



Sharp Hill Square – New Development – Retail, Medical, Office For Lease
200 Danbury Road
Wilton, CT 06897
Fairfield County



Executive Summary

200 Danbury Road represents a unique opportunity to lease retail, medical or office space in a brand-new construction, high-quality mixed-use project.

Sharp Hill Square is located at the signalized intersection of Danbury Road (Route 7) and Sharp Hill Road: the traffic count on Danbury Road is a high 18,700 cars per day.

Join Wilton Hardware, Nova Café and Progressive Diagnostics in a vibrant area of Wilton, with hundreds of new apartments being built in the immediate vicinity.

The site has excellent access and egress from both Danbury Road and Sharp Hill Road: signage at the property is excellent, as well as visibility.

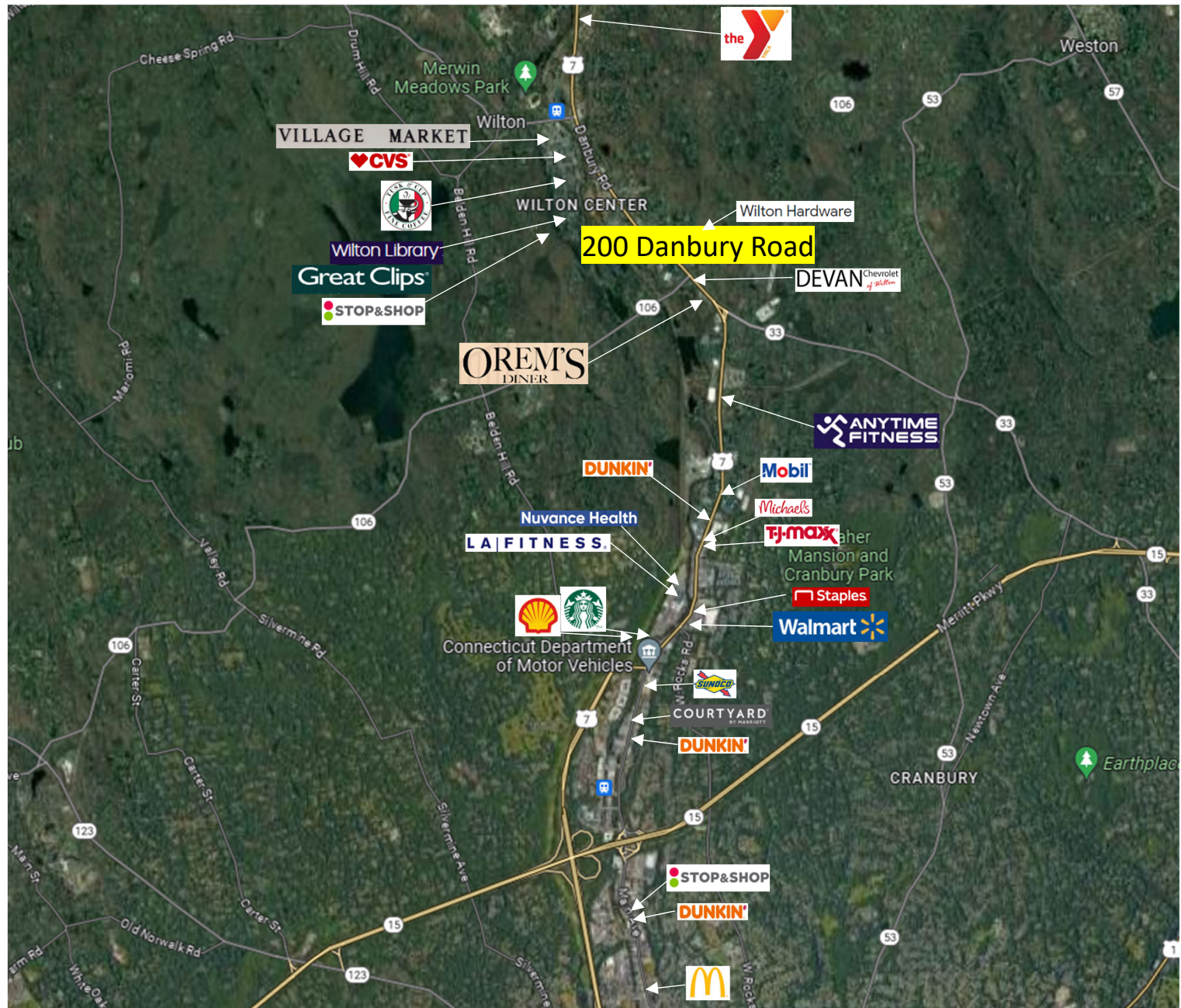
The existing tenants already bring a good traffic to the property: the parking is excellent and directly in front of the spaces available for lease.

Wilton is a very wealthy Fairfield County community: Average Household Income within a 2-mile range is \$210,924

The developer is willing to provide construction/fit-up services to potential tenants.

All information is subject to errors and omissions.





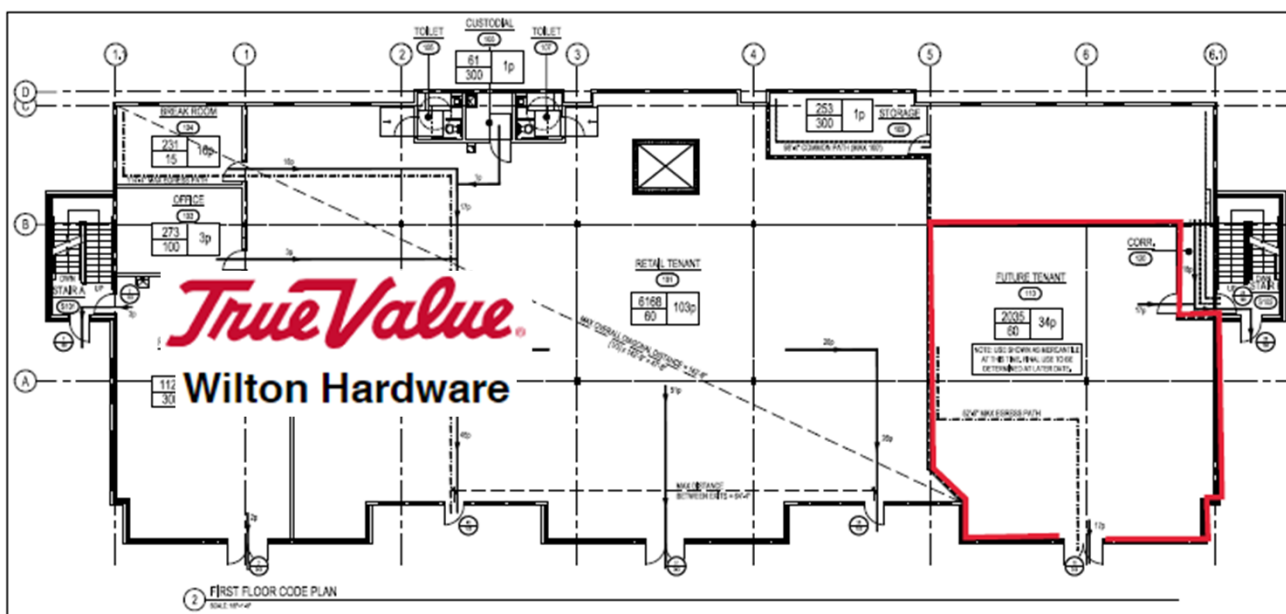
Route 7 Neighbors

Available Spaces

- Building A: 2,035 SF adjoining Wilton Hardware
- Building B: 1,900 SF adjoining Progressive Diagnostics
- HVAC: both spaces have electric heat pumps for heat and A/C
- Asking rent: \$43 SF Modified Gross + Utilities
- Tenants pay for electric and refuse
- Spaces can be subdivided at developer's prerogative

All information is subject to errors and omissions.

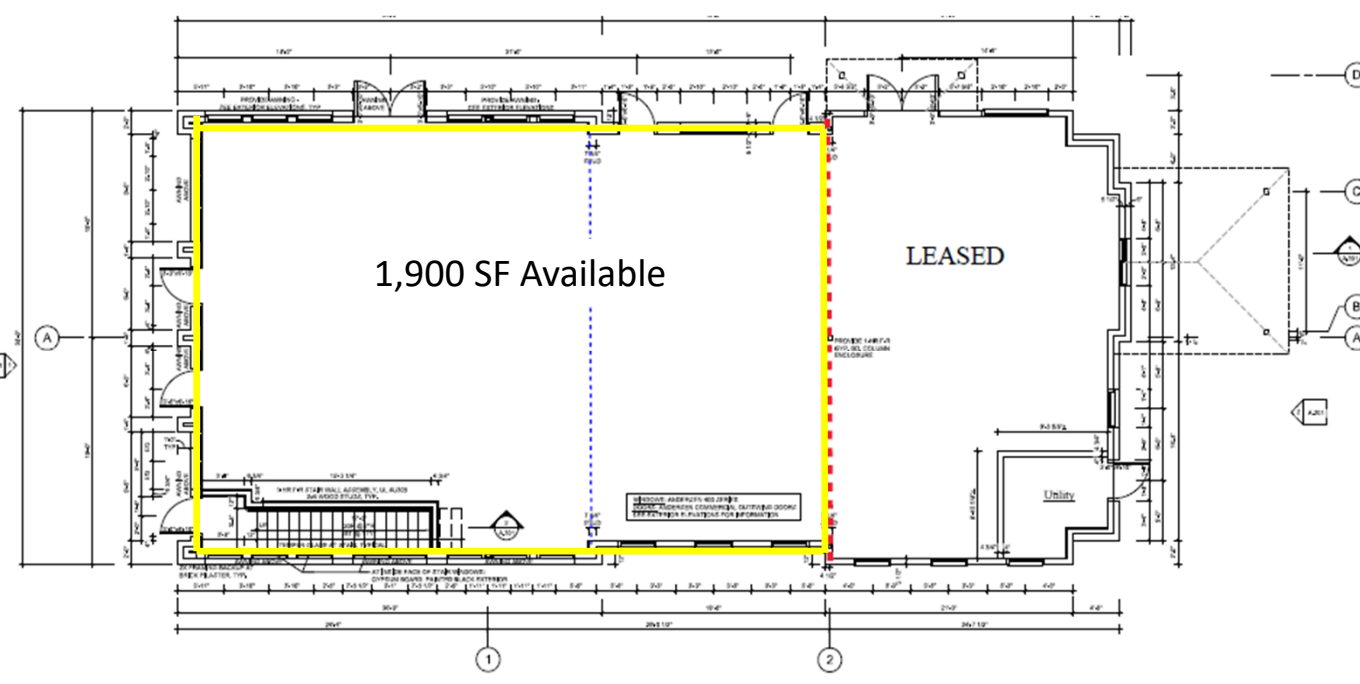




All information is subject to errors and omissions.

2,035 SF – Building A





All information is subject to errors and omissions.

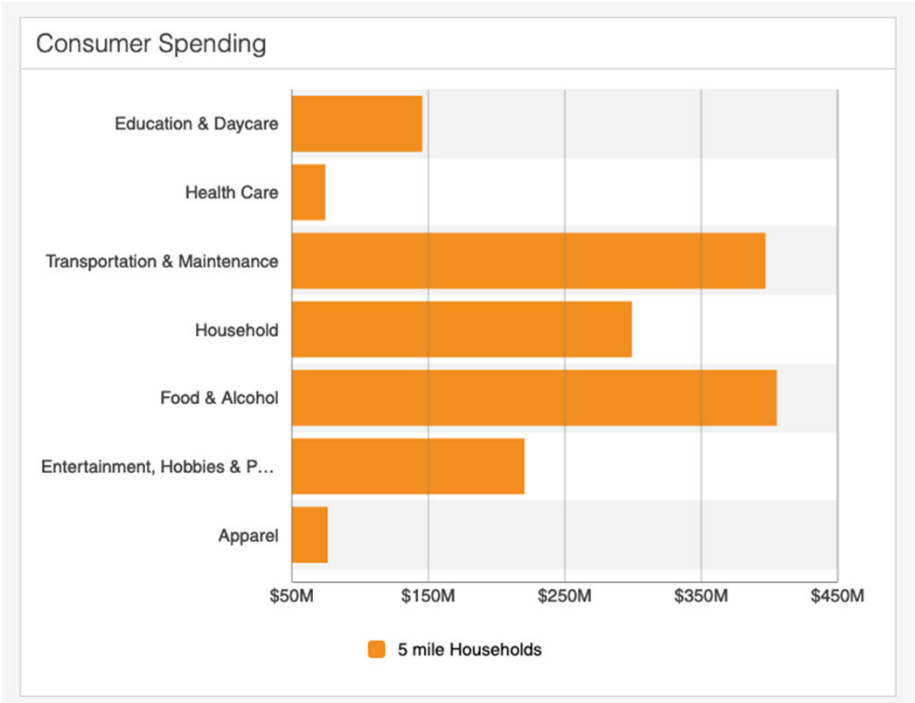
1,900 SF – Building B



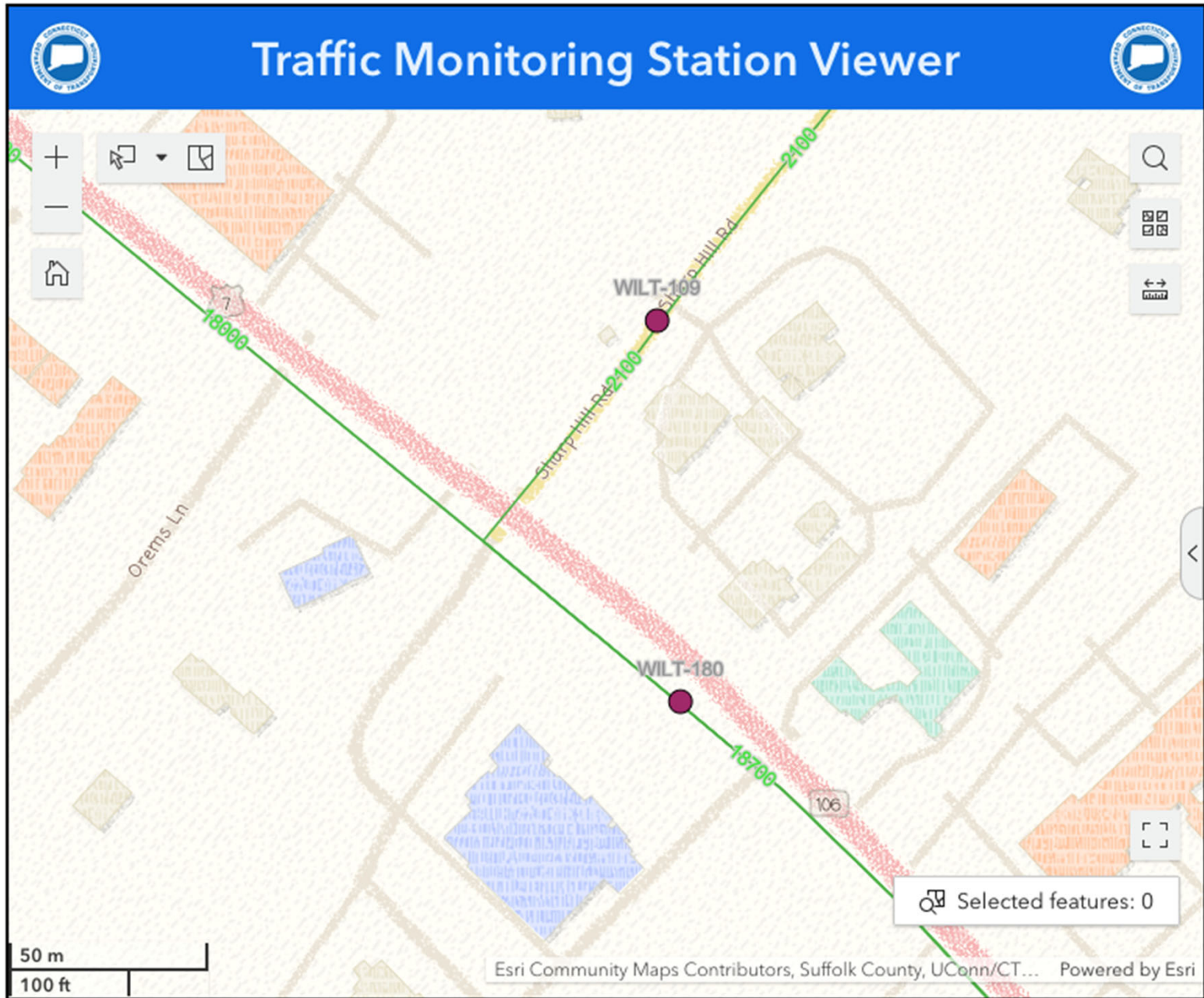


Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$210,924	\$175,049	\$172,582
Median Household Income	\$206,468	\$150,859	\$146,742
< \$25,000	147	2,127	9,428
\$25,000 - 50,000	275	3,581	12,275
\$50,000 - 75,000	276	3,419	11,696
\$75,000 - 100,000	184	2,812	10,254
\$100,000 - 125,000	196	2,869	9,402
\$125,000 - 150,000	178	2,517	9,225
\$150,000 - 200,000	566	4,630	15,047
\$200,000+	1,948	12,854	44,829

Population			
	2 mile	5 mile	10 mile
2010 Population	10,175	90,333	324,970
2023 Population	10,305	93,878	337,250
2028 Population Projection	10,379	94,994	341,288
Annual Growth 2010-2023	0.1%	0.3%	0.3%
Annual Growth 2023-2028	0.1%	0.2%	0.2%
Median Age	45.4	43.8	42.5
Bachelor's Degree or Higher	73%	61%	60%

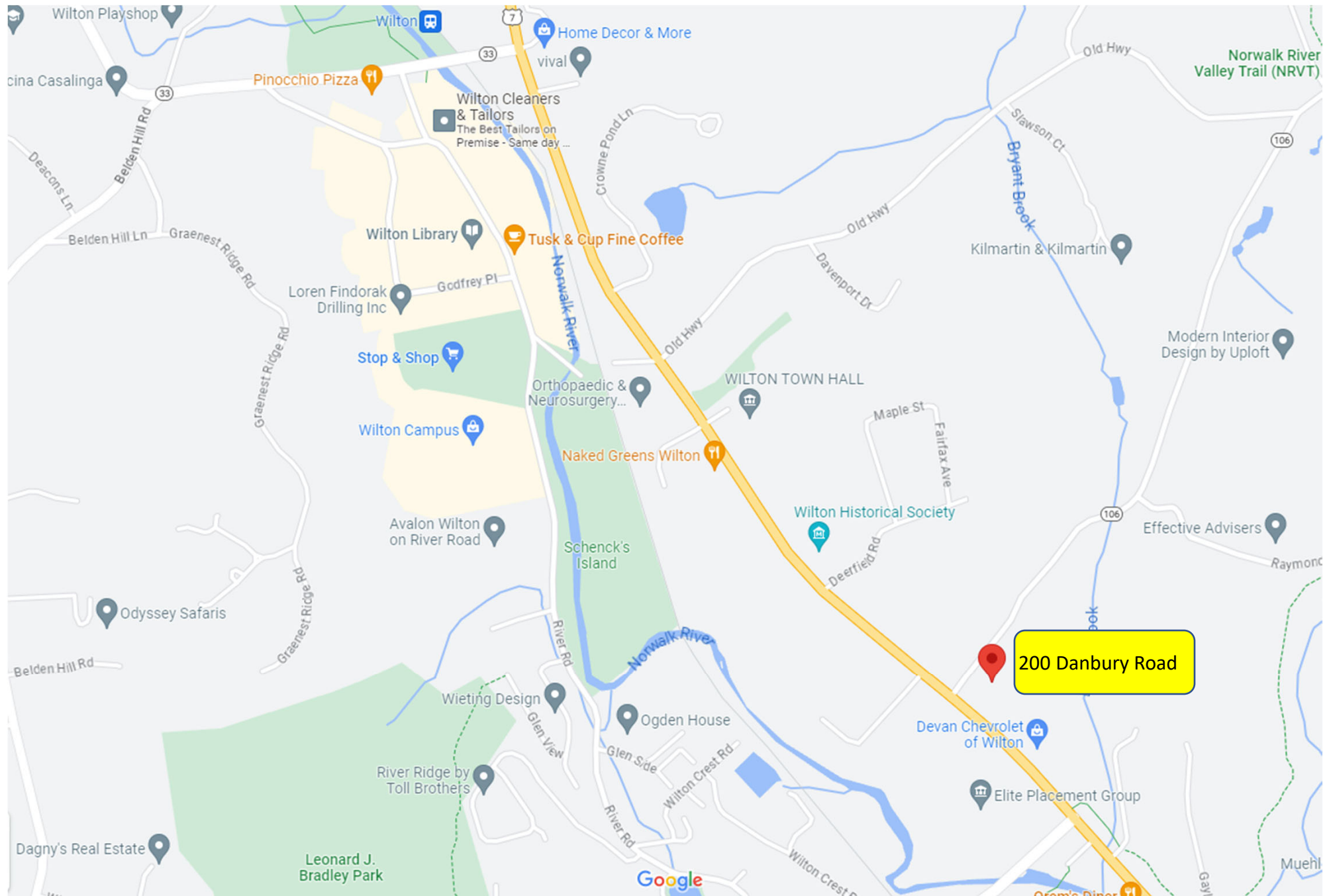


All information is subject to errors and omissions.



All information is subject to errors and omissions.

Traffic Count - 18,700 Cars Per Day



For more information, please contact:

Franco Fellah
Executive Vice President

HK Group
Commercial Real Estate
253 Riverside Avenue
Westport, CT 06880

203-454-8700
ffellah@hkgrp.com

www.hkgrp.com

