



## Route 7 Retail/Commercial Space Available



**631-643 Danbury Road  
Route 7, Wilton, CT**

**Location:** 631-643 Danbury Road, Wilton, CT  
On Route 7 Between I-95 and I-84

**Available Space:** 6,000 ± sq. ft. (potential subdivide)

**Rental Rate:** \$18.75 Absolute Net

**Real Estate Taxes:** \$1.90 psf

**Retail Neighbors:** Calico Corners/ Stand Firm Fitness / Performance  
Automotive / The Patio Shoppe

**Comments:** Retail parcel with excellent Route 7 exposure. 3 Mile Radius includes Four Seasons Racquet Club, The Wilton Family YMCA, Wilton Town Hall, (3 Metro North Train Stations, Cannondale, Branchville and Wilton), Connections to Routes 57 & 102, and the Redeveloped 84,000 sq. ft. Wilton Office Plaza.

**Traffic Count:**  
Over 30K cars per day  
**3 Mile Radius**  
*Population:* 14,953  
*Avg. HH Income:*  
\$164,043

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