



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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