

37-45 Tokeneke Road, Darien, CT



For Sale – Price Upon Request

Downtown Darien, CT

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*The Partners
Commercial Real Estate Services, Inc.*

Location, Market & Community Highlights

Darien, Connecticut – 39 Tokeneke Road

Located in the affluent coastal community of Darien, 39 Tokeneke Road offers a premier location within one of Fairfield County's most desirable and business-friendly markets. Positioned near the town center and Metro-North station, the property benefits from exceptional accessibility, strong demographics, and a refined New England setting that appeals to both professional office users and investors.



Location & Accessibility

- Conveniently located just off Interstate 95 and minutes from the Darien Metro-North Station on the New Haven Line, providing direct commuter rail access to New York City in approximately one hour.
- Excellent regional connectivity via I-95, the Merritt Parkway, and Route 1 allows easy access to Stamford, Greenwich, Norwalk, and the broader Fairfield County market.
- Walkable access to downtown amenities, restaurants, banking institutions, and retail services enhances convenience for employees, clients, and visitors.
- Nearby municipal parking and pedestrian-friendly streets contribute to a highly functional and attractive business environment.

Vibrant Retail & Dining Environment

- Downtown Darien features an upscale mix of boutique retailers, specialty shops, professional services, and nationally recognized brands.
- A thriving dining scene—including cafés, fine dining establishments, wine bars, and casual eateries—creates steady daytime and evening activity.
- Wellness-oriented businesses, fitness studios, salons, and lifestyle services reinforce the town's high-end consumer profile and quality-of-life appeal.
- Ongoing investment and revitalization within the downtown district continue to strengthen the area's long-term commercial vitality.



Location, Market & Community Highlights



Professional & Lifestyle Amenities

- Darien is home to a strong concentration of financial advisors, private investment firms, attorneys, medical professionals, and boutique corporate offices.
- Proximity to executive housing, luxury residences, country clubs, marinas, and coastal recreational amenities enhances employee and client experience.
- The community's affluent demographics, highly educated workforce, and strong household incomes support sustained demand for quality commercial space.
- Nearby hotels, cultural attractions, and regional business centers provide additional convenience for corporate users and visitors.

Community Character

- Darien's tree-lined streets, coastal charm, and architecturally refined downtown create a prestigious and welcoming business atmosphere.
- The town is widely recognized for its exceptional public schools, strong civic engagement, and high quality of life, attracting executives, entrepreneurs, and professional families.
- Active local organizations, seasonal events, and community programming foster a vibrant and connected business environment.
- Strict planning and zoning standards help preserve the character and long-term value of commercial properties throughout the town.

Why This Location Works for Office Tenants & Investors

- Strategic Fairfield County location with immediate access to transportation infrastructure and affluent consumer demographics.
- Strong visibility and accessibility within one of Connecticut's most stable and desirable commercial submarkets.
- Limited inventory of well-located office and mixed-use properties supports long-term leasing and investment fundamentals.
- Proximity to major employment centers including Stamford and Greenwich enhances regional business connectivity.
- Darien's reputation, demographic strength, and constrained development environment continue to support premium commercial values and sustained tenant demand.



Property Overview

- **Land** - .122 Acres
- **Operating Expenses**
 - Real Estate Taxes - \$15,189 (2025)
 - Building Insurance - \$13,325 (April 2026 - April 2027)
 - Utilities - \$20,898
- **Parking**
 - One (1) parking space on site, plus garage (1-car).
 - Street parking and large municipal lot in the rear of the building.
- **Zoned** - CBD (Central Business District)
 - Current Use - Retail & Office
- **Improvements** - A two-story, wood frame retail/professional office property
- **Roof** - Replaced in 2005
- **Building Systems**
 - **Hot Water Heater** - Replaced 2017. Serves entire building.
 - **Boiler (Oil)** - Replaced 2015. Oil tank is above ground (rear of building).
 - Heating and Cooling - Heat, a central boiler services the entire building. Airconditioning, window units serve each space, except the 750 square feet space (Wiggles & Giggles), which has central air conditioning.
- **Utilities** - Telephone, electricity, public water and sewer (no gas).
 - Each Unit has a separate meter (meter closet located behind Wiggles & Giggles Unit).
- **Fully sprinklered building**, including basement

The Property benefits from:

- Existing retail cash flow
- Well supported by adjacent municipal parking and available street parking
- Walkable downtown location
- Metro-North train accessibility
- Affluent demographics
- Diversified tenancy
- Future lease restructuring upside

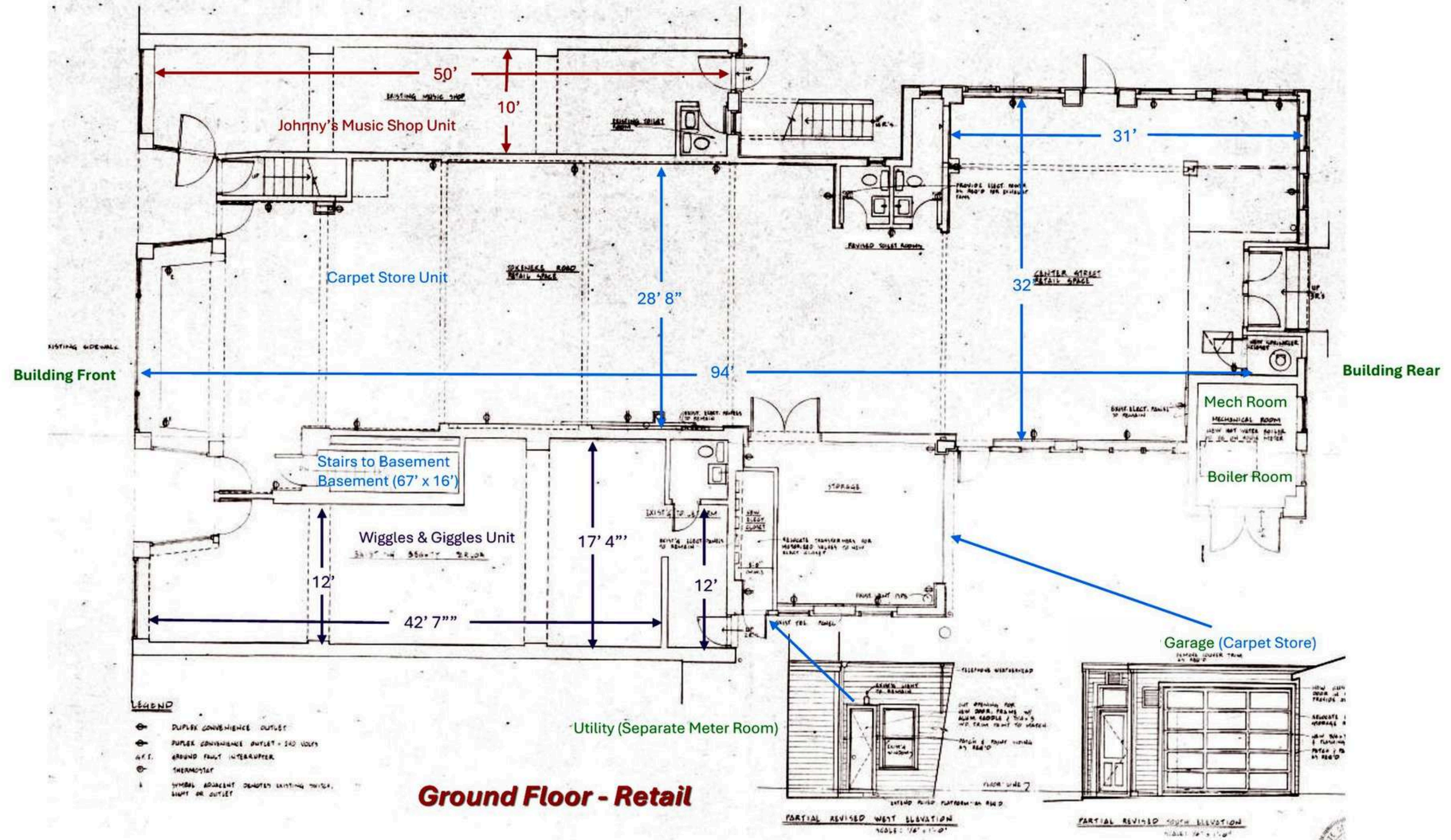
Upside - Value Added Potential:

- Increase the below market rents (currently month-to-month leases)
 - Factor in the basement and garage square feet into the new rents.
- Restructure the leases
 - Landlord is currently paying for real estate taxes, building insurance, oil, water and rubbish removal. Shift these expenses to the tenants.



Ground Floor - Retail Space Plan

Retail units, garage, utility, basement access and building front/rear orientation





Existing Tenancy, Rental Income & HVAC Profile

	Use	Assessor SF	Lease SF	Rent/Month	Rent/Year	Tenant	Heat	A/C	Notes
Attic	Office 2 nd Flr.					Office 2 nd Flr.			
Basement		1,100	1,100			Darien Carpet			
Ground Flr. (Unit 1)	Retail	2,554	2,242			Darien Carpet	Central Boiler - ceiling diffuser	Window Units	Incl. 200 SF Garage & 1 parking space
Ground Flr. (Unit 2)	Retail	1,765	750			Wiggles & Giggles	Central Boiler	Central AC	
Ground Flr. (Unit 3)	Retail		450			Johnny's Records	Central Boiler - ceiling diffuser	Window Units	
Second Flr.	Office	1,100	1,000			Vacant	Central Boiler - Radiator	Window Units	Includes Attic space
Total Gross Area (*)		5,419	4,442						
		Total Month/Year Rent		\$12,550	\$150,600				
(*)	Total Gross Area excludes basement, attic and garage.								
	Note: Existing tenant leases are structured as gross leases plus tenant-paid electric (separate meter for each unit). All leases are currently month-to-month. Total Monthly/Year Rent includes vacant office unit. All the Units, including the Basement are fully sprinklered.								



SECTION 720. CENTRAL BUSINESS DISTRICT ZONE (CBD)

[Added/Amended 8/11/2019]

721. Background and Purposes

The Central Business District Zone is the Town's primary business area and is intended to be the focal point for retail and business and professional office activities with apartments encouraged on upper floors. These Regulations are designed to encourage the orderly development of this district in a manner which encourages the preservation of the existing architectural character of this zone and, at the same time, to provide the opportunity for creative and flexible architectural design. The sound inter-relationship of buildings to plazas and open spaces, provisions for proper pedestrian and vehicular circulation and consolidated central parking areas, and encouragement of a mix of housing and business uses which are necessary and desirable to serve the needs of the residential community are also specifically addressed in these Regulations. These Regulations are designed for Commercial Sales and Service uses (except for certain Financial Service uses) on the first floor areas and to provide sufficient spaces for Business and Professional Offices and encourage Dwelling Units in second floor spaces. The intent is to strengthen the viability of housing and retail business in the Central Business District and to foster pedestrian activity as fully as is practical and to enhance the walkability of the Central Business District.

[Amended 6/29/2008; 11/19/2017; 12/24/2017]

Permitted Principal Uses

The following principal uses shall be permitted subject to approval of a Zoning Permit in accordance with Subsection 1102:

- a. Commercial sales and services, except that Financial Service uses shall be located on upper floors, unless approved pursuant to Section 723(g).
- b. Business and professional offices, provided such uses are located on upper floors.
- c. Public and semi-public buildings and/or uses.
- d. Railroad stations and mass-transit facilities.
- e. Dwelling units located on upper floors.
- f. Medical or dental offices on upper floors.
- g. Retail food establishments.

[Amended 6/29/2008; 11/19/2017; 12/24/2017; 8/11/2019]

Principal Uses Requiring Special Permits

The following principal uses may be permitted subject to approval of a Special Permit in accordance with Section 1000:

- a. Protected Town Landmarks.
- b. Full-Service Restaurants.
- c. Quick-Service Restaurants.
- d. Financial Service uses on the first floor, provided that no drive-up windows or drive up ATM shall be allowed except as may be approved in accordance with Section 725.
- e. Clubs and lodges.
- f. Personal Service Businesses.
- g. Business and professional offices on the first floor, provided that the Commission makes a finding that the retail/commercial sales and service use of such space is impractical, undesirable, and/or inconsistent with the standards under Subsection 1005(h).
- h. Structured parking per Section 907.

[Amended 6/29/2008; 11/19/2017; 12/24/2017; 8/11/2019]



Ground Floor – Retail (Johnny's Records)



Front to Back View



Back to Front View



Ground Floor – Retail (Darien Carpet)



Front to Back View



Back to Front View



Rear of Building



Back Entrance



Display Window



Basement



Crawl Space



Garage



Ground Floor – Retail (Wiggles & Giggles)



Second (2nd) Floor – Office



Office Front Stairs



Office Rear Stairs



Office One



Office Two



Storage/Copy Rm



Reception Area



Hallway



Office Three



Office Four



Office Attic



Two (2) Bathrooms



Building Mechanicals

Water Heater – Carlin EZ Temp

Well Mc-Lain Model 80



Meter Room



Mechanical Room



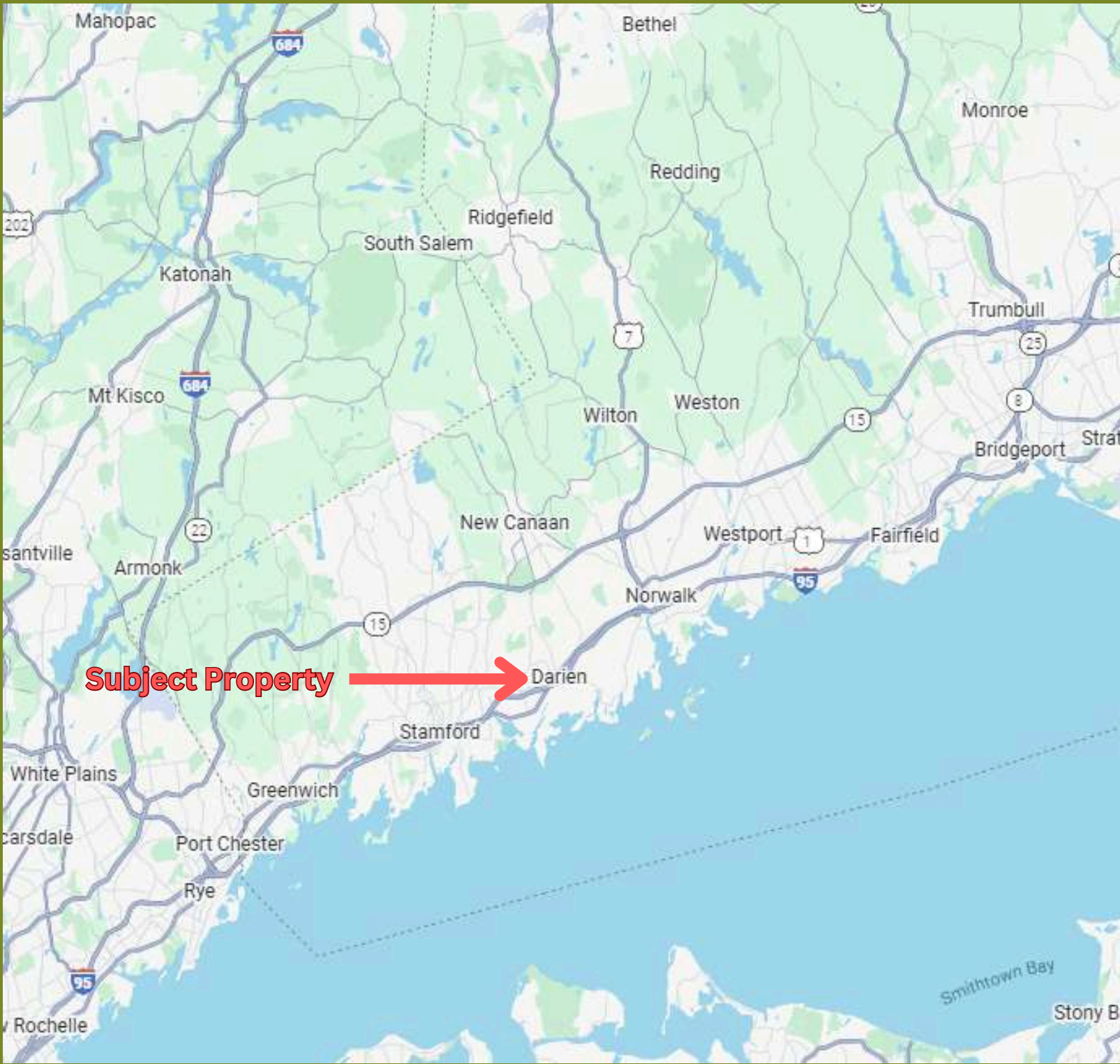
Building Sprinkler Control System



Garage

Mechanical Room





Key Highlights – Downtown Darien

- **Prime Walkable Location:** Situated in the heart of Downtown Darien, offering direct access to a vibrant mix of retail, dining, services, and community activity.
- **Close walking distance to Train Station:** Within steps of the Metro-North Darien station (New Haven Line) – capturing strong commuter traffic and making the property easily accessible for residents, workers, and visitors.
- **Upscale Boutique Shopping:** Walking distance to a curated mix of independent boutiques, specialty shops, salons, and lifestyle services, enhancing cross-foot traffic and capturing destination visits.
- **Banking & Professional Services:** Proximity to key financial institutions and service providers that draw consistent daytime foot traffic.
- **Significant Downtown Residential Growth:** Darien's downtown is being transformed by major mixed-use developments including Heights Crossing, Darien Commons, and the Corbin District, delivering approximately 500+ new residential units either existing or currently under construction, with an additional 300+ units planned or forthcoming, bringing hundreds of new full-time residents into the downtown core and substantially expanding the built-in customer base for retail, dining, and services.
- **Emerging Dining & Nightlife Scene:** Part of an expanding restaurant corridor that includes new casual and upscale eateries, increasing regional draw and culinary visibility.
- **Strong Demographics:** Darien's affluent, well-educated residential base supports boutique shoppes and premium dining experiences.
- **Walkability & Street Activation:** A highly walkable downtown environment with strong pedestrian flow, streetscape enhancements, outdoor dining, and proximity to community events.
- **Convenience & Connectivity:** Easy access to I-95 and local arterials, connecting Darien to Greenwich, Stamford, Norwalk, and the Lower Fairfield County market.
- **Lifestyle & Quality of Place:** Downtown Darien offers a quintessential New England village experience.
- **Complementary Uses Nearby:** Adjacent to boutique retail, yoga/studio experiences, arts and cultural amenities – all contributing to a balanced lifestyle destination that extends dining hours and traffic.



Downtown Darien Restaurants



Roots Steakhouse – 14 Grove Street



Cafe Nero – 1071 Boston Post



Scena – 1077 Boston Post



Ten Twenty Post – 1020 Boston Post



Bodega Taco Bar – 980 Boston Post



Antonio's Italian Bistro – 971 Boston Post



*Flour Water Salt Bread
20 Grove Street*



Granola Bar – 1020 Boston Post



*The Goose American Bistro & Bar
972 Boston Post*



Crepes – 1027 Boston Post



Chopt – 20 Corbin Drive



Downtown Darien



Demographics



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	6,179	71,567	223,040
2024 Estimate	6,082	71,620	222,140
2020 Census	5,614	72,393	218,993
Growth 2024 - 2029	1.59%	-0.07%	0.41%
Growth 2020 - 2024	8.34%	-1.07%	1.44%
Households			
2029 Projection	2,039	25,548	87,154
2024 Estimate	2,008	25,586	86,662
2020 Census	1,865	26,021	84,877
Growth 2024 - 2029	1.54%	-0.15%	0.57%
Growth 2020 - 2024	7.67%	-1.67%	2.10%
Owner Occupied	1,684 83.86%	16,256 63.53%	42,649 49.21%
Renter Occupied	324 16.14%	9,330 36.47%	44,013 50.79%
2024 Households by HH Income			
Income: <\$25,000	150 7.47%	3,274 12.80%	11,608 13.39%
Income: \$25,000 - \$50,000	116 5.77%	3,698 14.45%	12,335 14.23%
Income: \$50,000 - \$75,000	119 5.92%	2,731 10.67%	9,903 11.43%
Income: \$75,000 - \$100,000	28 1.39%	2,170 8.48%	8,979 10.36%
Income: \$100,000 - \$125,000	63 3.14%	2,001 7.82%	8,697 10.04%
Income: \$125,000 - \$150,000	78 3.88%	1,547 6.05%	6,423 7.41%
Income: \$150,000 - \$200,000	112 5.57%	2,215 8.66%	8,513 9.82%
Income: \$200,000+	1,343 66.85%	7,949 31.07%	20,205 23.31%
2024 Avg Household Income	\$233,896	\$149,798	\$134,184
2024 Med Household Income	\$250,410	\$111,488	\$101,456



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