

SALE

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. 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
- Prime frontage on Route 7
- Ideal for retail or vehicle-related use

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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COMMERCIAL**
REALTY

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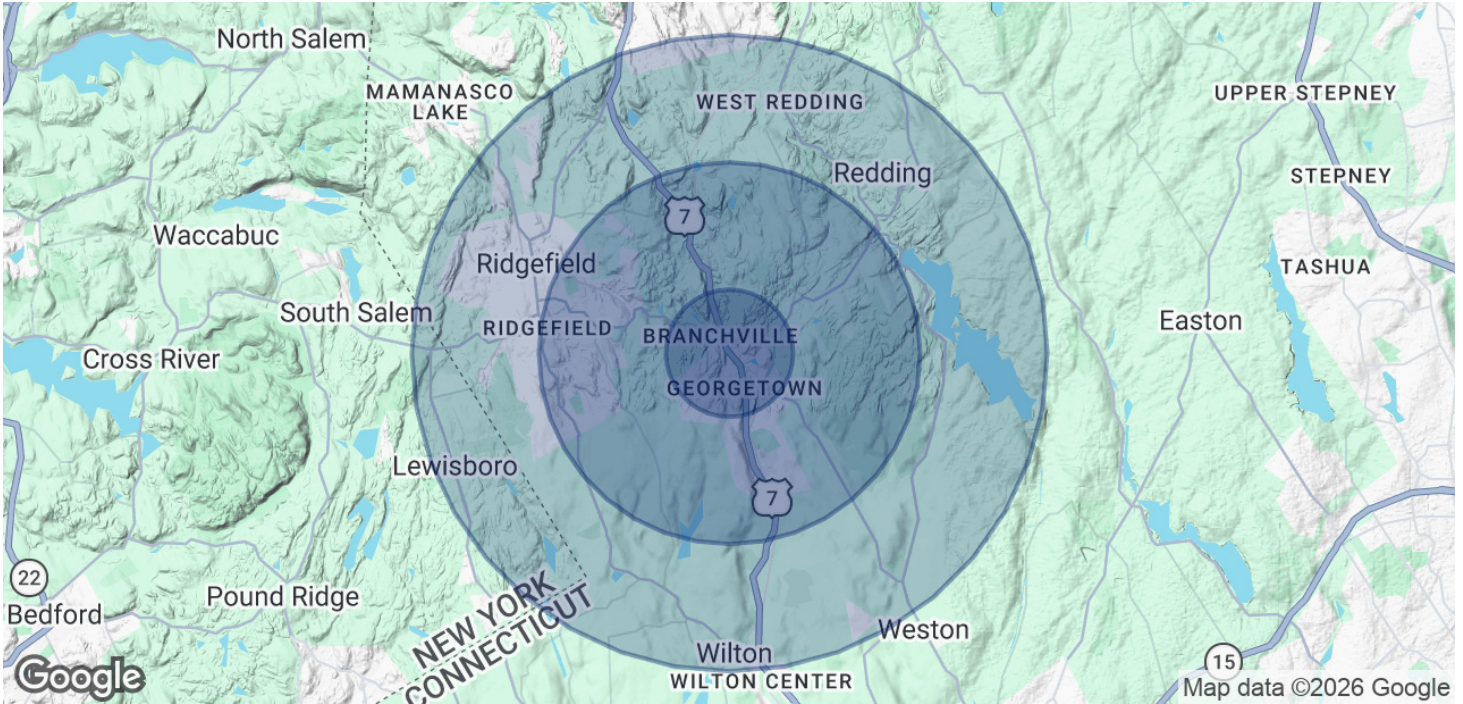
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,523	13,236	40,718
Average Age	45.3	45.6	45.8
Average Age (Male)	43.5	45	44.8
Average Age (Female)	47.2	46.5	46.7

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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