

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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REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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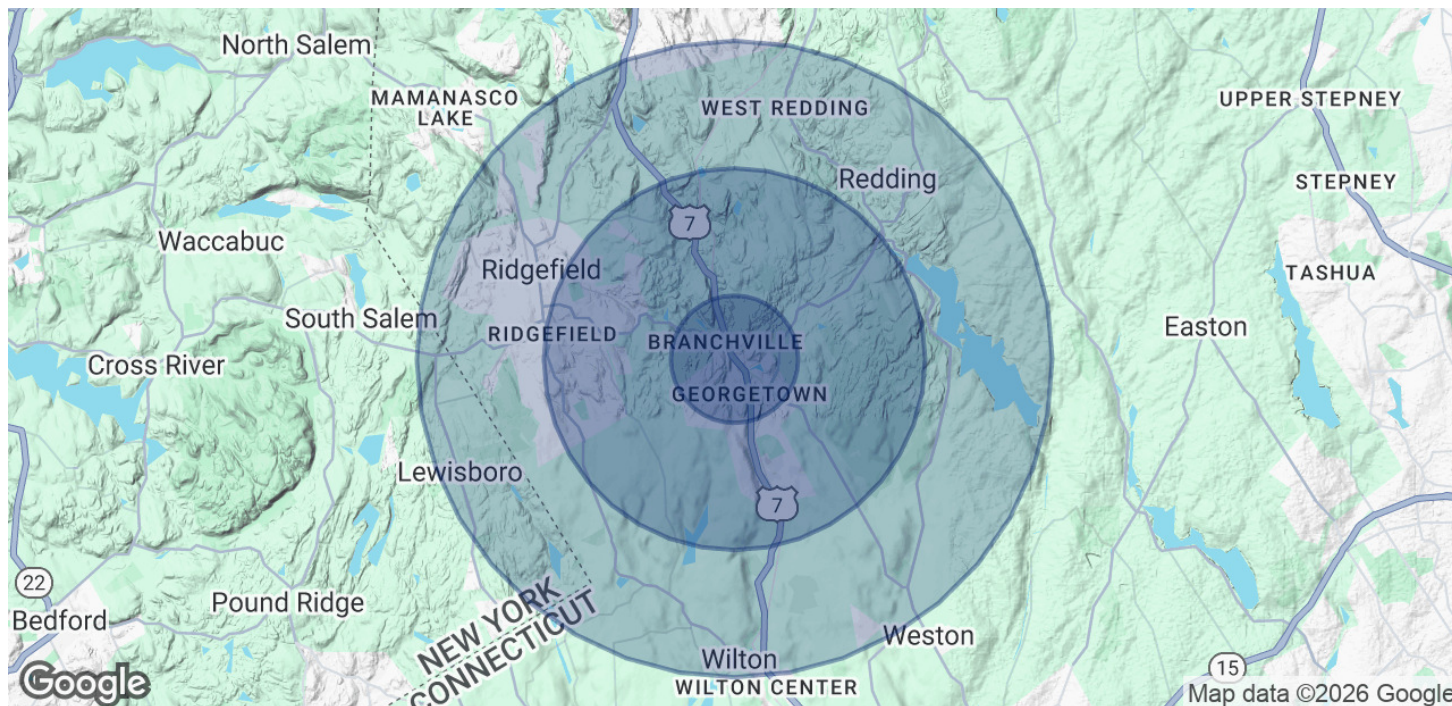
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,523	13,236	40,718
Average Age	45.3	45.6	45.8
Average Age (Male)	43.5	45	44.8
Average Age (Female)	47.2	46.5	46.7

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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