



**For Sale – Prime Corner User Building or Investment on busy Route 7 – Signalized Intersection**

23 Danbury Rd  
Wilton, CT  
Fairfield County



## Executive Summary

23 Danbury Road in Wilton represents a unique opportunity to acquire an exceptionally well maintained building on a main transportation artery with a very high traffic count.

The property is located on Route 7 directly at the traffic light intersection of Danbury Road and Kent Road. It features very high visibility, its own large parking lot, handicap access and beautiful views on the river. Great signage is also available.

The current owner has extensively renovated the building through a series of capital improvements and the property is in pristine condition.

23 Danbury Road is zoned DRB – Design Retail Business: uses permitted are, among others, retail, personal service, banks, financial institutions, offices and medical offices, childcare centers, art galleries, printing and graphic services, dance and art studios, caterers.

The building was owner occupied and will be made available vacant at closing.

Ideal for a user or an investor, the front and the back of the building can be leased to separate tenants.

Neighboring businesses include: Outback Steakhouse, Michaels, TJ Maxx, Walmart, Ultra, Chase Bank, Panera, Hilton Gardens, AFC Urgent Care, Starbucks, LA Fitness and Westy Self Storage just to name a few.

Wilton in Fairfield County is a high-income area with excellent demographics and 23 Danbury Road is where a business can actually thrive.

All information is subject to errors and omissions



## About the Property

Built: 1759 – renovated multiple times, extensively between 2015 and 2020 by the current owner.

Building Size: 6,400 SF +/- on two floors

Heat: Three roof mounted HVAC gas fired units and one heat pump

Air Conditioning: Central

Water / Sewer: Town of Wilton

Land Area: 0.49 Acres +/-

Zoning: DRB –Design Retail Business District

Parking: 23 cars in privately owned lot, including one handicap.

Property frontage: 149' on Danbury Road – Route 7

Accessibility: Handicap accessible via a ramp in front of the building.

Permitted uses: Retail, personal services, banks, financial institutions, offices, medical, childcare, art galleries, printing and graphic services, dance and art studios, caterers and others.

RE Taxes: \$31,444.92

Price: \$1,800,000

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## Recent Building Renovations

The current owner performed major structural work to the building, including:

- The interior was entirely gutted, rewired and plumbed.
- Installed a new high efficiency heat pump for part of the rear space
- Front steps are new
- Roof is new
- Most electric and plumbing is new
- Build out in the rear part of the building was completed in 2019
- Parking lot has been sealed and re striped in 2020
- Front windows are new
- All interior sheetrock and drop ceiling are new
- Back door in new
- All bath fixtures and tile are new
- Water heaters are new
- Kitchen is new
- Washer and drier are new

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## Route 7 Corridor

All information is subject to errors and omissions





Interior Space





Interior Area

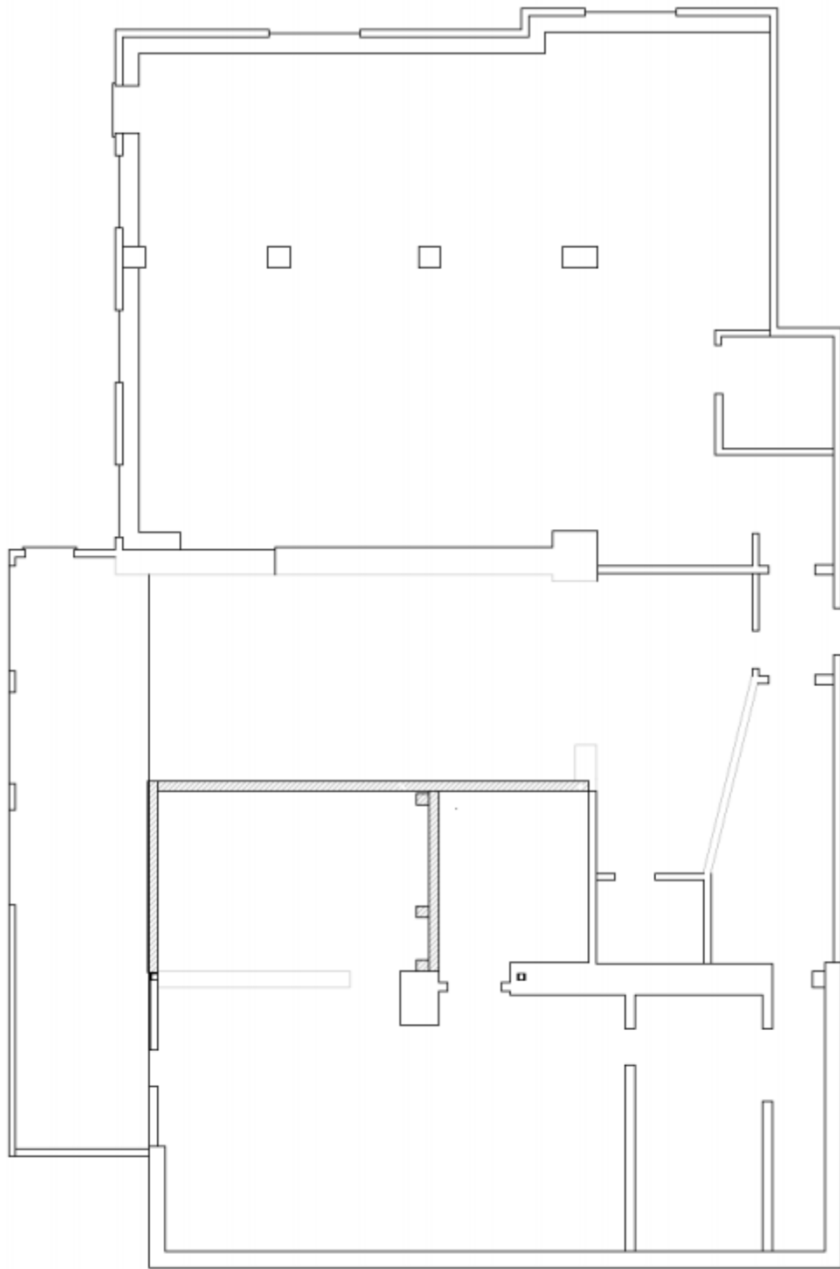


Great visibility at intersection

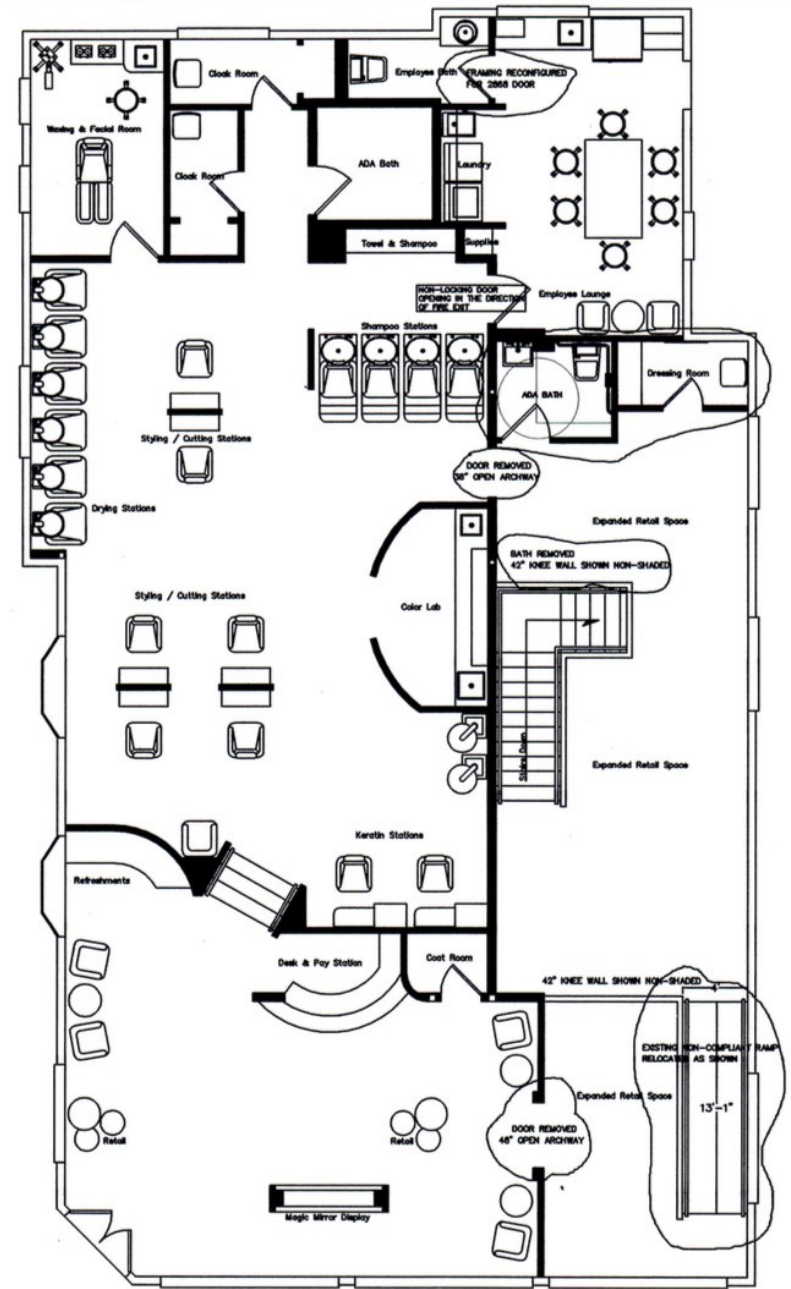


Large parking at the premises





Lower Floor



Upper Floor

All information is subject to errors and omissions





## Traffic Count

All information is subject to errors and omissions

## Population

	2 mile	5 mile	10 mile
2010 Population	16,463	126,101	361,079
2020 Population	17,499	130,568	371,273
2025 Population Projection	17,578	130,557	370,789
Annual Growth 2010-2020	0.6%	0.4%	0.3%
Annual Growth 2020-2025	0.1%	0%	0%
Median Age	45.1	42.1	41.3
Bachelor's Degree or Higher	61%	52%	56%
U.S. Armed Forces	15	57	97

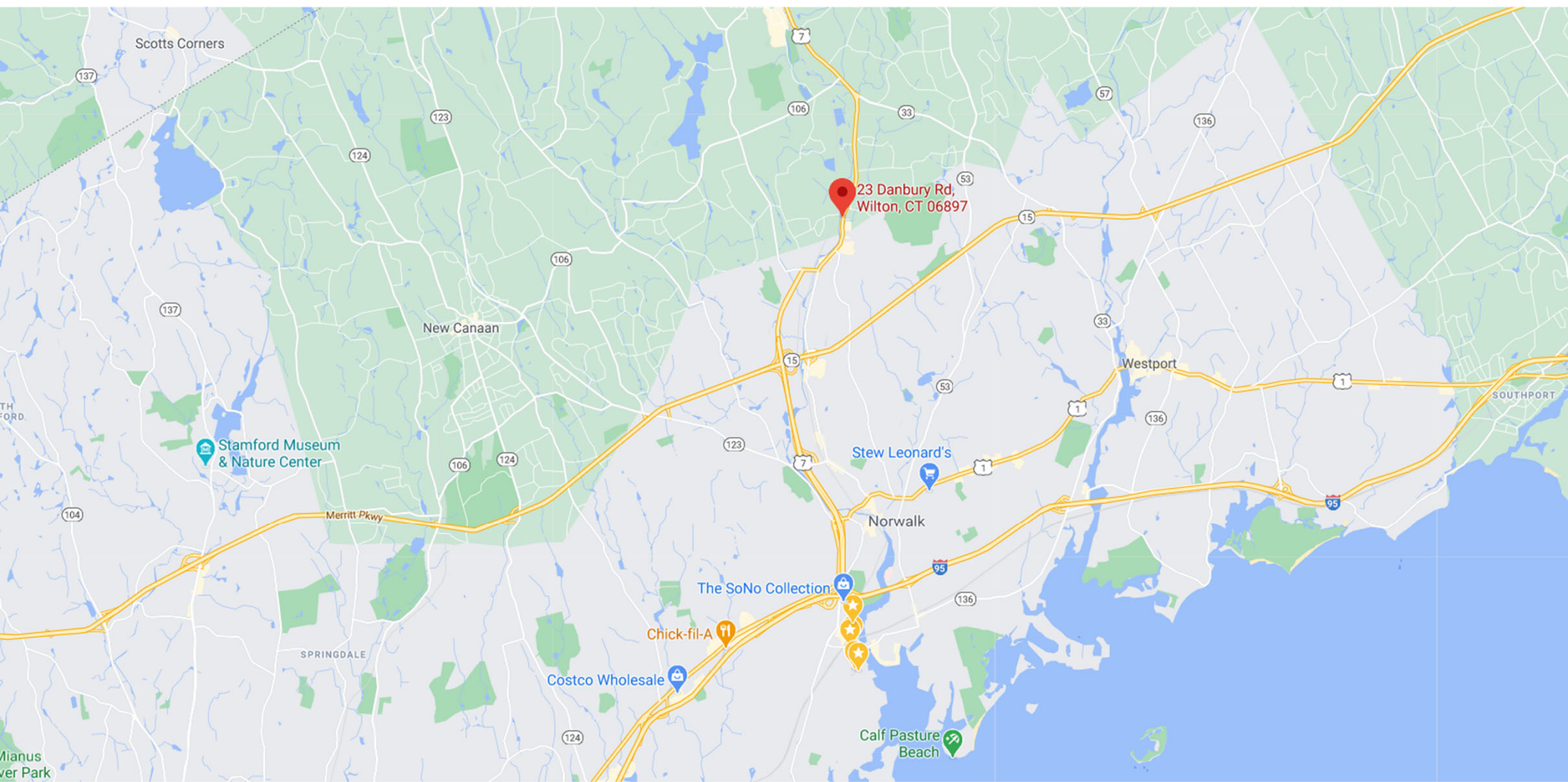
## Income

	2 mile	5 mile	10 mile
Avg Household Income	\$166,059	\$147,765	\$153,867
Median Household Income	\$140,904	\$114,117	\$122,011
< \$25,000	402	5,445	14,225
\$25,000 - 50,000	625	6,028	16,276
\$50,000 - 75,000	934	5,998	15,806
\$75,000 - 100,000	486	4,657	13,022
\$100,000 - 125,000	668	4,321	11,015
\$125,000 - 150,000	503	3,327	9,775
\$150,000 - 200,000	1,050	5,639	16,460
\$200,000+	2,202	13,721	41,476

## Demographics







Location Map



For more information:

Franco Fellah  
Executive Vice President

HK Group II, Inc.  
Commercial Real Estate  
49 Riverside Avenue  
Westport, CT 06880

203-981-3476 cell.  
[ffellah@hkgrp.com](mailto:ffellah@hkgrp.com)

[www.hkgrp.com](http://www.hkgrp.com)

