



SCALZO
COMMERCIAL
NEW DEVELOPMENT

2 RESERVE RD - RIVINGTON PLAZA

For Lease

Danbury, CT



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Scalzo Commercial & New Development

Property Summary



PROPERTY DESCRIPTION

A 17,500 SF retail building currently under construction and slated for completion in January 2027 offers a unique two-story design built into a sloping site, allowing ground-level access to both floors. The property can be subdivided into units as small as 1,460 SF, with a prime corner space featuring access to a private outdoor patio behind a retaining wall—ideal for restaurant or café use. Spaces will be delivered in vanilla box condition, including HVAC, restroom, ceiling, and lighting, with additional landlord contributions toward build-out considered on a case-by-case basis. This location is perfect for a variety of uses, including restaurant, deli, nail salon, medical, and general retail. Neighboring businesses include Hotel Zero, Ann's Place, Regional Hospice, and The Summit. Asking rent is \$30/SF NNN, with estimated additional charges between \$7 and \$8/SF.

LOCATION DESCRIPTION

The Rivington Plaza, Junction of Reserve & Woodland Roads, Danbury, CT. Located as the base of Rivington - surrounded by 3000 plus units. Highly visible location at a major crossroads serving Rivington, Abbey Woods, Crown Point, and other ongoing residential developments. The compact Trading area is bounded by I-84, Old Ridgebury, Woodland, and Saw Mill Roads.

PROPERTY HIGHLIGHTS

- Project under construction- will be available JAN 2027
- Perfect location for Medical, restaurant- CAFE - nail salon - medical use, and a wide range of retail uses
- Can be subdivided into spaces as low as 1460 SF
- Located as the base of Rivington - surrounded by 3000 plus units

OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Number of Units:	12
Available SF:	1,460 SF
Lot Size:	2.14 Acres
Building Size:	17,500 SF

DEMOGRAPHICS	3 MILES	6 MILES	9 MILES
Total Households	10,302	46,885	74,609
Total Population	28,164	128,453	202,048
Average HH Income	\$135,237	\$135,825	\$154,094

Property Details

Lease Rate	\$30.00 SF/YR
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LOCATION INFORMATION

Building Name	Rivington Plaza
Street Address	2 Reserve Road
City, State, Zip	Danbury, CT 06810
County	Fairfield
Market	Westchester/So Connecticut
Sub-market	Greater Danbury
Cross-Streets	Junction of Reserve & Woodland Roads
Township	Danbury
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	I-84
Nearest Airport	Westchester Airport

PROPERTY INFORMATION

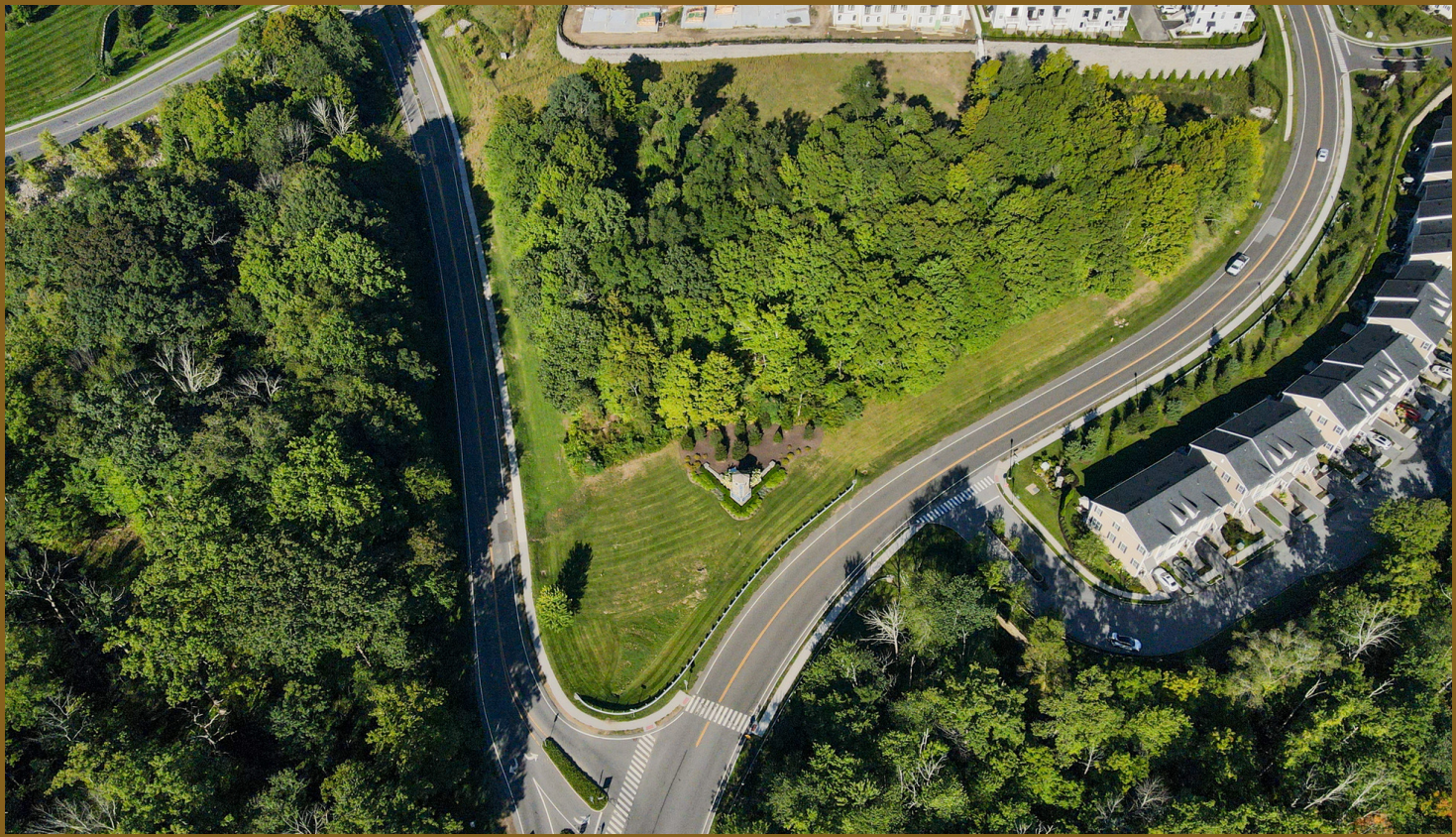
Property Type	Retail/Medical
Property Subtype	Strip Center
Zoning	PND
Lot Size	2.14 Acres
Corner Property	Yes
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	107

UTILITIES & AMENITIES

Security Guard	No
Central HVAC	Yes
Gas / Propane	Yes

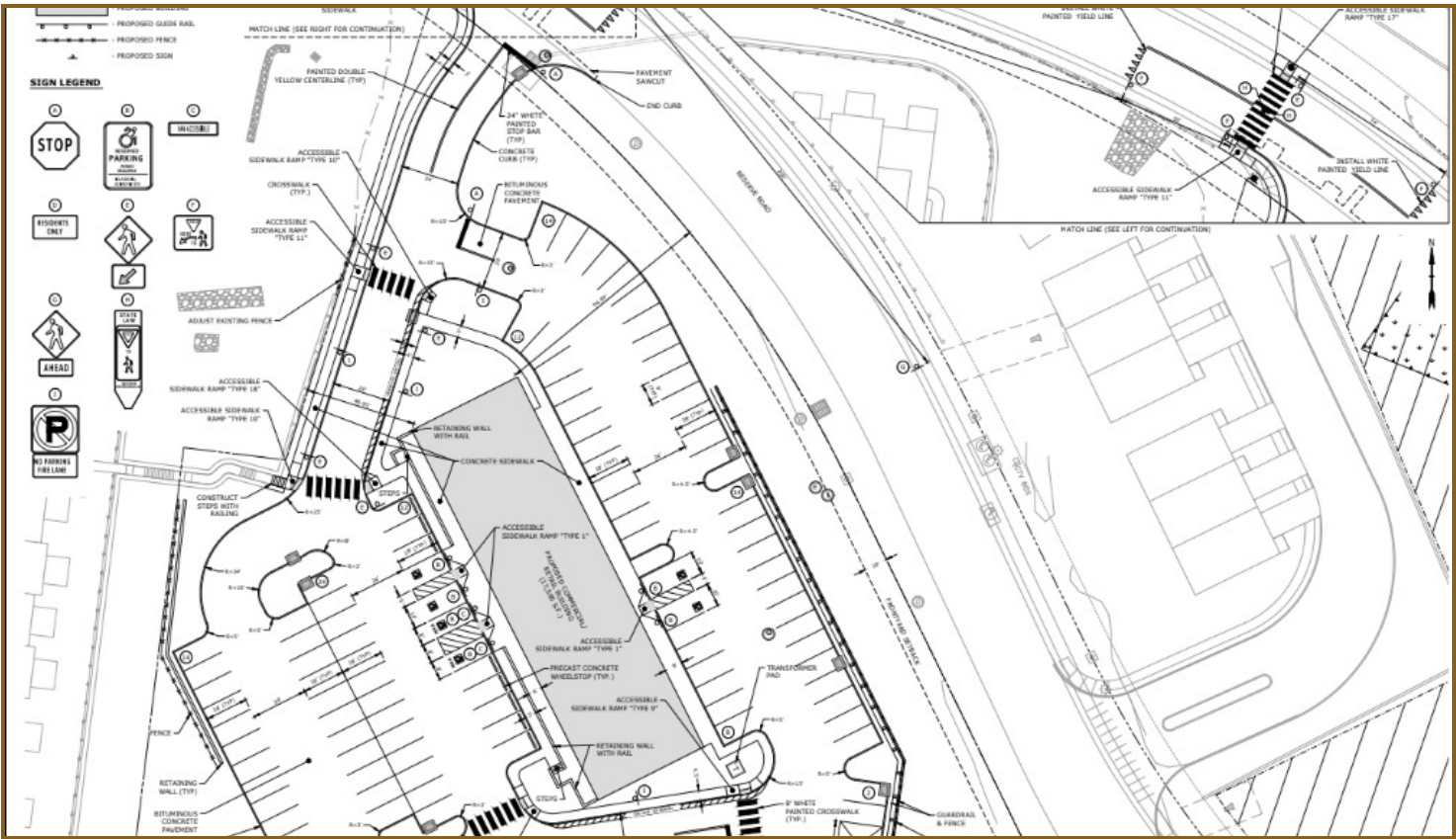
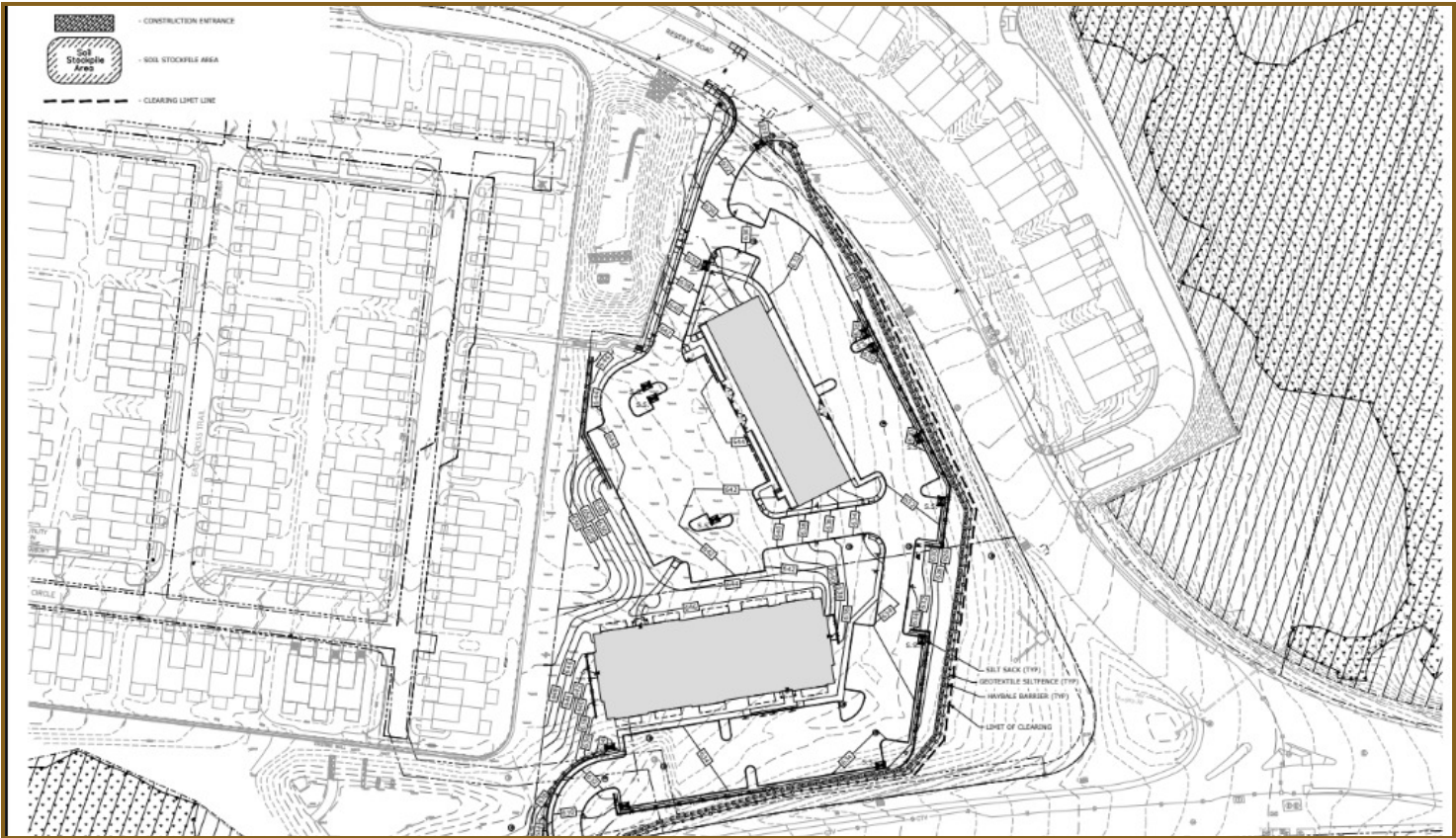


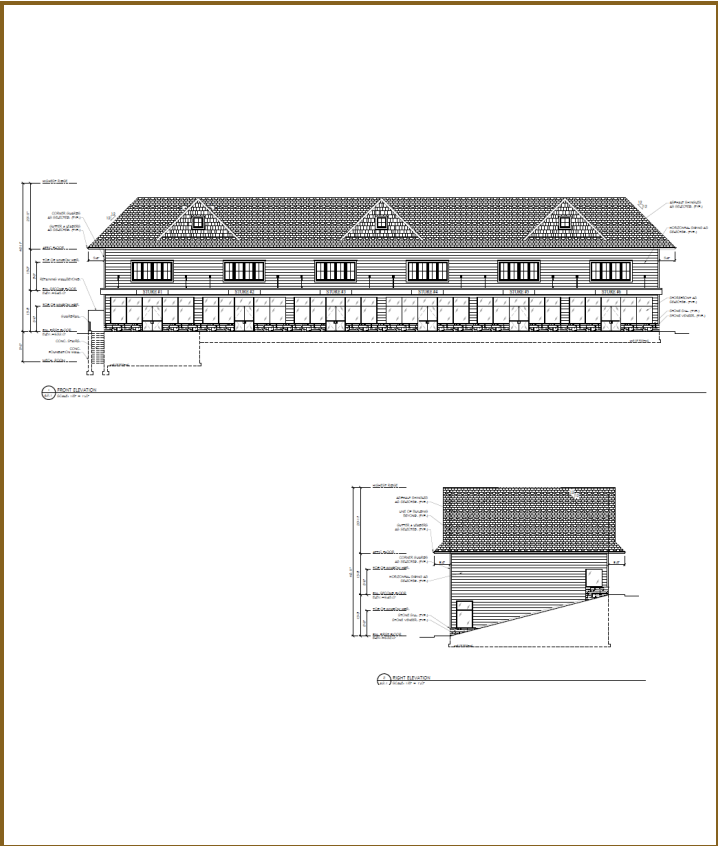
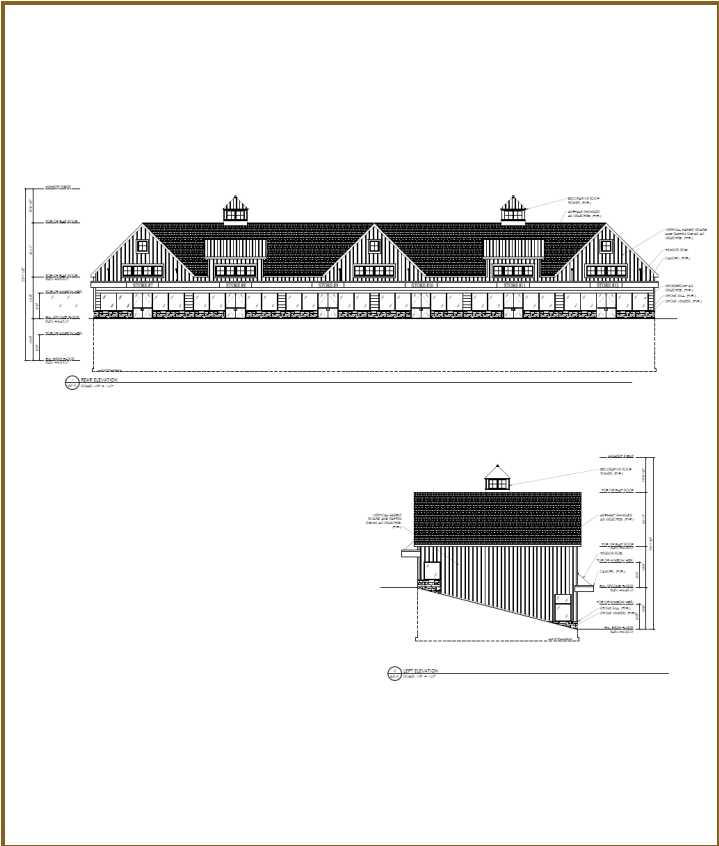
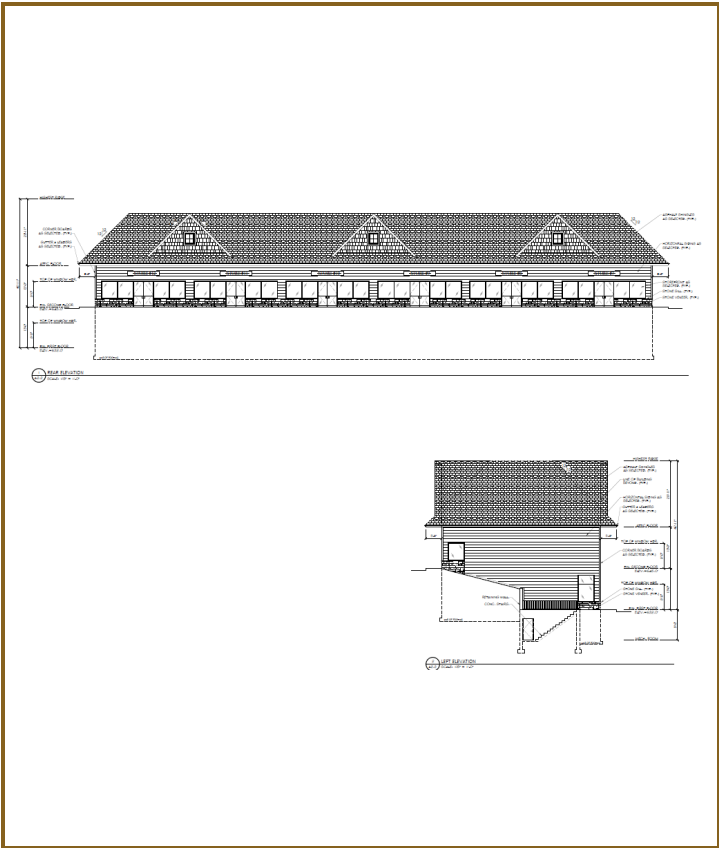
Available Spaces

LEASE INFORMATION

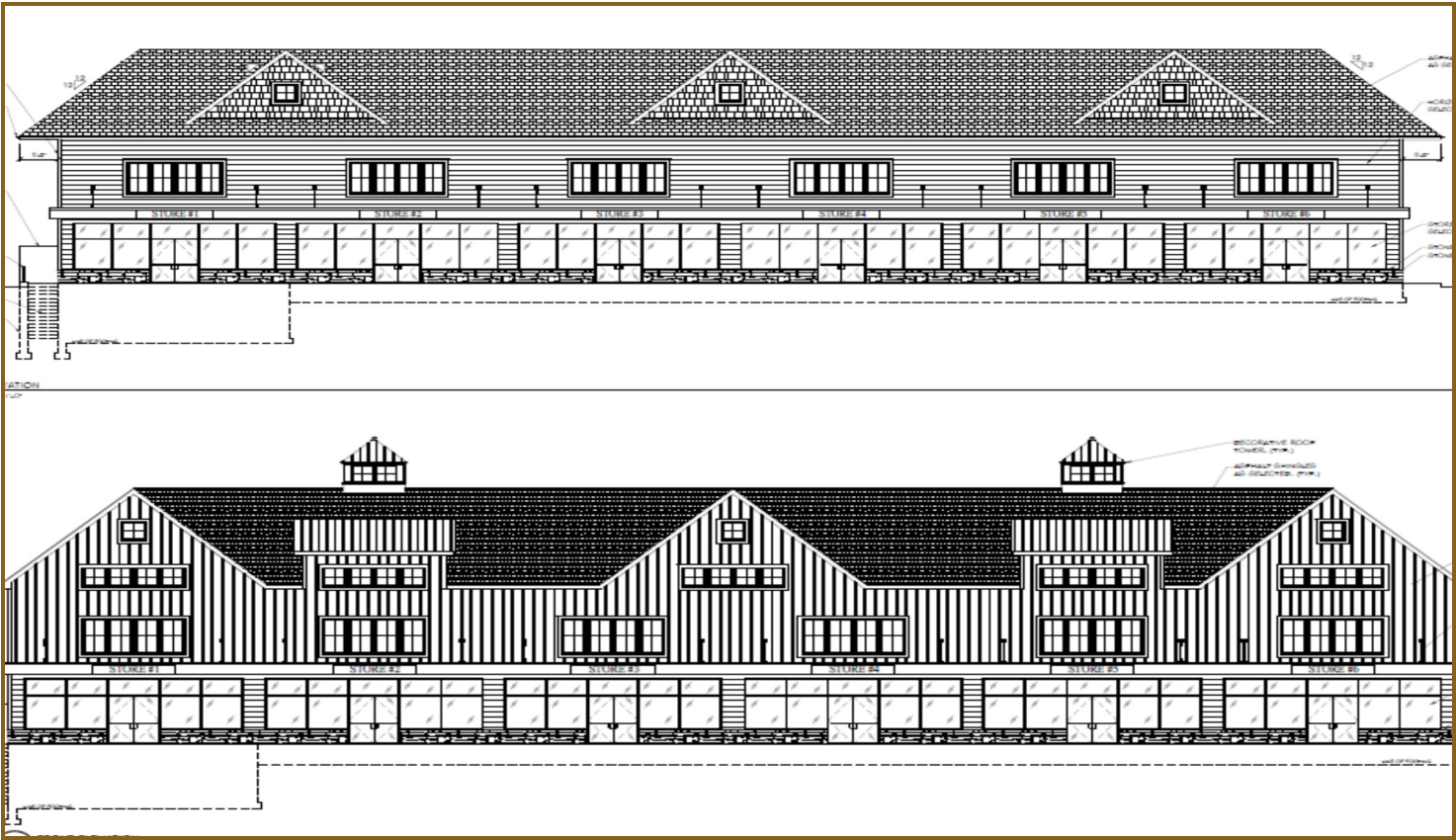
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,460 SF	Lease Rate:	\$30.00 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ 101	LEASED	1,460 SF	NNN	\$30.00 SF/yr
■ 102	LEASED	1,460 SF	NNN	\$30.00 SF/yr
■ 103	LEASED	1,460 SF	NNN	\$30.00 SF/yr
■ 104	Available	1,460 SF	NNN	\$30.00 SF/yr
■ 105	Available	1,460 SF	NNN	\$30.00 SF/yr
■ 106	Available	1,460 SF	NNN	\$30.00 SF/yr
■ 201	Available	1,460 SF	NNN	\$30.00 SF/yr
■ 202	Available	1,460 SF	NNN	\$30.00 SF/yr
■ 203	Available	1,460 SF	NNN	\$30.00 SF/yr
■ 204	Available	1,460 SF	NNN	\$30.00 SF/yr
■ 205	Available	1,460 SF	NNN	\$30.00 SF/yr
■ 206	Available	1,460 SF	NNN	\$30.00 SF/yr

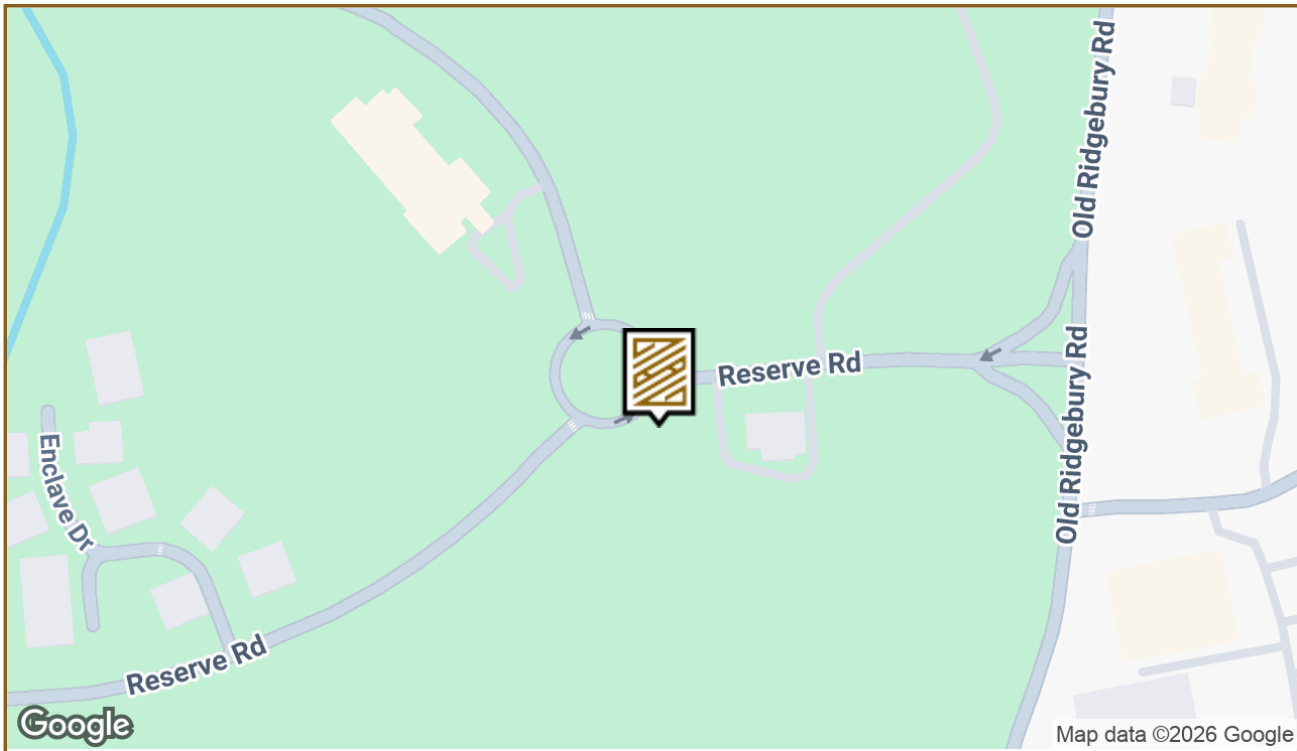




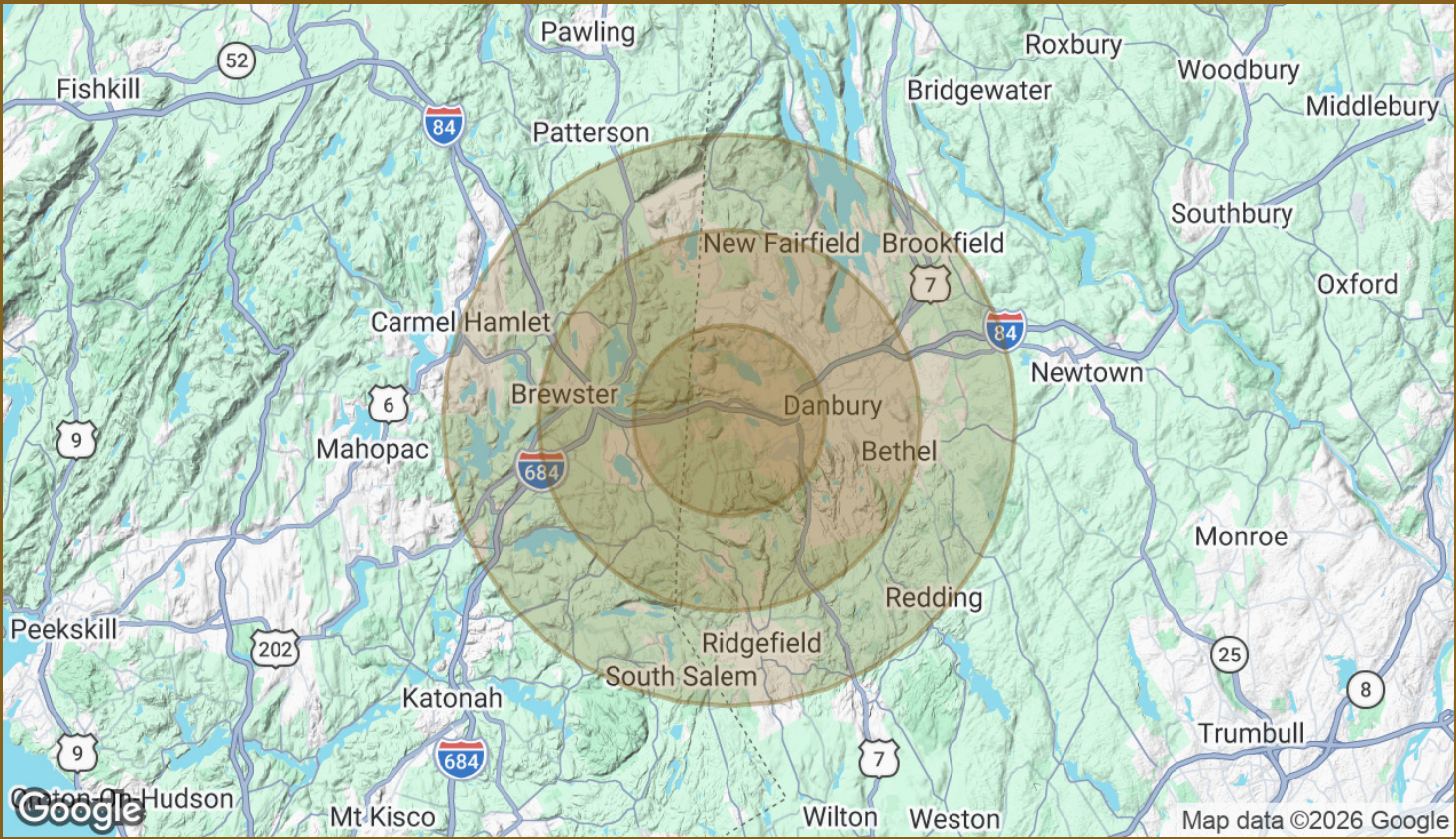
Additional Photos



Location Map

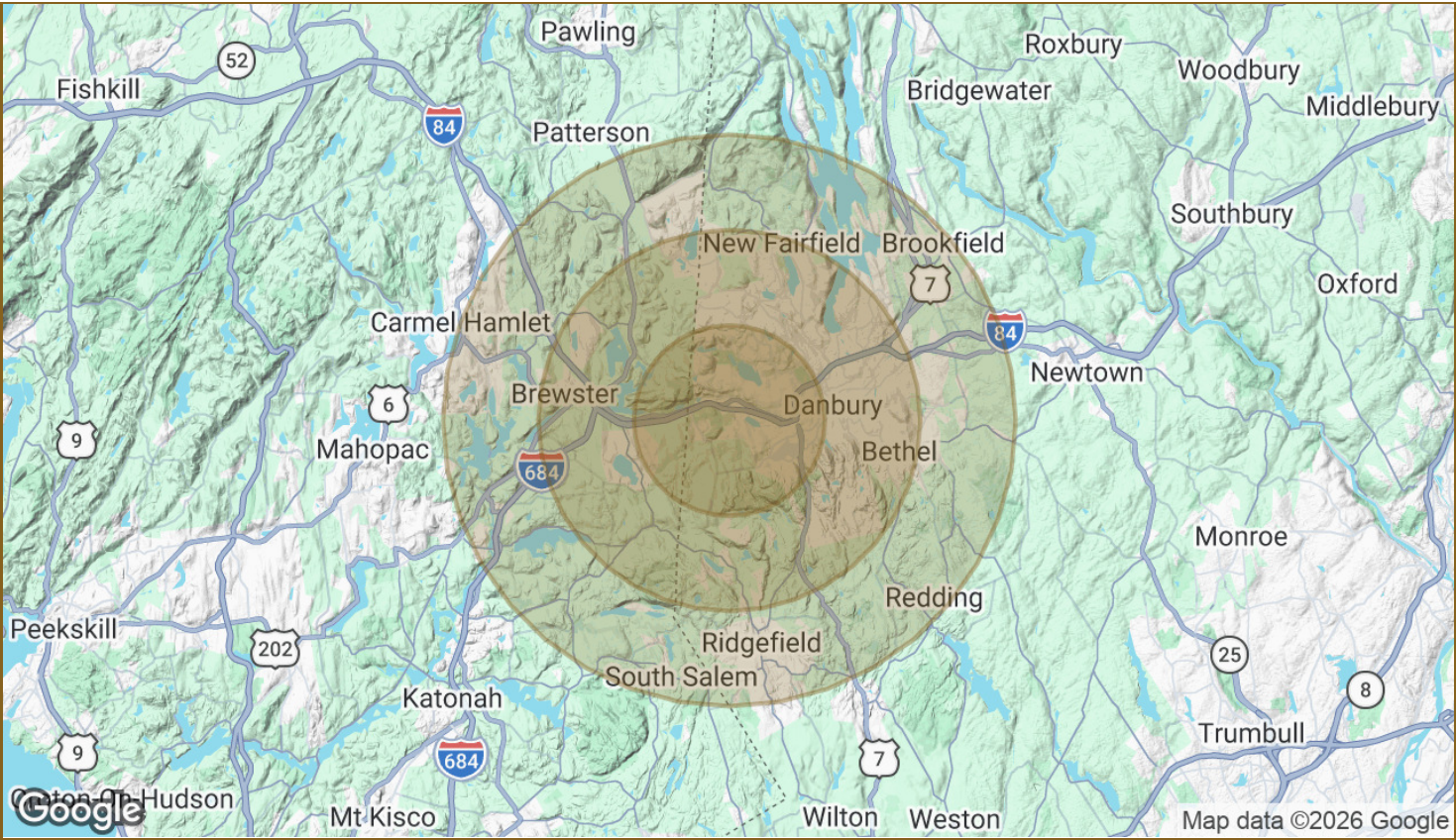


Demographics Map & Report



POPULATION	3 MILES	6 MILES	9 MILES
Total Population	28,164	128,453	202,048
Average Age	41	41	42
Average Age (Male)	40	40	41
Average Age (Female)	42	42	43
HOUSEHOLDS & INCOME	3 MILES	6 MILES	9 MILES
Total Households	10,302	46,885	74,609
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$135,237	\$135,825	\$154,094
Average House Value	\$528,290	\$476,784	\$539,821
RACE	3 MILES	6 MILES	9 MILES
Total Population - White	15,745	70,271	127,706
% White	55.9%	54.7%	63.2%
Total Population - Black	2,007	7,527	9,495
% Black	7.1%	5.9%	4.7%
Total Population - Asian	1,732	7,058	10,130

Demographics Map & Report



% Asian	6.1%	5.5%	5.0%
Total Population - Hawaiian	16	50	71
% Hawaiian	0.1%	0.0%	0.0%
Total Population - American Indian	118	723	955
% American Indian	0.4%	0.6%	0.5%
Total Population - Other	4,595	23,195	27,082
% Other	16.3%	18.1%	13.4%

Demographics data derived from AlphaMap

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