

# SALE

## 1039 DANBURY ROAD

1039 Danbury Road Wilton, CT 06897



### PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty is proud to present this commercial property for sale on Danbury Road in Wilton, CT. The 11,607 SF building is located on Route 7 with approximately 30,000 vehicles per day, providing strong visibility and access. Zoned General Business, the 2.1-acre site offers ample parking and flexibility for a range of commercial uses. A tenant is currently in place, providing in-place income with the potential for future owner-user occupancy or repositioning. The property is well suited for retail, automotive, or service-oriented users seeking a presence along a high-traffic corridor.

### PROPERTY HIGHLIGHTS

- 11,607 SF building
- High traffic location on Route 7
- General Business zoning
- 2.1 acres of land
- Excellent visibility and parking

### OFFERING SUMMARY

Sale Price:	\$1,795,000
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

Rafael Cerulo  
(203) 627-8952

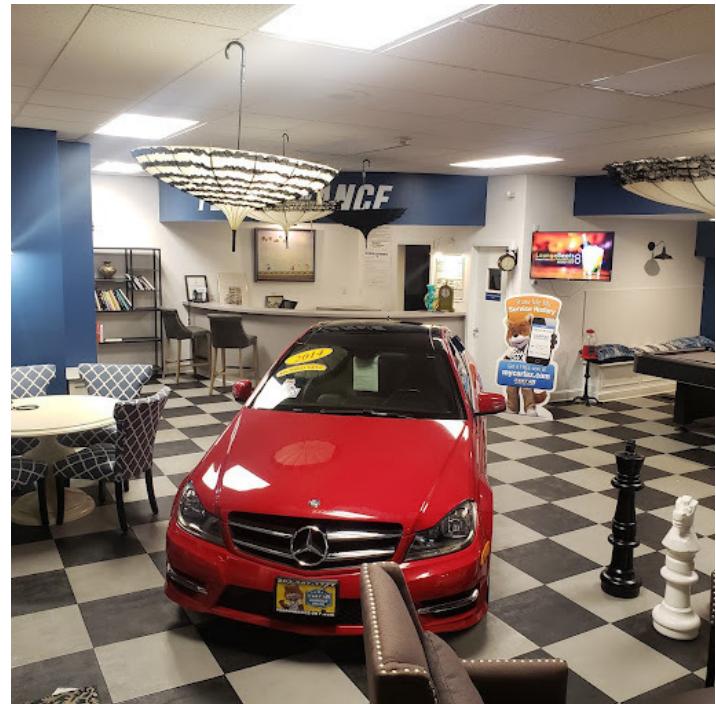
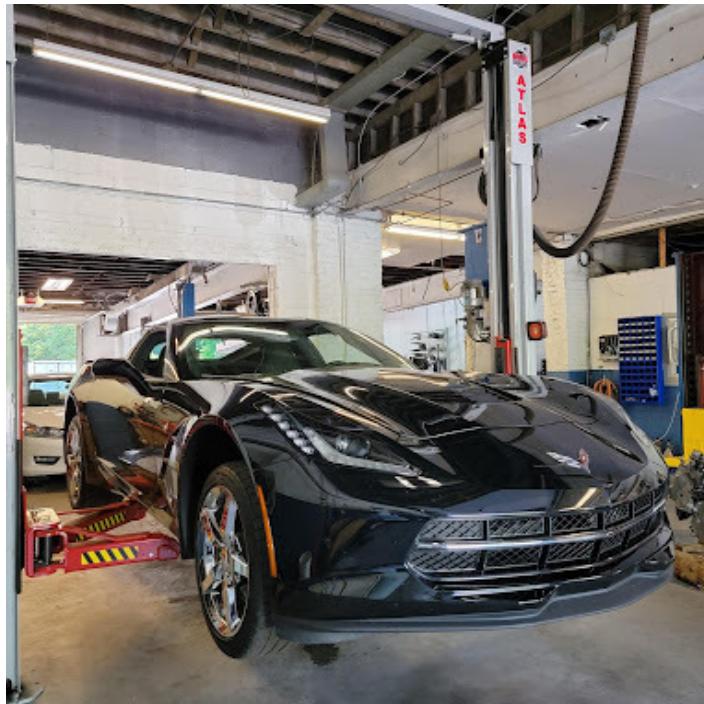


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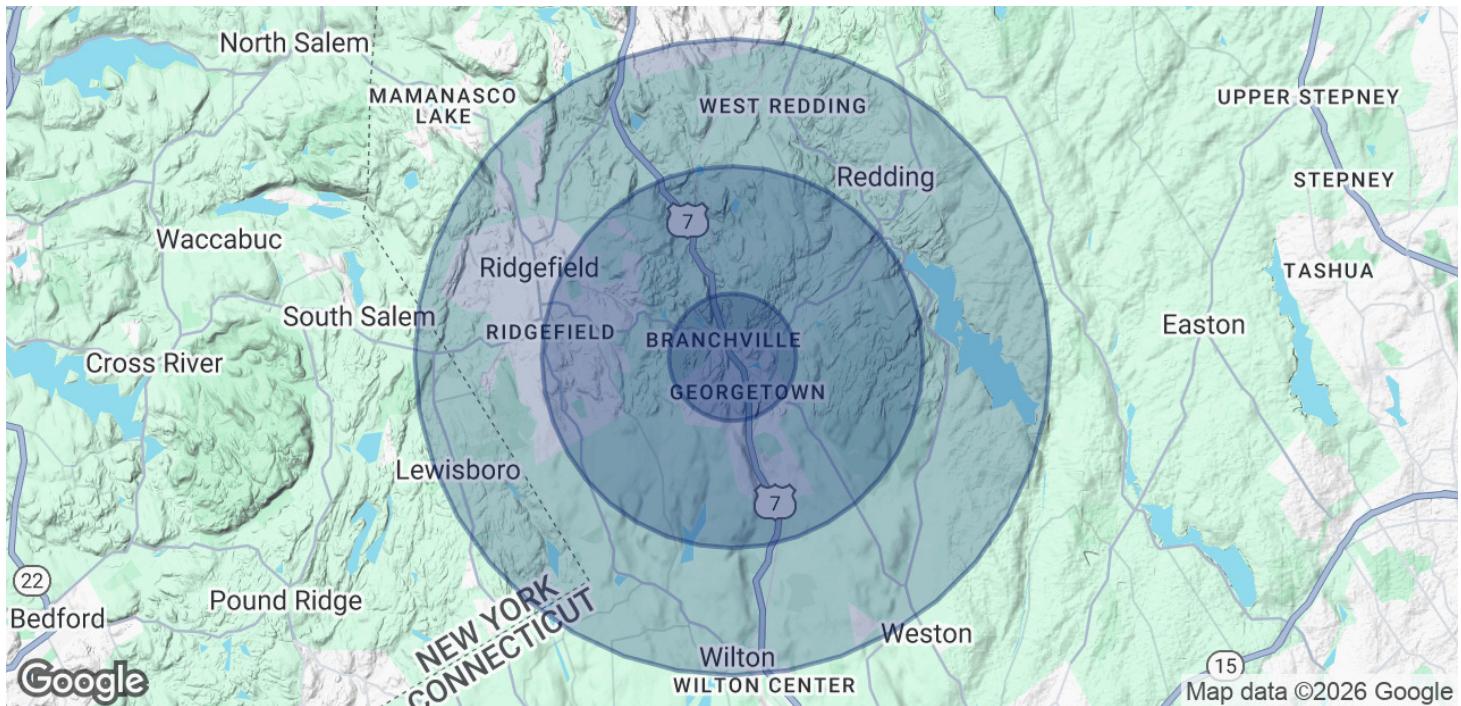
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,523	13,236	40,718
Average Age	45.3	45.6	45.8
Average Age (Male)	43.5	45	44.8
Average Age (Female)	47.2	46.5	46.7

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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