FOR SALE OR LEASE // A RARE ROUTE 7 FLAGSHIP OPPORTUNITY

1039 Danbury Road, Wilton CT -- UNDER NEW OWNERSHIP -- Conceptual Images



PROPERTY DESCRIPTION

Position your business along one of Fairfield County's most highly traveled commercial corridors at 1039 Danbury Road (Route 7), Wilton, Connecticut.

This former automotive dealership offers a unique opportunity for an owner-user or tenant seeking a highly visible, well-located commercial property with the infrastructure already in place for an automotive, showroom, service, or specialty retail use.

The 11,607-square-foot building sits on approximately 2.1 acres and benefits from outstanding Route 7 exposure, extensive parking, vehicle circulation, outdoor display potential, and approximately 30,000 vehicles passing the property daily.

The property is available for sale or lease in its existing condition, or ownership can deliver a substantially upgraded facility customized to a qualified purchaser or tenant. The owner is a licensed contractor and can complete improvements to create a modern, high-end showroom and service facility featuring elements such as a contemporary glass façade, updated roofline, illuminated signage, upgraded landscaping, and a clean corporate appearance.

For automotive users in particular, many of the difficult and expensive components are already here: visibility, parking, vehicle circulation, display area, an existing commercial building, and a proven automotive location. This provides an opportunity to dramatically shorten the path from concept to operation compared with developing a new facility from the ground up.

The property is ideally suited for luxury or exotic automotive groups, specialty pre-owned dealerships, collector-car companies, automotive restoration and detailing businesses, motorsports operators, high-end vehicle storage clubs, or companies seeking a Fairfield County satellite showroom or flagship location.

OFFERING SUMMARY	
Sale Price:	$1,950,000
Lease Rate:	Call for Pricing
Available SF:	11,607 SF
Lot Size:	+/- 2.1 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	610	5,070	15,031
Total Population	1,668	14,105	41,333
Average HH Income	$270,511	$270,548	$263,466



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PROPERTY HIGHLIGHTS

- ±11,607 SF existing commercial building
- ±2.1 acres
- Former automotive dealership
- Prominent frontage and visibility on Route 7
- Approximately 30,000 vehicles per day
- Exceptional on-site parking
- Excellent vehicle circulation and display areas
- Available for sale or lease
- Property may be taken in its current condition
- Build-to-suit / customized improvements available through ownership
- Strong potential for a modern glass showroom and corporate facility
- Convenient Fairfield County location
- Conceptual images and renderings are provided for illustrative and marketing purposes only. They are intended to demonstrate the property's potential following renovation or redevelopment. Final building design, finishes, landscaping, signage, configuration, and improvements may differ from the renderings and will be subject to ownership approval, tenant or purchaser requirements, governmental approvals, engineering, and construction feasibility.



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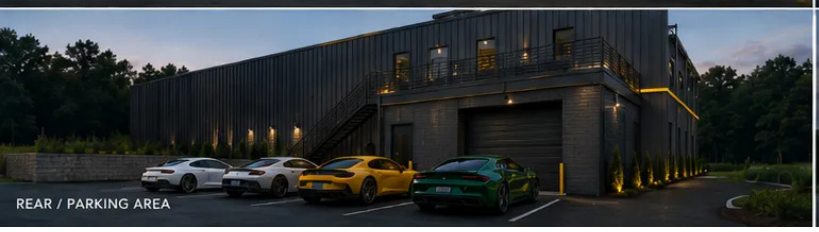
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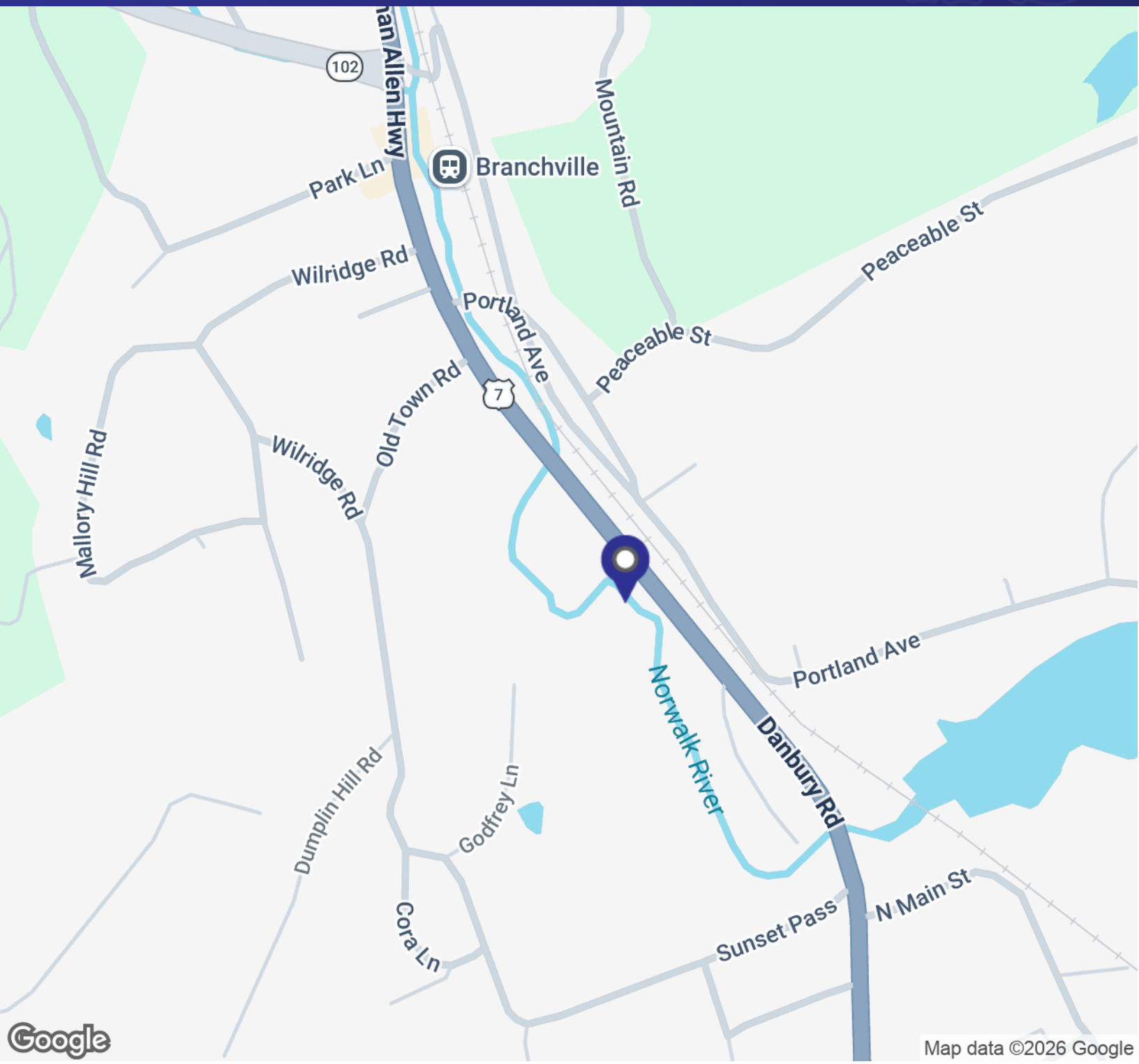




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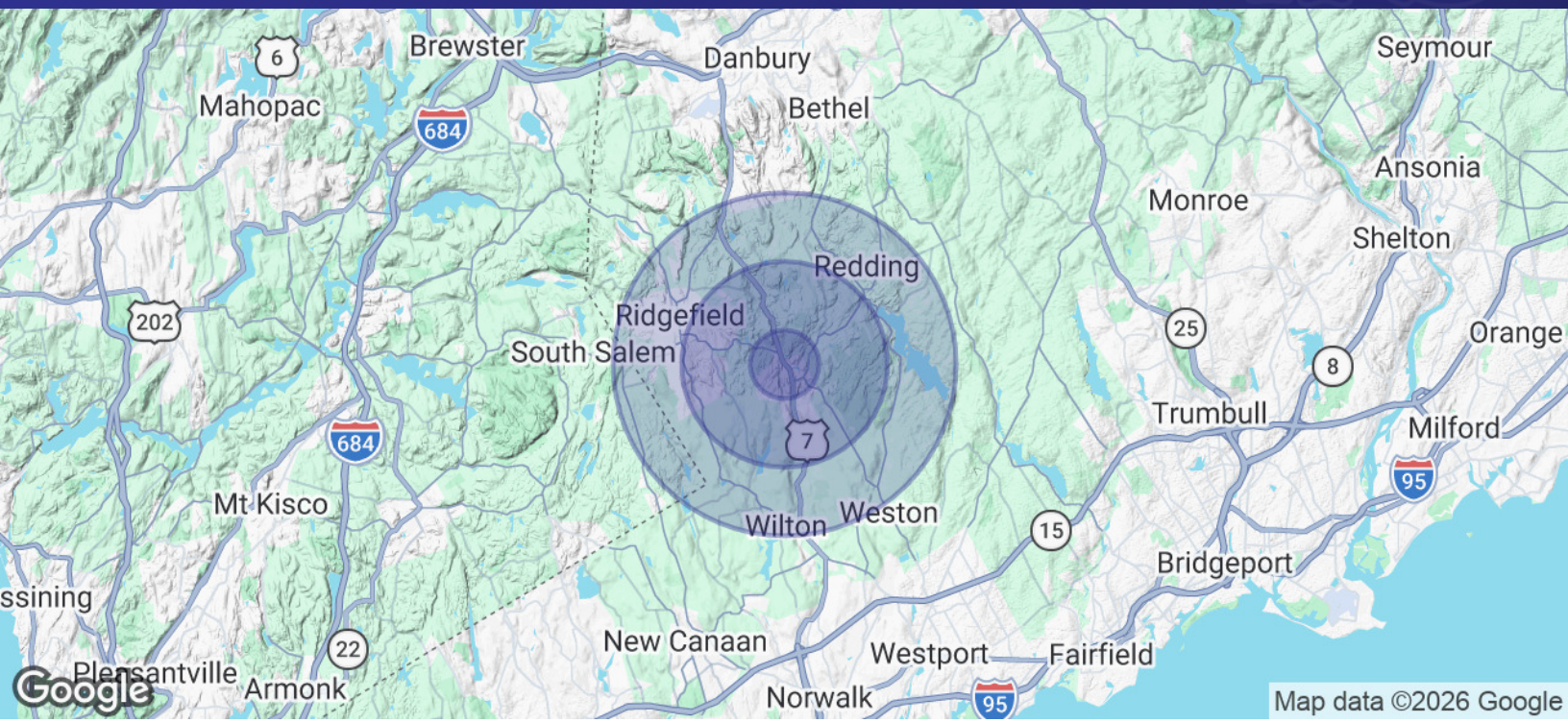




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,668	14,105	41,333
Average Age	47.4	46.8	46.1
Average Age (Male)	46.6	46.4	45.7
Average Age (Female)	46.6	46.9	45.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	610	5,070	15,031
# of Persons per HH	2.7	2.8	2.7
Average HH Income	$270,511	$270,548	$263,466
Average House Value	$814,485	$894,072	$922,239

2023 American Community Survey (ACS)



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