

# AVAILABLE FOR SALE

215 Danbury Road, Wilton, CT

1.12 Acres

To arrange a tour contact:  
David Fugitt 203-226-7101 Ext 5  
[david@vidalwettenstein.com](mailto:david@vidalwettenstein.com)

To arrange a tour contact:  
Silvester Garza 203-226-7101 Ext 8  
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## VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



# 215 Danbury Road, Wilton, CT

## PROPERTY DETAILS

Building Area: Existing 4,773± RSF - 2-story

Land Area: 1.12 acres

Zoning: GBD

Frontage: 185± ft on Danbury Rd

Traffic Count: 18,000 cars drive by daily

HVAC: Central

Heating: Oil

Water/ Sewer: City sewer and Aquarion water

Taxes: \$33,130.54

Sale Price: \$1,950,000.

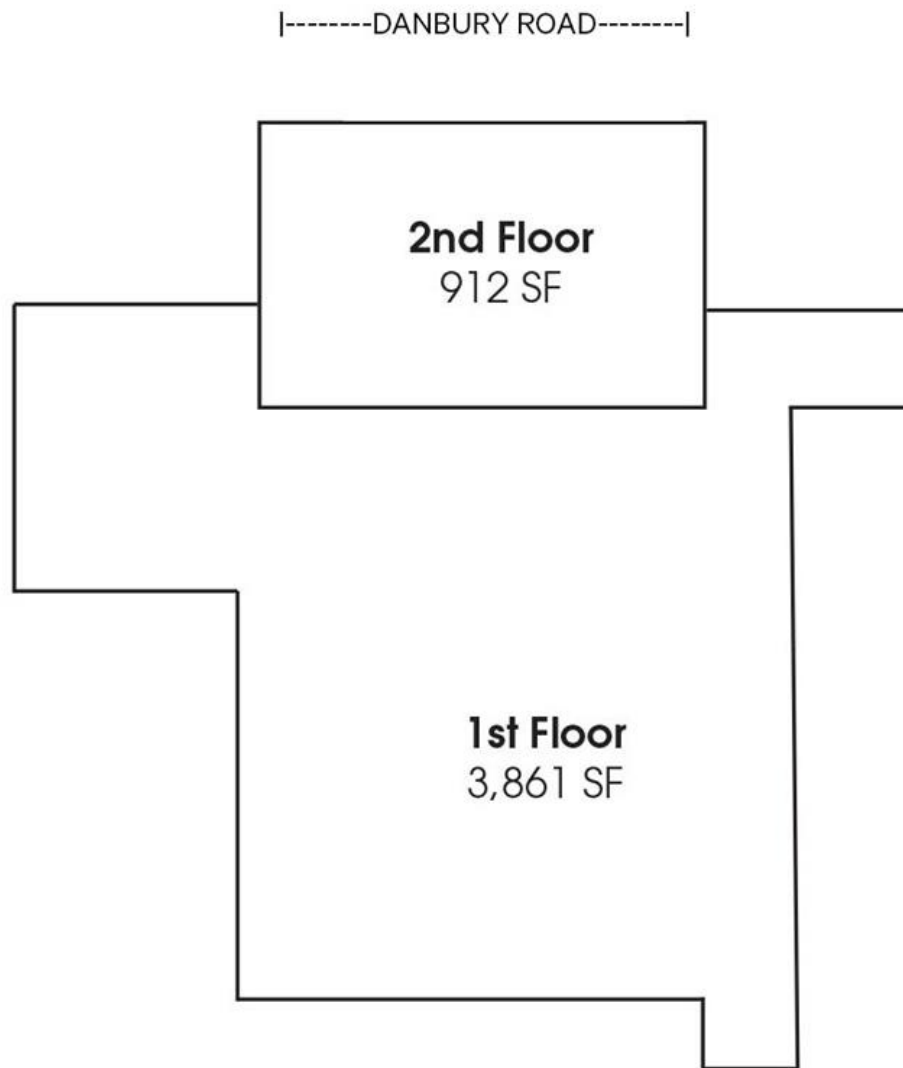


Location: 6 Minutes to Merritt Pkwy Exit 41. Superb Visibility on Danbury Road.

- Located in the middle of tremendous re-development
  - Two curb cuts
- 1 mile to Wilton Metro North Station with direct service to Grand Central Terminal



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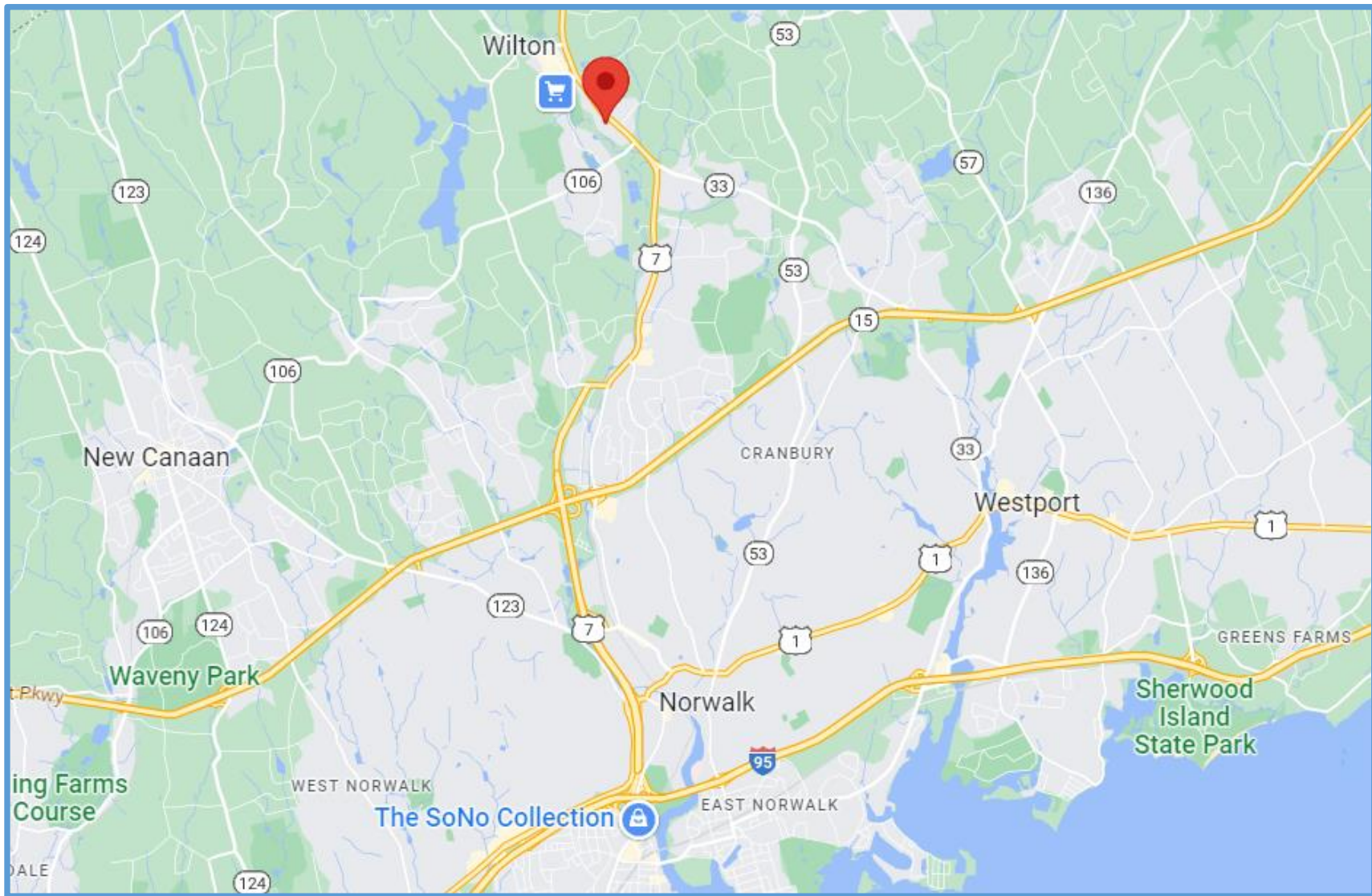


# 215 Danbury Road, Wilton, CT





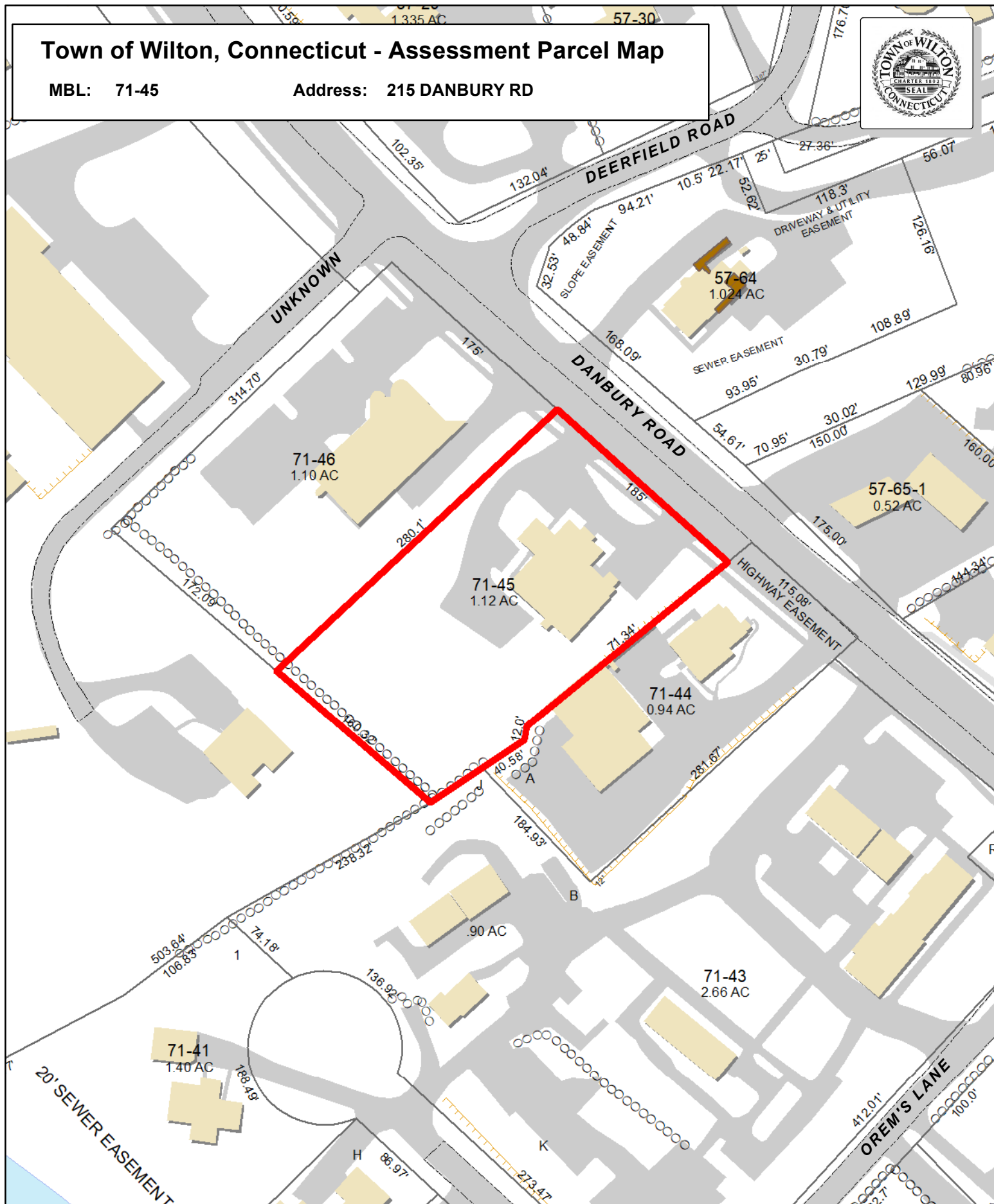
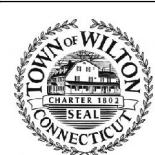
# 215 Danbury Road, Wilton, CT



# Town of Wilton, Connecticut - Assessment Parcel Map

MBL: 71-45

Address: 215 DANBURY RD



Approximate Scale:

1 inch = 100 feet

**Disclaimer:**  
This map is for informational purposes only.  
All information is subject to verification by any user.  
The Town of Wilton and its mapping contractors  
assume no legal responsibility for the information contained herein.

Map Grand List Date: Oct 2017

0 50 100 150 Feet

215 DANBURY RD

Location	215 DANBURY RD	Mblu	71/ / 45/ /
Acct#	002610	Owner	HUNT RALPH HENRY
Assessment	\$1,132,250	Appraisal	\$1,617,500
PID	3805	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$451,500	\$1,166,000	\$1,617,500
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$316,050	\$816,200	\$1,132,250

Owner of Record

Owner	HUNT RALPH HENRY	Sale Price	\$0
Co-Owner		Certificate	
Address	215 DANBURY RD	Book & Page	0296/0137
	WILTON, CT 06897	Sale Date	03/01/1978
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HUNT RALPH HENRY	\$0		0296/0137	00	03/01/1978

Building Information

Building 1 : Section 1

Year Built:	1962
Living Area:	4,773
Replacement Cost:	\$671,847
Building Percent Good:	65
Replacement Cost	
Less Depreciation:	\$436,700



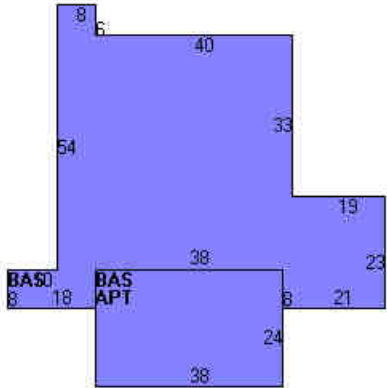
Building Attributes	
Field	Description
Style:	Vet Hospital
Model	Commercial
Grade	Average
Stories	2
Occupancy	1.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Brick
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Drywall
Interior Wall 2	Plywood Panel
Interior Floor 1	Terrazzo Monol
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air
AC Type	Central
Struct Class	
Bldg Use	Commercial
Fireplace	
Elevator	
Cath Ceil	
Sauna	
1st Floor Use:	2-1
Heat/AC	Heat A/C Split
Frame Type	Masonry
Baths/Plumbing	Average
Ceiling/Wall	Sus Ceil Min W
Rooms/Prtns	Average
Wall Height	10.00
% Comn Wall	0.00

Building Photo



(https://images.vgsi.com/photos/WiltonCTPhotos/\00\00\13\14.jpg)

Building Layout



(https://images.vgsi.com/photos/WiltonCTPhotos//Sketches/3805\_3805.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,861	3,861
APT	Apartment	912	912
		4,773	4,773

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land



Land Use

Use Code 2-1  
Description Commercial  
Zone GB  
Neighborhood 6000  
Alt Land Appr No  
Category

Land Line Valuation

Size (Acres) 1.12  
Frontage  
Depth  
Assessed Value \$816,200  
Appraised Value \$1,166,000

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asphaul			8000.00 S.F.	\$9,600	1
KEN1	Kennel Avg			972.00 S.F.	\$5,200	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$451,500	\$1,166,000	\$1,617,500
2020	\$451,500	\$1,166,000	\$1,617,500
2019	\$451,500	\$1,166,000	\$1,617,500

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$316,050	\$816,200	\$1,132,250
2020	\$316,050	\$816,200	\$1,132,250
2019	\$316,050	\$816,200	\$1,132,250



29-6.A.

(10) percent which plan may include shuttle buses from Wilton Center to the site or construction of additional sidewalks to the site.

- c. Space devoted to retail use shall not exceed fifty (50) percent of the development of the site.
- d. At least thirty-five (35) percent of the front of the building shall include windows. No more than five (5) percent of the total window space shall be in a single area of the front of the building, excluding doors.
- e. In addition to landscaping requirements of Section 29-8.C, the following landscaping standards are required:
  - (1) Parking lots shall be screened from the street by a) a ten (10) foot wide landscaped berm or b) a four (4) foot hedge or fence. Such screening shall be located along the street line.
  - (2) Service yards, refuse storage areas, and parking areas shall be screened to preserve the street cape in the neighborhood. Such screening shall include trees, shrubs, lawns, ornamental fencing, walls, brick, stone, cobbles, and gravel where appropriate.
- f. All parking shall be on ground level and not more than fifty (50) percent of parking shall be in the front yard.

B. **GB GENERAL BUSINESS DISTRICT**

- 1. Purpose: The GB-General Business District is intended to accommodate larger retail and service establishments primarily serving the needs of the entire Town and neighboring communities.
- 2. Permitted Site Plan Uses: The following principal uses with a GFA of 20,000 square feet or less, shall be permitted in the GB District subject to Site Plan approval in accordance with 29-11.
  - a. All Permitted Uses in the DRB - Design Retail Business District.
  - b. Retail sales of home building and maintenance materials.
  - c. Nurseries or garden supply stores.
  - d. Funeral homes.
  - e. Caterers.
  - f. Equipment rental or leasing services, excluding motor vehicles.



29-6.B.

- g. Printing, lithography, photocopying or similar graphic arts services; publishing facilities.
  - h. Health or fitness clubs, gymnasiums, tennis or racquet clubs.
  - i. Restaurant, sit-down.
  - j. Dance or art studios.\*
3. Special Permit Uses: The following principal uses shall be permitted in the GB District subject to Special Permit and Site Plan approvals in accordance with 29-10 and 29-11:
- a. All Permitted Site Plan uses with a GFA greater than 20,000 square feet with a maximum size of 30,000 square feet for retail business including outdoor display if any. \*
  - b. Commercial recreation facilities if entirely enclosed, such as ice and roller skating rinks or bowling alleys.
  - c. Wholesale or storage warehouses, provided that all equipment, materials and products shall be stored within fully enclosed buildings.
  - d. Commercial kennels or veterinary hospitals.
  - e. Contracting businesses.
  - f. Automotive repair and service facilities subject to a Certificate of Approval from the ZBA providing that all maintenance, repair, and automobile washing, shall be conducted entirely within an enclosed building.
  - g. Radio or television reception or transmission facilities, subject to the requirements of 29-4.D.3.
  - h. Public utility buildings, structures or uses.
  - i. Dwelling units located over street level stores or offices at a maximum density of five (5) dwelling units per acre, except such density may be increased to not more than eight (8) units per acre if located within 1,000 feet of the Wilton Train Station.
  - j. Convalescent or nursing homes subject to the requirements of 29-4.D.5.
  - k. Movie theaters.
  - l. Restaurants, fast food without drive-in facilities.\*
  - m. Automotive rental.
  - n. Car washes, when washing operations are done entirely within an enclosed building.

29-6.B.

- o. Automotive sales and service, providing that all repair and service work, including car washing shall be conducted entirely within an enclosed building. The outside storage or sale of wrecked vehicles shall not be permitted.
- p. Motor vehicle service stations subject to a Certificate of Approval from the ZBA, and subject to the following requirements:
  - (1) All pumps and pump islands and all tanks for the storage of motor vehicle fuel shall be set back at least 35 feet from all property lines.
  - (2) All repair and service works, including car washing, but excluding emergency service and sale of fuels and lubricants, shall be conducted entirely within an enclosed building.
  - (3) The outside storage or sale of wrecked vehicles shall not be permitted except where such vehicles are impounded on the service station property at the direction of a duly authorized law enforcement agency. All such wrecked vehicles shall be removed from the property without undue delay and shall be stored only in an outside area which shall be screened with fencing and/or evergreen landscaping of such type and height as will shield the vehicles from view from the public highway or adjacent property in accordance with 29-8.C.3.
  - (4) All motor vehicle service stations shall be located a minimum distance of 300 feet from:
    - (a) A theater, auditorium or place of assembly containing at least 100 seats.
    - (b) A place of worship.
    - (c) A public library.
    - (d) A hospital.
    - (e) A public park or public playground.
    - (f) The nearest line of property devoted to the use of a public school, or a duly organized school other than a public school, giving regular instruction at least five days a week for eight or more months in one year.
  - (5) All motor vehicle service stations shall be located a minimum of 1,500 feet linear distance from the nearest property line of any other motor vehicle service station.
- q. Congregate housing subject to the requirements of 29-5.C.1.\*
- r. Assisted living facilities subject to the requirements of 29-4.D.6.\*
- s. Schools, public or private, subject to the requirements of 29-5.C.3.\*
- t. Civic/social/professional/charitable organizations.\*



29-6.B.

- u. Banks or financial institutions with drive-in facilities.\*
- v. Manufacturing, converting, altering, finishing, fabricating, assembling, or other handling of products, provided that: \*
  - (a) Storage of material and products shall be conducted within fully enclosed buildings.
  - (b) Shift workers shall not be used.
  - (c) Building square footage shall not exceed 1,500 square feet.
  - (d) Noise, dust, smoke and other emissions shall comply with the environmental standards required in 29-9.G. and 29-9.H.
- w. Package Stores subject to the provisions of Section 29-10 and the following requirements: \*
  - (1) All sales and display of products shall be conducted within a fully enclosed building.
  - (2) A package store shall not be allowed within:
    - a. 500 feet from the property line of any parcel comprising a public or private school building, or
    - b. 500 feet from the property line of any parcel comprising a place of worship.
  - (3) Ancillary activities or services including, but not limited to, the storage and/or sale of ice and the storage of recycled containers, shall be conducted within the package store building.
  - (4) Subparagraph 2 herein above, shall not be applied in a retroactive manner to any package store lawfully established in accordance with these regulations and the laws of the State of Connecticut.
- x. Licensed Dispensary Facility provided any and all other local, state and federal permits have been obtained and subject to the following requirements: \*
  - (1) A Licensed Dispensary Facility shall not be located within 1,000 feet of any of the following uses:
    - (a) School as defined in Section 29-2.B. (Private School) and Section 29.2.B. (Public School) of these regulations
    - (b) Place of worship
    - (c) Playground or park
    - (d) Child daycare facility
    - (e) Another licensed dispensary facility

29-6.B.

Separation distances contained in this section shall be measured by calculating the shortest straight line between the boundaries of the properties accommodating each respective use; regardless of the community in which such use is located.

- (2) No marijuana, product packaging, display boards, pricing information or Paraphernalia shall be displayed so as to be viewable from the outside of the Facility.
  - (3) Exterior signage shall be subject to provisions set forth in Section 29-8.A of the Zoning Regulations; except that permissible signage serving a Licensed Dispensary Facility shall be subject to the following limitations:
    - (a) No more than one non-illuminated sign, whether permanent or temporary, shall be viewable from the outside of the Facility. The dimensions of such sign shall not exceed 16" x 18".
    - (b) Signage, viewable from the outside of the Facility, shall not include the advertisement of any marijuana brand names or utilize any graphics or pictures related to marijuana or Paraphernalia.
  - (4) A comprehensive security plan shall be required detailing the means by which all marijuana products and permissible Paraphernalia will be safeguarded against diversion, theft or loss. Said plan shall be accompanied by architectural drawings of both the interior and exterior of the building in which the Licensed Dispensary Facility is located.
  - (5) In addition to requirements provided in Sections 29-10 and 29-11 of these regulations, the applicant shall submit a detailed map, drawn at a scale of 1" = 50'. Said map shall depict all existing buildings, structures, lot boundaries and an inventory of all present-day uses and businesses within 1,200 feet of a proposed Licensed Dispensary Facility. The Commission shall make a finding as to whether the applicant has satisfied the spatial separation requirements set forth in these regulations.
  - (6) In addition to complying with these regulations, a Licensed Dispensary Facility shall remain in full compliance with all laws and licensing requirements set forth by the State of Connecticut.
- y. Pharmacy with no more than one Drive-up facility, subject to the requirements of 29-6.A.3.s
4. Permitted Accessory Uses: The following accessory uses shall be permitted in the GB District:
- a. All accessory uses permitted in the Design Retail Business (DRB) District.
  - b. Outside storage and displayed merchandise for sale on premises only provided that it shall be limited to a maximum of 25% of the lot area, except for automobile



29-6.B.

storage; no merchandise shall be stored or displayed within any required yard and that the Commission may require appropriate screening (e.g., landscaping, fencing).

- c. Outside overnight parking of vehicles or equipment, provided that no vehicle or equipment shall be parked within any required yard and that the Commission may require appropriate screening (e.g., landscaping, fencing).
5. Retail Design Requirements: For all retail businesses over 20,000 square feet, the following design requirements shall apply:\*
- a. All design requirements required in the Design Retail District.
  - b. Notwithstanding Section 29-6.B.4 of the Regulations, outside storage shall be limited to ten (10) percent of the building.

C. WC – WILTON CENTER DISTRICT

1. Purpose:

To maintain and enhance the distinctive character, landscape and historic structures of Wilton Center, to encourage the conversion, conservation and preservation of existing buildings and sites, and to encourage the orderly development of a shopping area for the Town which provides the opportunity for creative and flexible architectural design, the sound interrelationship of buildings to open spaces, pedestrian and vehicular circulation, landscaping, parking areas and business uses and to carry out the recommendations and proposals for circulation and use contained in the duly adopted plans and policies of the Commission. \*

2. Village District Established:

Wilton Center is declared to be a village district as authorized under CGS Section 8-2j and shall conform to Village District Procedures and Requirements provided in Section 29-9.J. of these Regulations. In considering the future development of the area, the Commission shall determine whether a proposed development is in harmony with the Design Guidelines contained in Appendix C of these Regulations. Failure of the applicant to conform to these procedures, requirements and guidelines may be grounds for denial of a special permit or site development plan application. \*

3. Permitted Site Plan Uses:

The following principal uses with a GFA of 20,000 square feet or less, shall be permitted in the WC District subject to Site Plan approval in accordance with 29-11:

- a. Stores and shops for the conduct of retail businesses, except that the sale, service or rental of motor vehicles shall be specifically excluded.
- b. Stores and shops for the conduct of personal service businesses.
- c. Retail dry cleaners or retail laundry establishments.
- d. Restaurants, sit-down.
- e. Banks or financial institutions without drive-in facilities.

# Wilton, Connecticut

## General

ACS, 2017-2021	Wilton	State
Current Population	18,486	3,605,330
Land Area <i>mi</i> <sup>2</sup>	27	4,842
Population Density <i>people per mi</i> <sup>2</sup>	690	745
Number of Households	6,198	1,397,324
Median Age	44	41
Median Household Income	\$209,635	\$83,572
Poverty Rate	2%	10%

## Economy

### Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Government		
Local Government	1,999	100%
2 Manufacturing		
Electrical Equip & Appliance Mfg	1,271	52%
3 Health Care and Social Assistance		
Ambulatory Health Care Services	1,142	30%
4 Retail Trade		
Nonstore Retailers	1,115	53%
5 Other Services (except Public Admin)		
Religious, Grantmaking, Civic, Prof. Org	804	100%
Total Jobs, All Industries	10,642	

### SOTS Business Registrations

Secretary of the State, August 2023

#### New Business Registrations by Year

2022 233  
2021 248  
2020 210  
2019 216  
2018 202

Total Active Businesses 2,569

### Key Employers

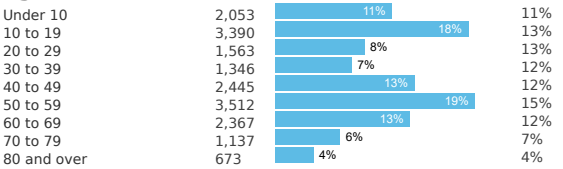
Data from Municipalities, 2023

- ASML US INC
- Dorel Sports
- AIG
- Beiersdorf Inc
- Muehlstein

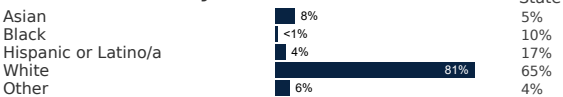
## Demographics

ACS, 2017-2021

### Age Distribution



### Race and Ethnicity

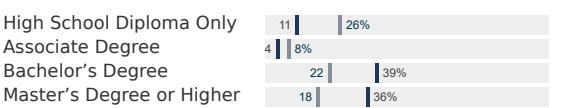


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

### Language Spoken at Home



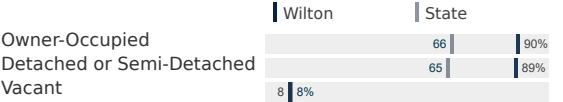
### Educational Attainment



## Housing

ACS, 2017-2021

	Wilton	State
Median Home Value	\$768,400	\$286,700
Median Rent	\$2,039	\$1,260
Housing Units	6,759	1,527,039



## Schools

CT Department of Education, 2022-23

### School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Wilton School District	PK-12	3,723	44	98%
Statewide	-	513,079	15,300	88%

### Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
Wilton School District	75%	82%
Statewide	48%	56%



# Wilton, Connecticut

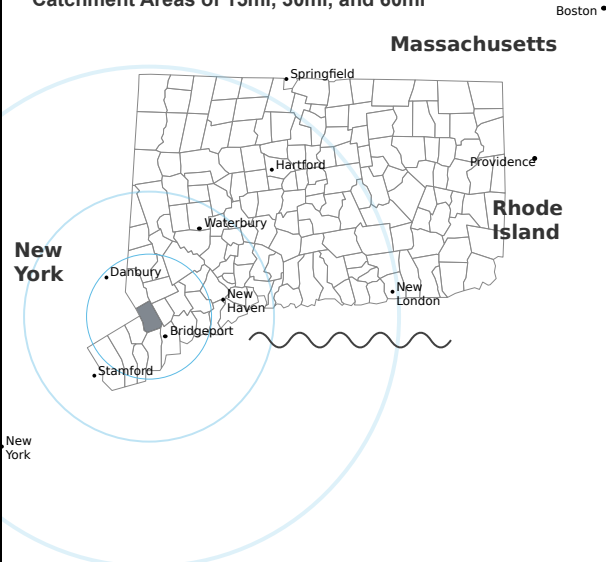
## Labor Force

CT Department of Labor, 2022

	Wilton	State
Employed	8,207	1,851,993
Unemployed	292	80,470
Unemployment Rate	3.5%	4.3%
Self-Employment Rate*	10.1%	17.0%

\*ACS, 2017–2021

## Catchment Areas of 15mi, 30mi, and 60mi



## Access

ACS, 2017–2021

	Wilton	State
Mean Commute Time *	38 min	26 min
No Access to a Car	1.8%	8.0%
No Internet Access	2.9%	9.0%

## Commute Mode

Public Transport	4.1%	10.0%
Walking or Cycling	2.3%	3.0%
Driving	62.0%	82.0%
Working From Home *	10.1%	25.0%

## Public Transit

CT <i>transit</i> Service	Express
Other Public Bus Operations	Norwalk Transit District / Housatonic Area Regional Transit (HART)
Train Service	Metro-North

\* 5 year estimates include pre-pandemic data

## Fiscal Indicators

CT Office of Policy and Management, SFY 2020–21

### Municipal Revenue

Total Revenue	\$135,543,483
Property Tax Revenue	\$117,609,935
per capita	\$6,335
per capita, as % of state av.	197%
Intergovernmental Revenue	\$14,476,403
Revenue to Expenditure Ratio	1%

### Municipal Expenditure

Total Expenditure	\$135,631,568
Educational	\$95,418,548
Other	\$40,213,020

### Grand List

Equalized Net Grand List	\$6,123,093,835
per capita	\$331,695
per capita, as % of state av.	204%
Commercial/Industrial Share of Net Grand List	0%
Actual Mill Rate	27.46
Equalized Mill Rate	19.10

### Municipal Debt

Moody's Rating (2023)	Aaa
S&P Rating (2023)	-
Total Indebtness	\$73,630,000
per capita	\$3,989
per capita, as % of state av.	146%
as percent of expenditures	54%
Annual Debt Service	\$9,763,541
as % of expenditures	7%

 Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties. [advancect.org/site-selection/ct-sitefinder](https://advancect.org/site-selection/ct-sitefinder)

## About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from [profiles.ctdata.org](https://profiles.ctdata.org)

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org)

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