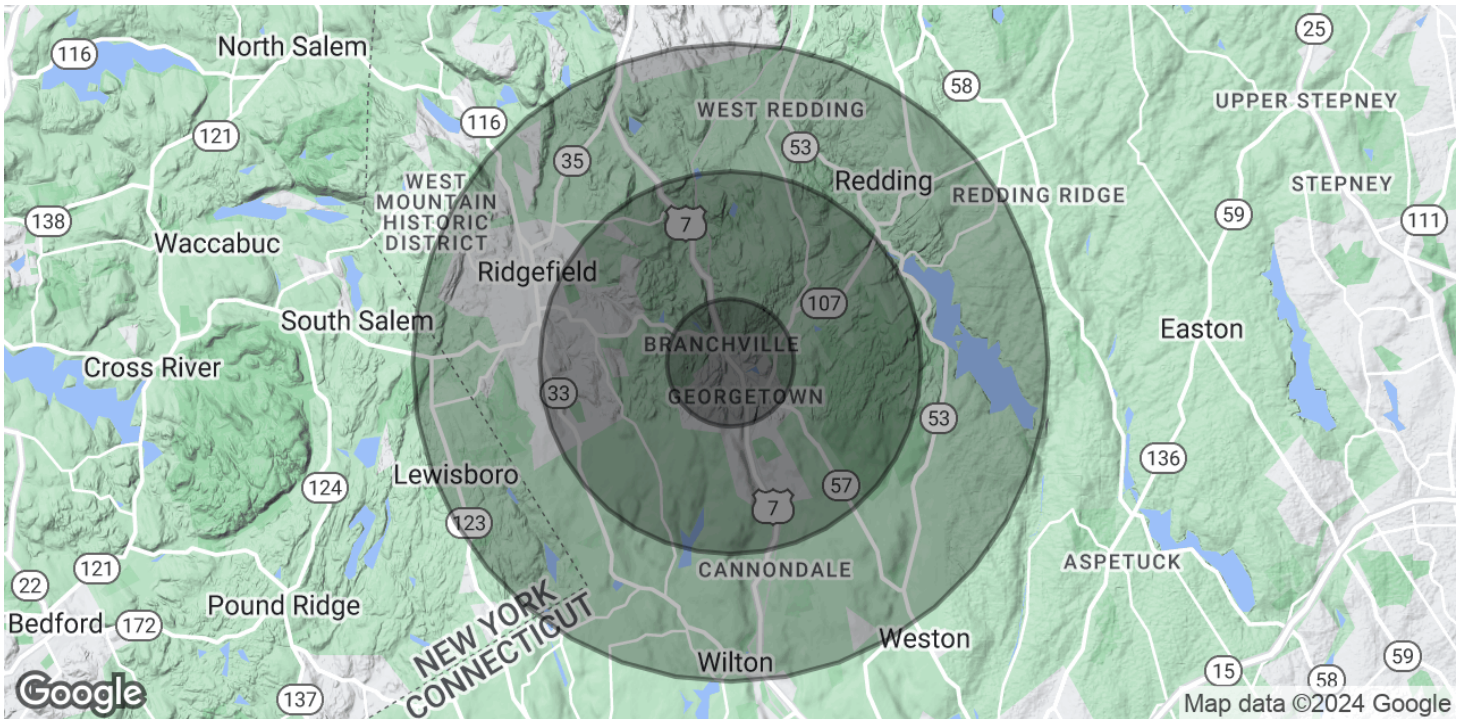
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 1,523 | 13,236 | 40,718 |
| Average Age | 45.3 | 45.6 | 45.8 |
| Average Age (Male) | 43.5 | 45 | 44.8 |
| Average Age (Female) | 47.2 | 46.5 | 46.7 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 612 | 5,310 | 16,302 |
| # of Persons per HH | 2.5 | 2.5 | 2.5 |
| Average HH Income | \$197,959 | \$204,889 | \$207,288 |
| Average House Value | \$679,931 | \$700,725 | \$710,706 |

2020 American Community Survey (ACS)

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