

4,773 RSF on 1.12 Acres

For Sale: Confidential Offering Memorandum

User/Investment Redevelopment Opportunity

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DANBURY ROAD

WILTON, CONNECTICUT

CBRE

CAPITAL MARKETS | INVESTMENT PROPERTIES



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

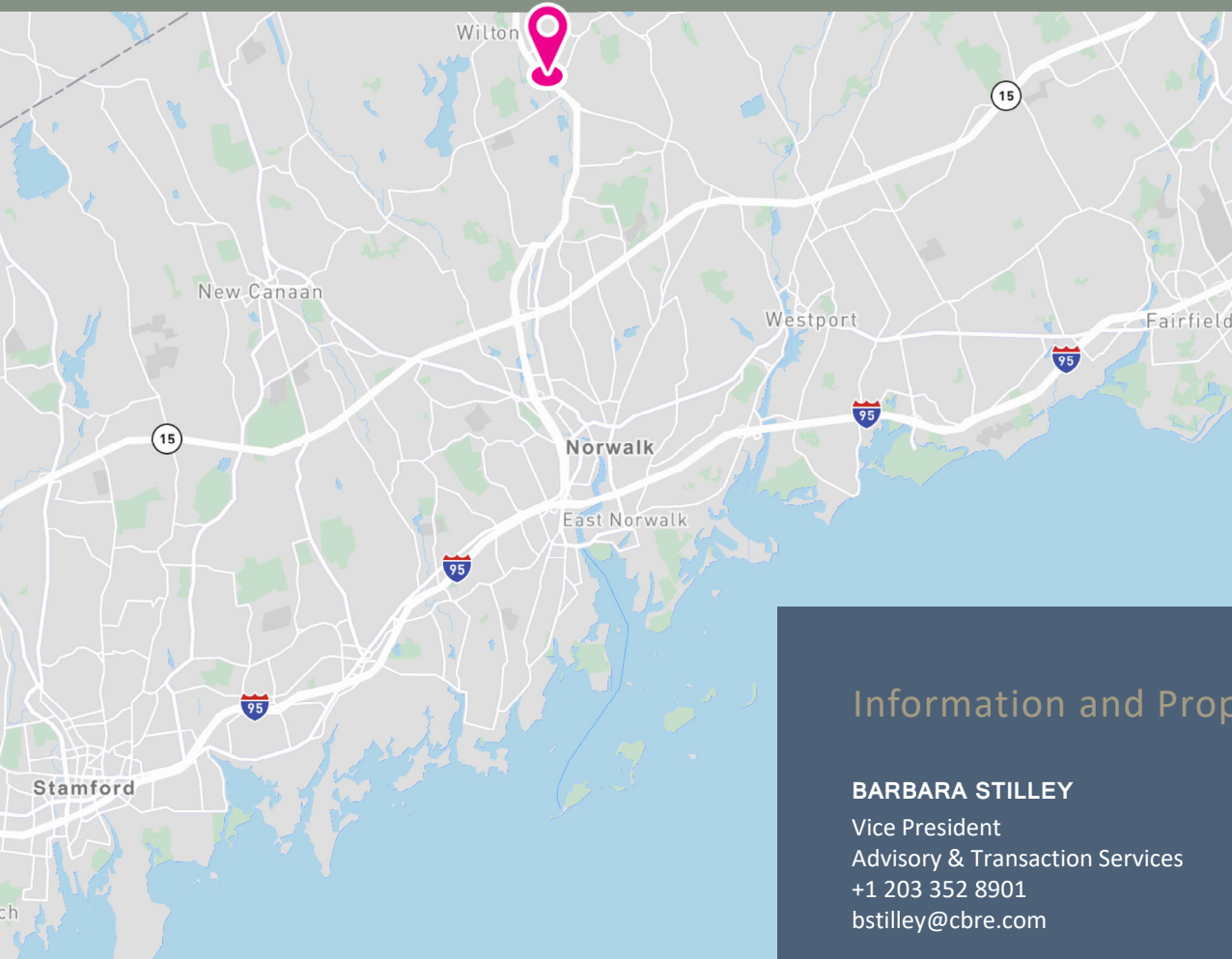
DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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WILTON, CONNECTICUT



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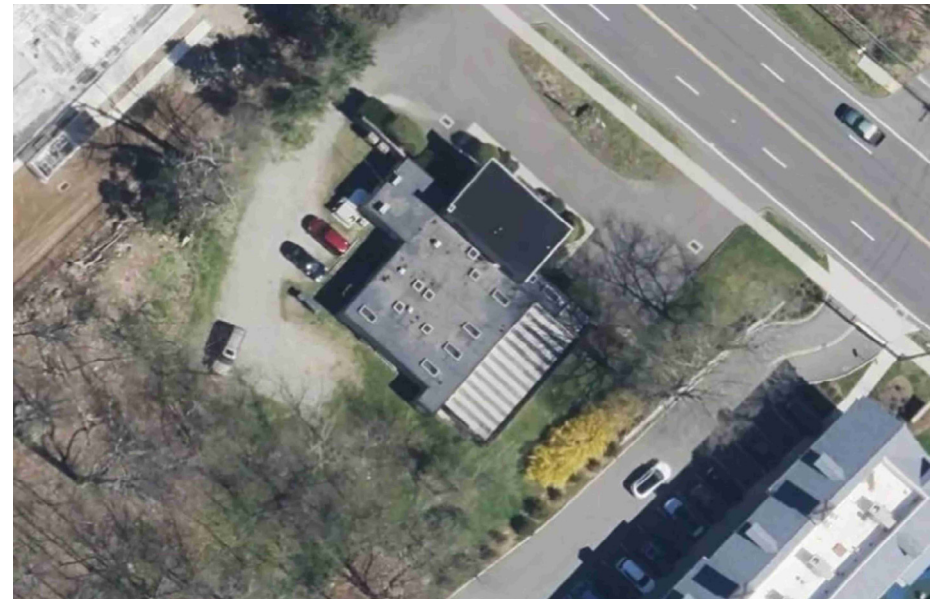
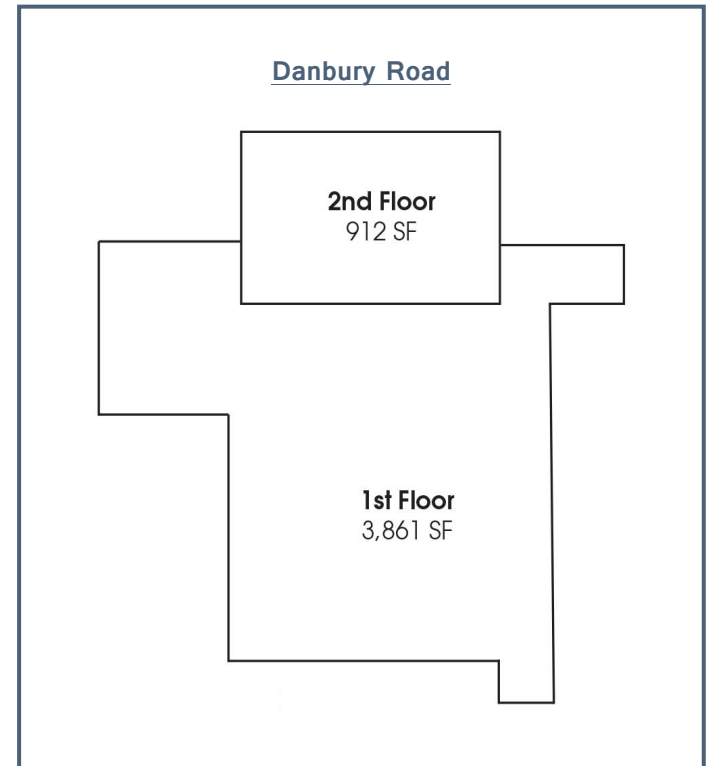
01 PROPERTY OVERVIEW

Property Features:

- > Existing 4,773 RSF 2-story building
- > 2 curb cuts with easy on-off from Route 7 South
- > Graded surface parking lot with ample parking
- > 1.12 acres with mature plantings and privacy
- > Signage opportunity
- > Sale Price: \$1,950,000
- > Zoning: General Business District (GBD)
- > 2023/2024 Real Estate Taxes: \$33,130

Building Features:

- > Steel and brick construction
- > 3,861 square feet of ground floor space
- > 912 square feet of second floor space
- > HVAC - central forced air
- > Heating - oil
- > Water / Sewer - city



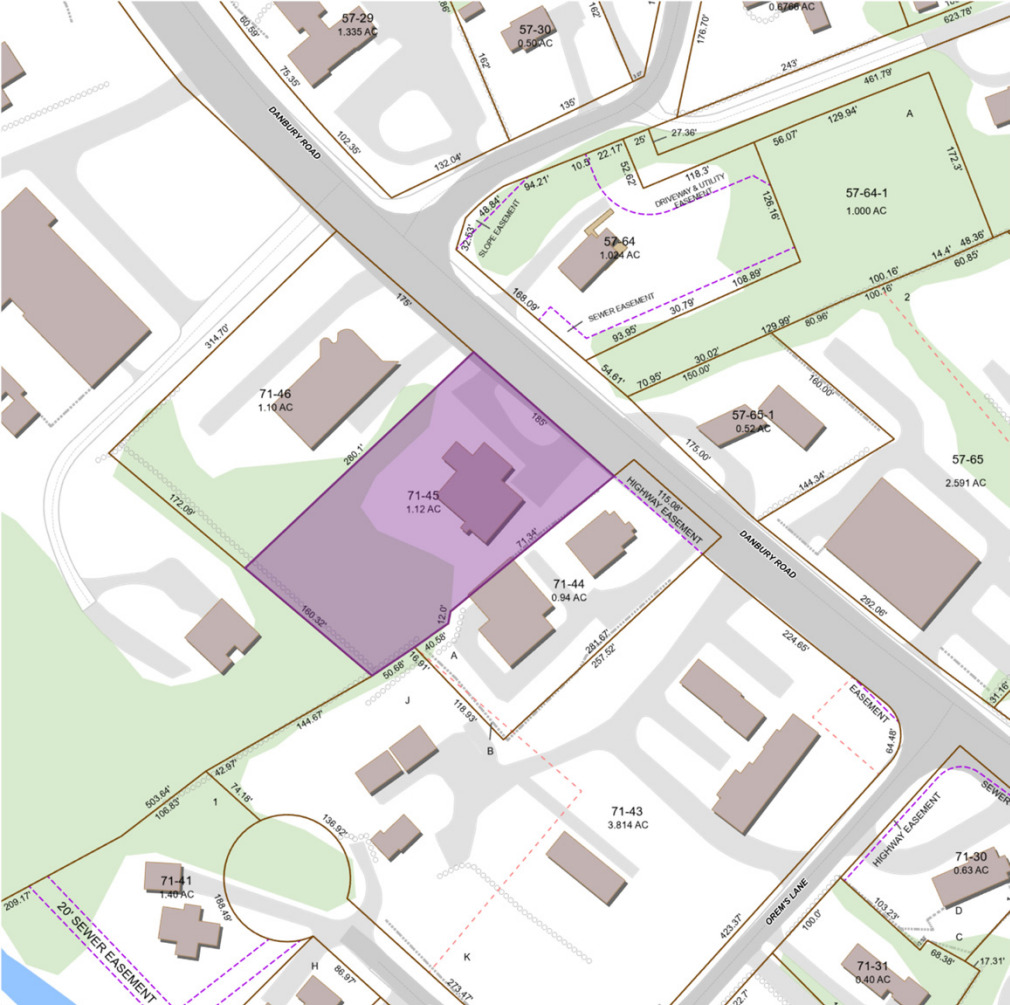
Redevelopment / Expansion Opportunity in Wilton's Most Flexible Zone

Main Zoning General Business District Approved Uses include:

- > Medical
- > Childcare Facility
- > Dining / Restaurant
- > Distribution
- > Veterinary Office
- > Home Décor
- > Pharmacy
- > Retail



Town of Wilton, CT Assessment Parcel Map: 215 Danbury Road



Date Printed: 4/13/2026

1 inch = 100 feet (approx)

Disclaimer: This map is intended for reference and general informational purposes only and is not a legally recorded map or survey. While reasonable effort has been made to ensure the accuracy, correctness, and timeliness of materials presented, the map vendor and the municipality disclaim any and all liability and responsibility for any errors, omissions, or inaccuracies in the data provided, including without limitation any liability for direct, indirect, incidental, consequential, special, exemplary, punitive, or any other type of damages. Users are hereby notified that the primary information source should be consulted for verification of the data contained herein. Continued use of this map acknowledges acceptance of these terms.

02 MARKET OVERVIEW

Fairfield County

Fairfield County, Connecticut’s most populous county including four of the State’s top 10 largest cities – Bridgeport (1st), Stamford (2nd), Norwalk (6th) and Danbury (7th). Routinely ranked as one of the most affluent counties in the United States, Fairfield County provides a good quality lifestyle, which has drawn a large population of well-educated, affluent, white-collar residents. Fairfield County is also one of the premier locations in Connecticut due to its access to the entire Metro NY region and its efficient transportation network. The vast network of major roadways as well as train, bus and airport services highlight the regional locational value of Fairfield County. This convenient accessibility has led to the county becoming the preeminent business center in the state.

Town of Wilton

The Town of Wilton is found in central Fairfield County surrounded by Ridgefield to the north, Weston to the east, Westport and Norwalk to the south and New Canaan to the west. Over the past two decades, the town has experienced an influx of office, residential and retail development enhancing the streetscape and long-term economic viability of the area. Wilton serves as a desirable location for both residents and businesses due to the town’s convenient access to major regional highways and Metro North railway system. According to Niche.com, Wilton ranks number 15 out of 253 for the “2026 Best Places to Live in Connecticut” based off quality of local schools, crime rates, housing trends, employment statistics and more. Wilton ranks number 7 in Best Places to Raise a Family in Connecticut and number 11 among the places with the best public schools in Connecticut.

215 Danbury Road is easily accessible by a population of 26,072 within three miles and 92,821 within five miles. Within the three-mile radius 87.6% of the employment base is in white collar professions. Both the average household income and household value of the 3-mile radius are considerably higher than Fairfield County. The Town of Wilton boasts an extremely strong average household income and household value. The adjacent table highlights the property’s surrounding demographics.

Demographic Overview

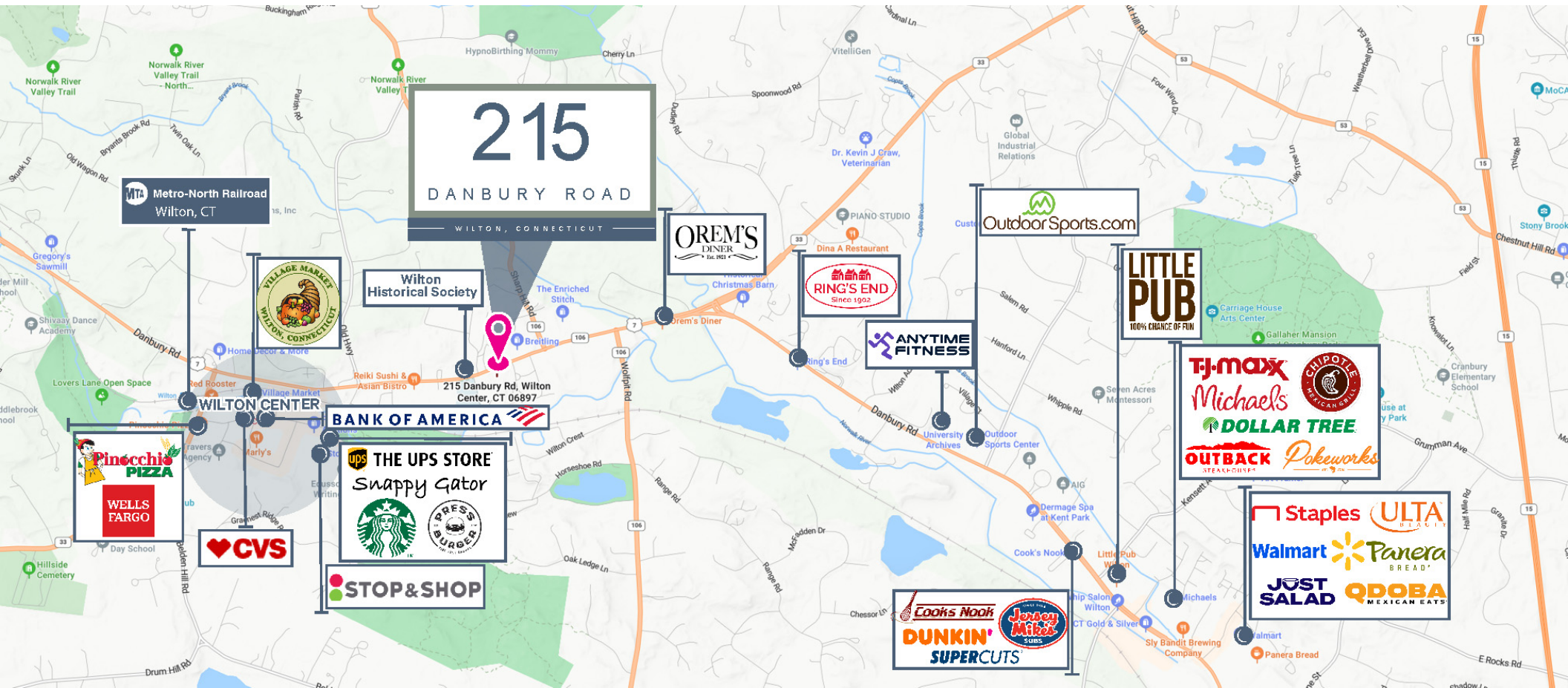
	1-MILE	3-MILE	5-MILE	TOWN OF WILTON	FAIRFIELD COUNTY
<u>Population</u>					
2025 Estimated	2,998	26,072	92,821	18,431	954,286
2030 Projection	3,151	26,536	92,991	18,577	956,248
<u>Households</u>					
2025 Estimated	1,243	9,694	34,777	6,273	359,415
2030 Projection	1,317	10,045	35,262	6,397	364,627
<u>Household Income</u>					
2025 Avg. HH Income	\$283,974	\$297,118	\$272,207	\$336,174	\$192,039
<u>Housing Value</u>					
2025 Avg. Home Value	\$988,129	\$990,867	\$1,007,919	\$999,354	\$784,312
<u>Education</u>					
	% of Population With Associates Degree or Higher				
	83%	77%	73%	80%	59%

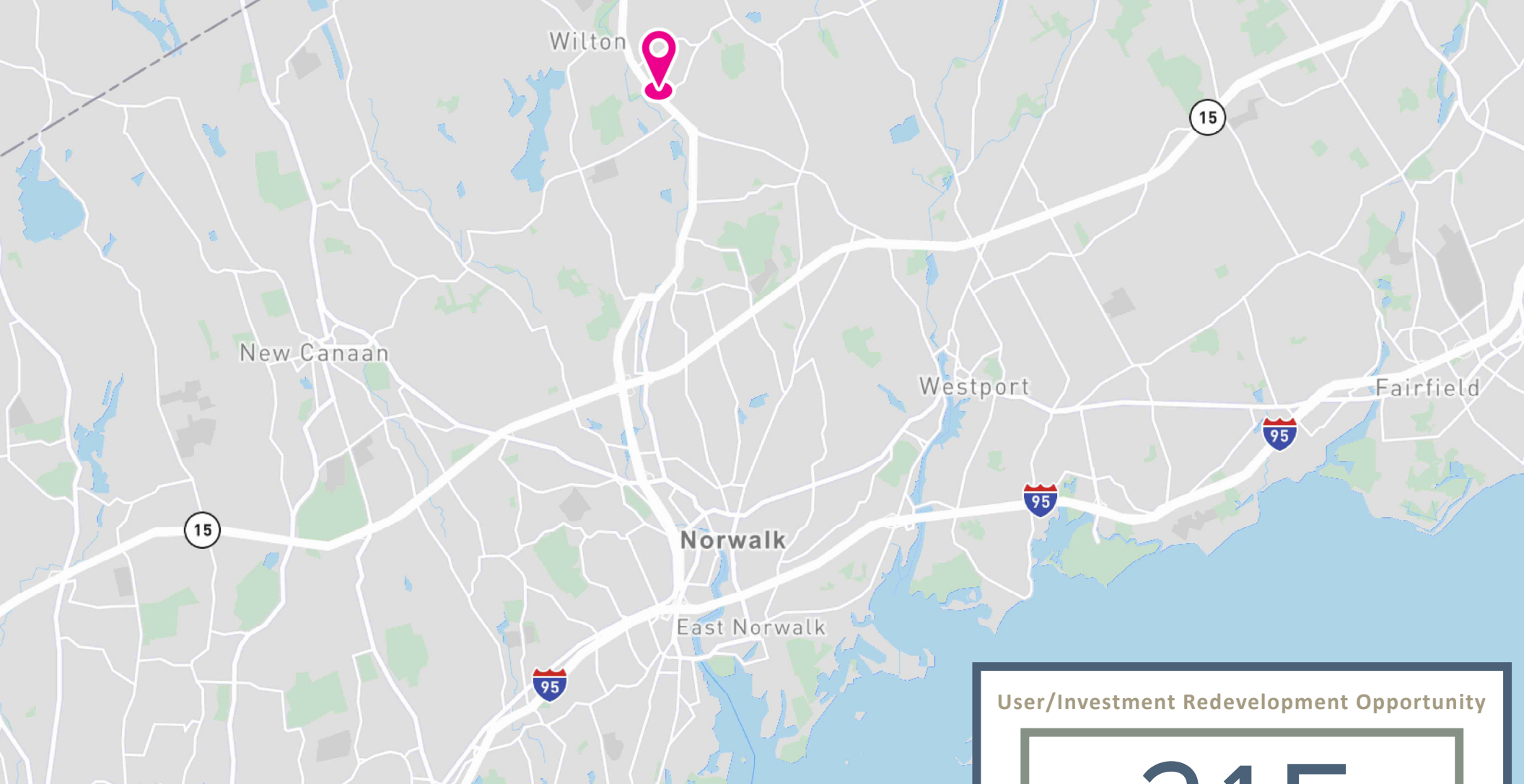
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In the Heart of Historic Wilton

- > A true Live / Work / Play location
- > Adjacent to Wilton Historical Society
- > Norwalk River Valley Trail
- > Weekly Farmer's Market in Wilton Center
- > Property is located on Route 7 / Danbury Road
- > 1+/- mile to Wilton Metro-North train station with direct service to Grand Central Terminal
- > 3.5+/- miles to Merritt Parkway
- > 6+/- miles to Interstate 95





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