



WILTON

WELLNESS CENTER

249 DANBURY ROAD, WILTON, CT



FOR LEASE

2nd Floor 9,440 RSF Available
(Divisible to 1,500 SF)

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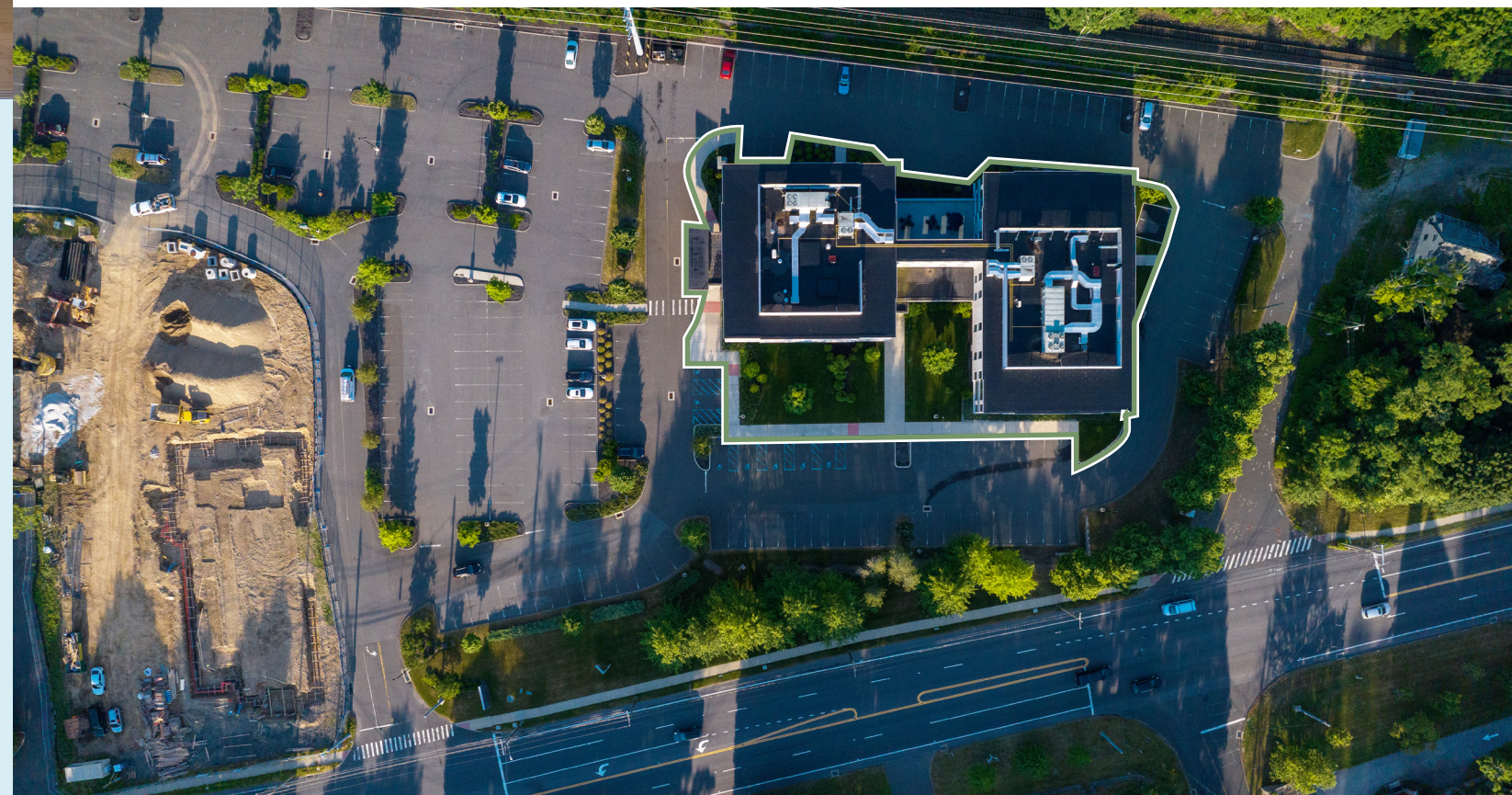
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BUILDING HIGHLIGHTS


FLOOR PLANS



Second Floor 9,440 SF (1,500 SF Divisible)





Prominent frontage on Route 7 with monument and building signage


Tenants include primary care, blood draw, orthopedics, PT, and many more



Two signalized access and egress points


Under-served corridor for healthcare


5/1,000 SF Parking ratio

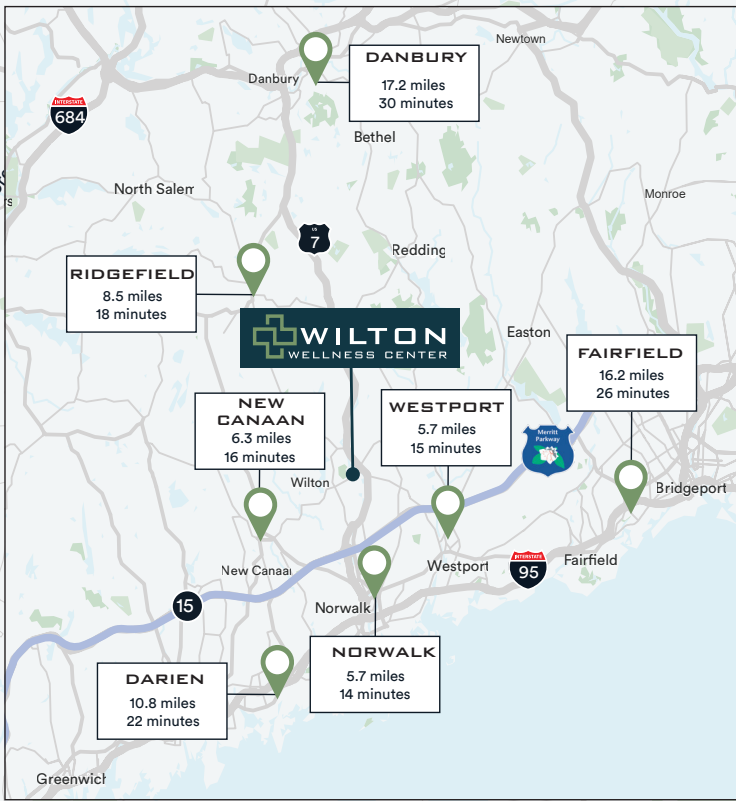

Covered drop-off with automated entry doors


New building systems


2 Elevators (1 gurney size)


Common roof terrace on 2nd floor


Walk to Wilton Center and Metro North



DEMOGRAPHICS			
Radius	1-Mile	3-Mile	5-Mile
Population	2,385	24,191	88,283
Households	1,011	8,791	32,672
2023 Avg HH Income	\$241,931	\$279,856	\$237,855



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