



SCALZO
COMMERCIAL
NEW DEVELOPMENT

KOO RESTAURANT

29 E Pembroke Rd | Danbury, CT 06811

REDUCED - For Sale





PROPERTY DESCRIPTION

Introducing an exceptional opportunity for hospitality and full-service investors: a stunning 11,859 SF building located in the vibrant Greater Danbury area. With its rich history dating back to 1845, this property offers timeless charm and unlimited potential. Boasting a singular unit, this historic gem presents a blank canvas for creating a distinctive guest experience. Its prime location within the Greater Danbury market ensures excellent visibility and accessibility. Don't miss the chance to transform this landmark property into a premier destination, offering unmatched hospitality and service in this dynamic market.

LOCATION DESCRIPTION

Welcome to an incredible opportunity to own a prime commercial property located at 29 E Pembroke Rd, Danbury, CT. This spacious establishment, previously home to the beloved Koo Japanese Restaurant, is now available and ready for a new chapter.

PROPERTY HIGHLIGHTS

- **Prime Location:** Nestled in a bustling area near the serene Candlewood Lake, this property boasts excellent visibility and accessibility, drawing in both locals and visitors.
- **Versatile Space:** The layout is ideal for a variety of dining experiences, from intimate dinners to large gatherings. The well-designed floor plan includes ample seating, a welcoming bar area, and a fully equipped kitchen.
- **High Traffic Area:** Positioned in a Candlewood Lake district, the property benefits from consistent traffic and is conveniently located near major roadways, ensuring a steady stream of potential customers.
- **Ambiance:** The interior retains the elegant and inviting ambiance of its former life as Koo Japanese Restaurant, offering a blend of modern design with traditional touches.

OFFERING SUMMARY

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	561	1,258	3,382
Total Population	1,367	3,104	8,973
Average HH Income	\$109,035	\$118,851	\$125,951

Sale Price:	\$1,999,999
Number of Rooms:	1
Lot Size:	49,553 SF
Building Size:	11,859 SF

Property Details

Koo Restaurant 29 E Pembroke Rd | Danbury, CT 06811

Sale Price	\$1,999,999
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PROPERTY INFORMATION

Property Type	Restaurant
Property Subtype	Full Service
Zoning	RA-20
Lot Size	49,553 SF
APN #	I090450000
Lot Frontage	240 ft
Lot Depth	0 ft
Traffic Count Street	Pembroke
Traffic Count Frontage	22562
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	5.9
Number of Parking Spaces	70

UTILITIES & AMENITIES

Security Guard	No
Freight Elevator	No
Central HVAC	Yes
HVAC	Central Air
Restrooms	0
Landscaping	Professional
Gas / Propane	Yes

TAXES & VALUATION

Taxes	\$23,461.00
Foreclosure / Distressed	No

LOCATION INFORMATION

Building Name	Koo Restaurant
Street Address	29 E Pembroke Rd
City, State, Zip	Danbury, CT 06811
County	Fairfield
Market	Greater Danbury
Sub-market	Danbury
Road Type	Paved
Market Type	Large
Nearest Highway	37
Nearest Airport	Westchester

BUILDING INFORMATION

Building Size	11,859 SF
Occupancy %	0.0%
Tenancy	Single
Number of Floors	2
Year Built	1845
Gross Leasable Area	8,310 SF
Construction Status	Existing
Framing	Wood
Condition	Good
Roof	ASPHALT
Free Standing	Yes
Number of Buildings	1
Walls	Drywall
Floor Coverings	Hardwood / Tile
Foundation	Concrete
Exterior Walls	Vinyl Sliding / Stone Mason

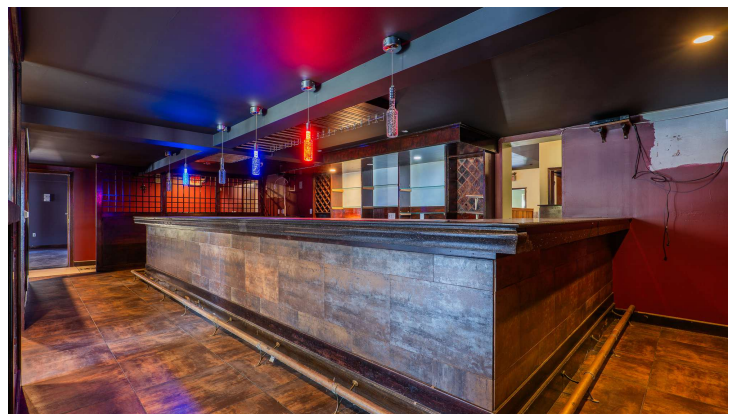
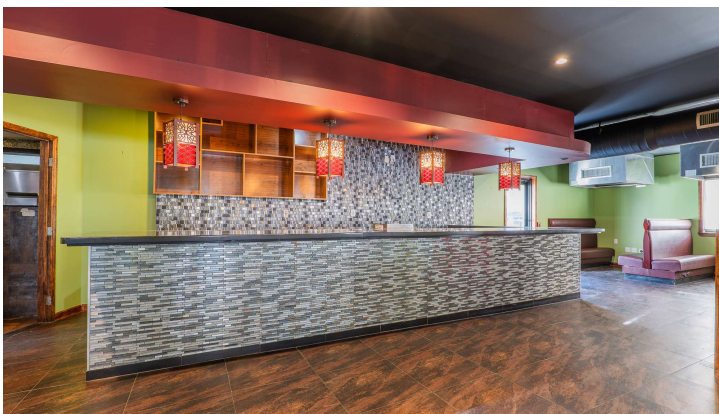
Additional Photos

**Koo Restaurant
29 E Pembroke Rd | Danbury, CT 06811**



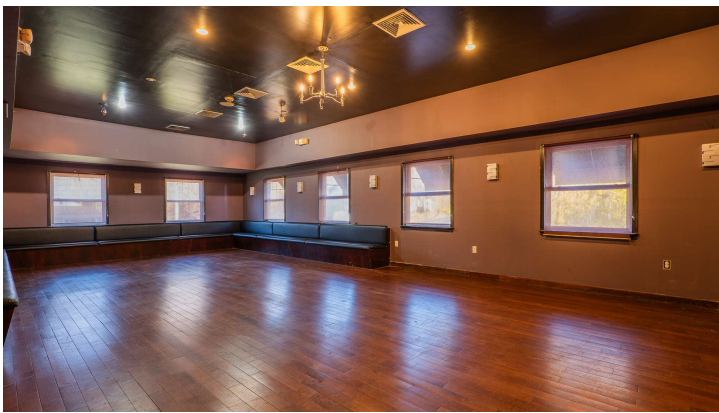
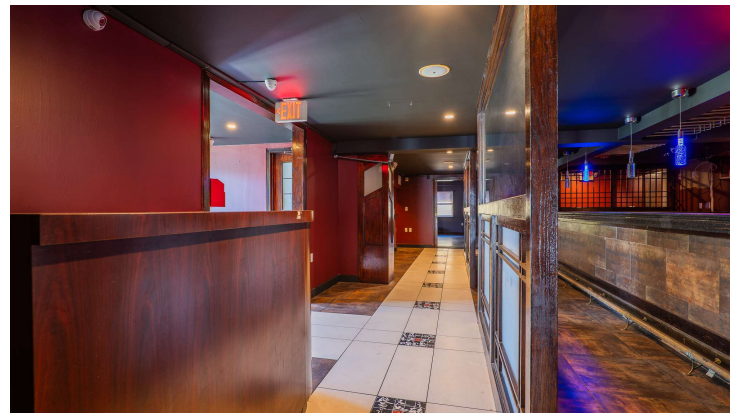
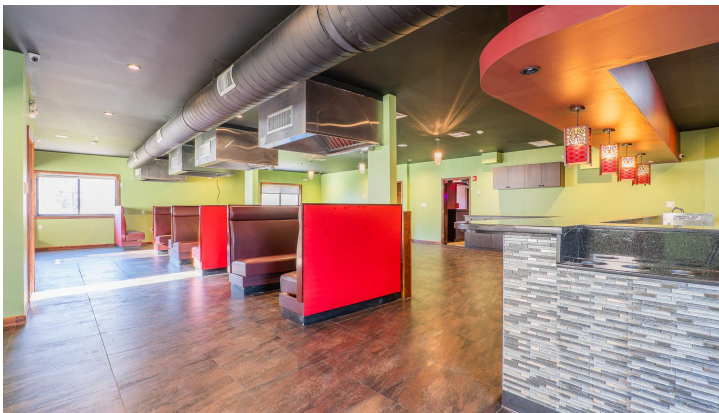
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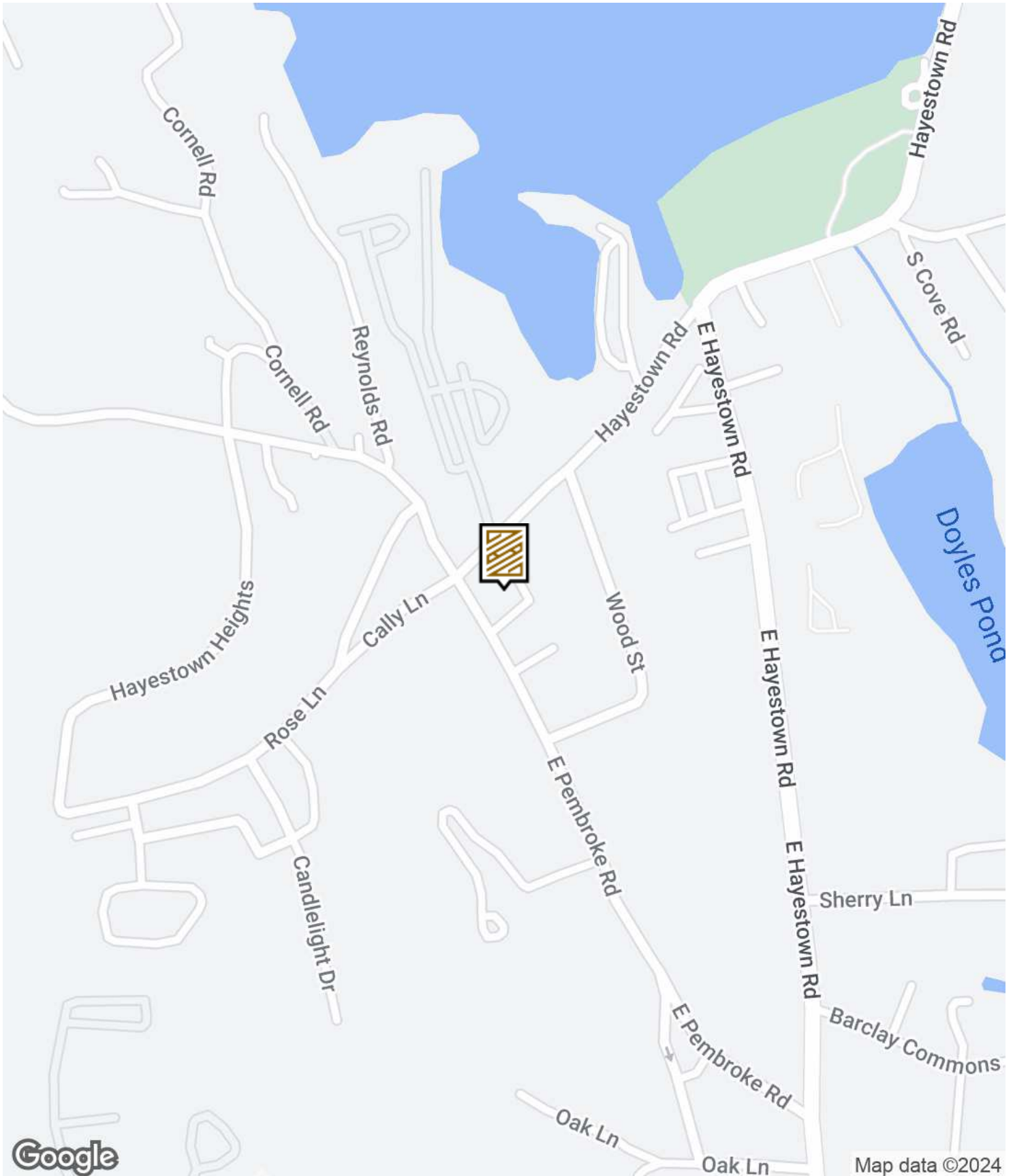
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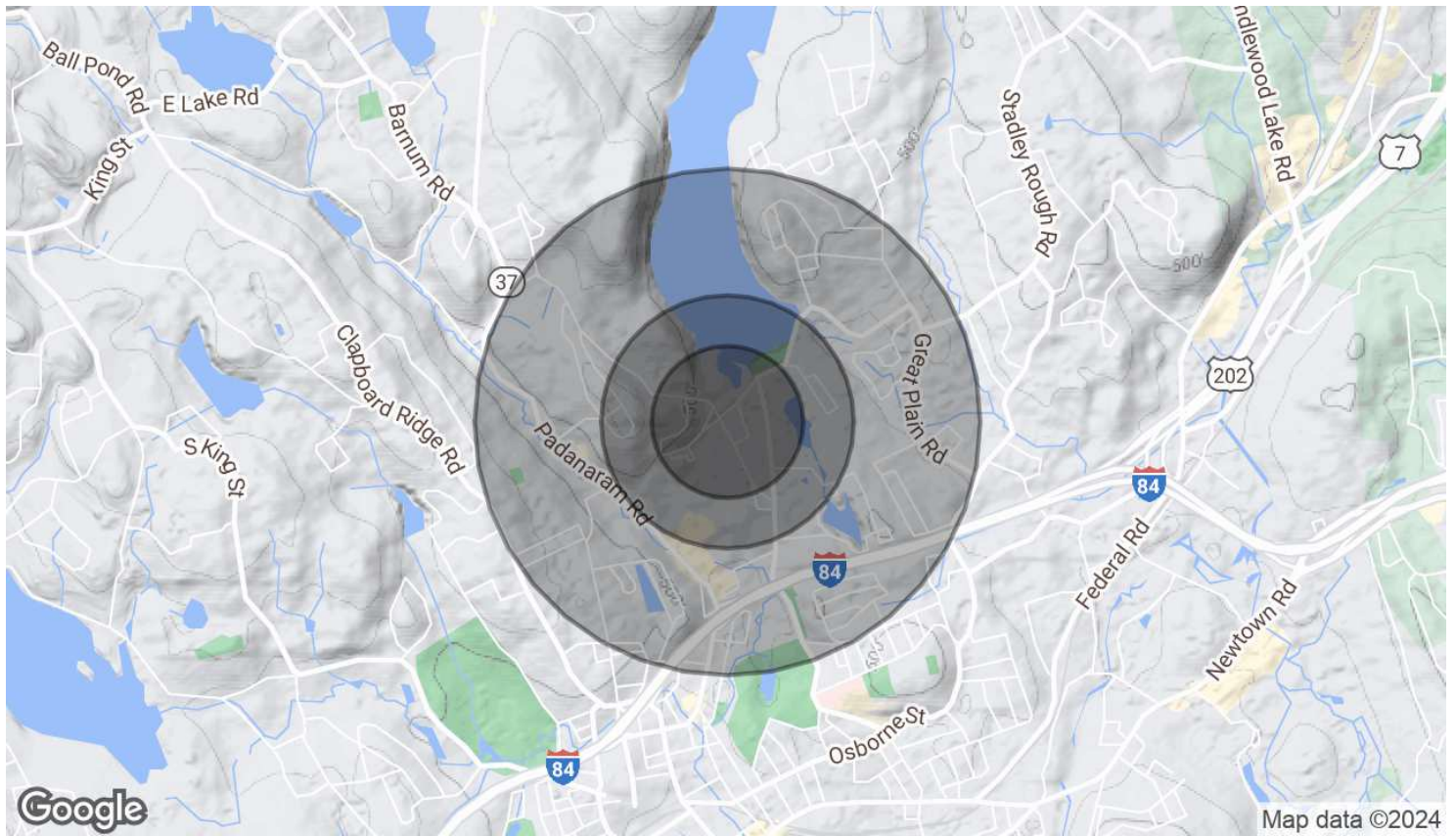
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Location Map

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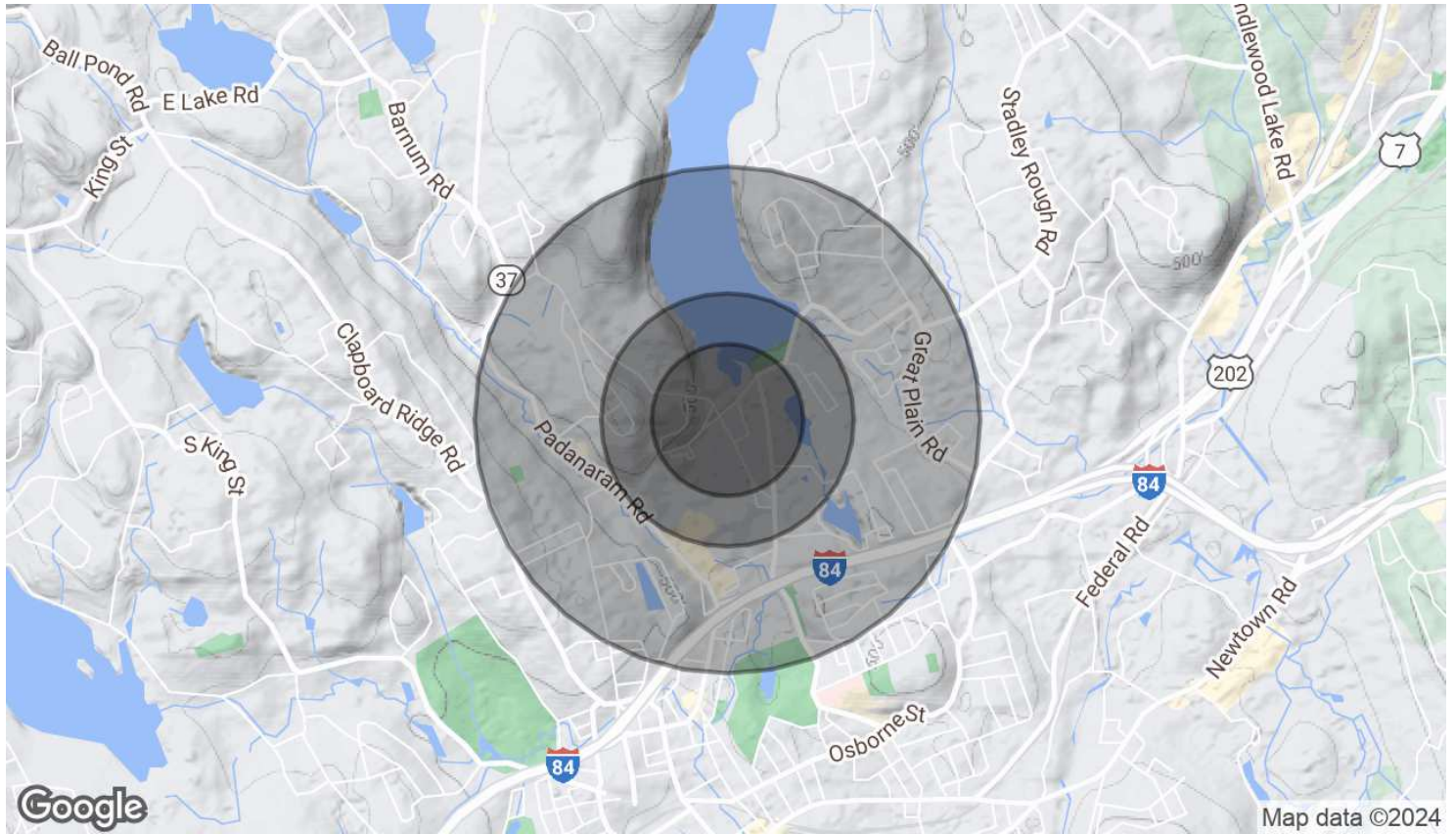




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,367	3,104	8,973
Average Age	40	41	42
Average Age (Male)	39	40	40
Average Age (Female)	41	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	561	1,258	3,382
# of Persons per HH	2.4	2.5	2.7
Average HH Income	\$109,035	\$118,851	\$125,951
Average House Value	\$289,500	\$327,871	\$391,421

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	620	1,516	4,343
% White	45.4%	48.8%	48.4%
Total Population - Black	124	265	734
% Black	9.1%	8.5%	8.2%
Total Population - Asian	192	376	799



% Asian	14.0%	12.1%	8.9%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	7	11	37
% American Indian	0.5%	0.4%	0.4%
Total Population - Other	240	518	1,743
% Other	17.6%	16.7%	19.4%

Demographics data derived from AlphaMap

Agents Contact

Koo Restaurant
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DOUG ROSE

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