

37 DANBURY ROAD
WILTON, CT 06897



Newly Available for 2024: Flex Space in the Wilton Sportsplex for Lease at \$16/SF NNN

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a 3,675 SF space in the Wilton Sportsplex at **37 Danbury Road in South Wilton, CT**, for lease at \$16/SF NNN. This availability is located at the right side of the front of the 26,500 SF one-story building, and accessible through the visible main entrance with awning.

A sports/health tenant would find the space advantageous at this popular destination for fitness and sports-specific training, as would a company requiring clean, newly built out offices plus warehouse space. The clear span warehouse portion measures 24' by 78', and features a 16' foot ceiling height. The office portion opens to a large reception/administrative area, and includes two offices, a conference room or large third office, and a storage room. The dropped ceilings in the office portion are 12'. Amenities include a wet sprinkler system and full HVAC. Additionally there is an accessible common area, which includes a large kitchenette and break room, two common multi-stall restrooms, and a private handicap-accessible restroom.

There is abundant parking, with 50 shared spaces on the 3.49-acre site. The property is in a General Business (GB Zone) which permits a wide variety of uses. The Wilton Sportsplex is located on Route 7, which connects to the Merritt Parkway and I-95. It is behind a bustling retail destination with national and local retailers, including Dunkin', Jersey Mike's Subs, and Cooks Nook. It is across the street from the Wilton Corporate Park and steps from the Gateway Shopping Center with Michael's, TJ Maxx, Boston Market, and Outback Steakhouse.



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Financial Information

Lease Rate:	\$16/SF NNN
NNN Costs:	\$5.90/SF (2023)

The Site

Space Available:	3,675 SF
Building Type:	Flex
Total Building Size:	26,500 SF
Land:	3.49 Acres
Zoning:	General Business (GB)
Year Built:	1977
Construction:	Concrete / Cinder Block
Stories:	One
Tenancy:	Multiple

Features

Parking:	50 Shared Parking Spaces
Ceiling Height:	16' in Warehouse (12' Dropped Ceiling in Office)
Amenities:	Common Area with Kitchenette/Break Area and Three Restrooms (One Handicap Accessible), Signage, Wet Sprinkler System

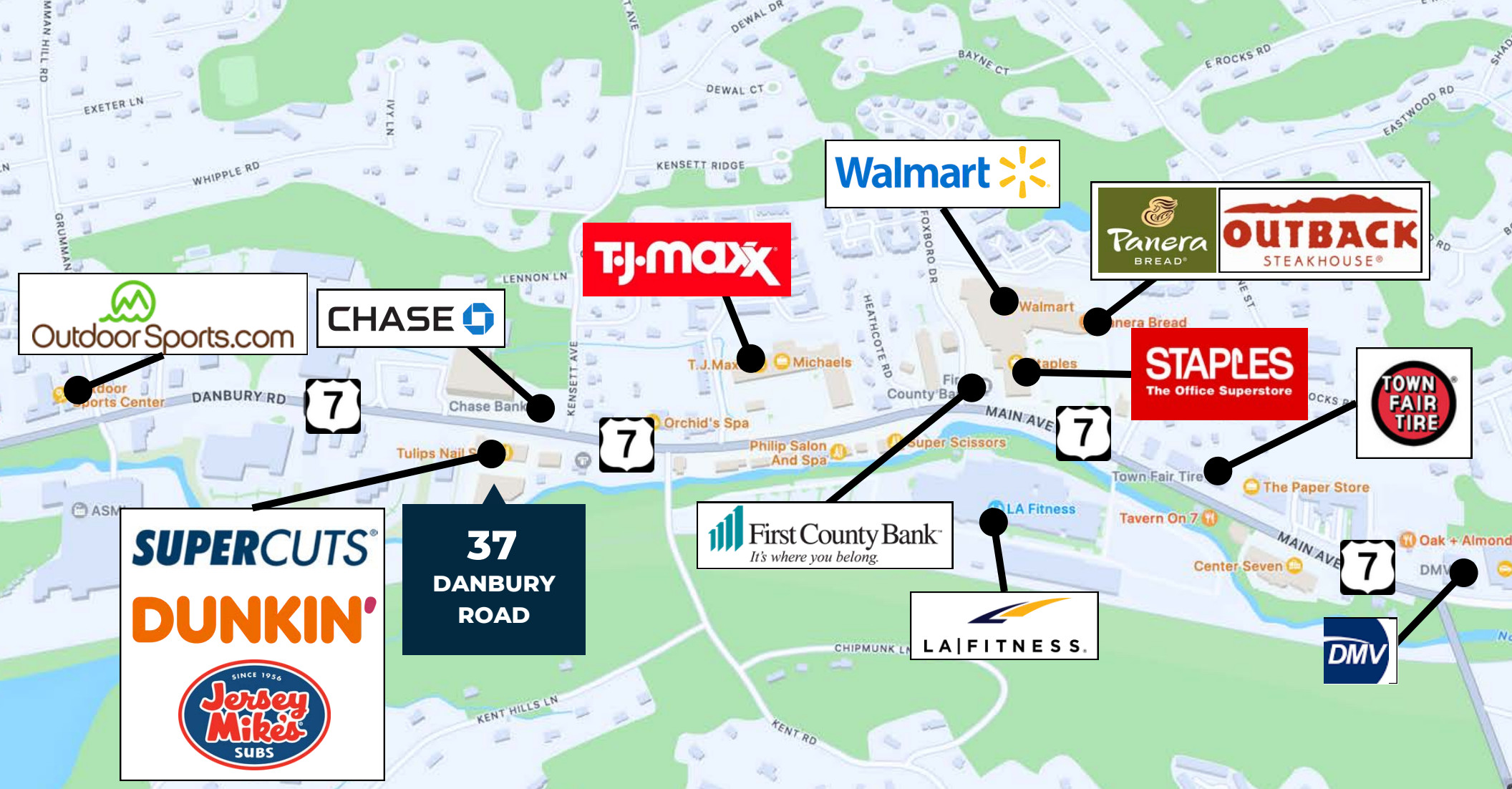
Utilities

Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas

Demographics

	One Mile	Three Miles	Five Miles
Population:	17.1k	87.1k	180k
Median HH Income:	\$158k	\$131k	\$132k





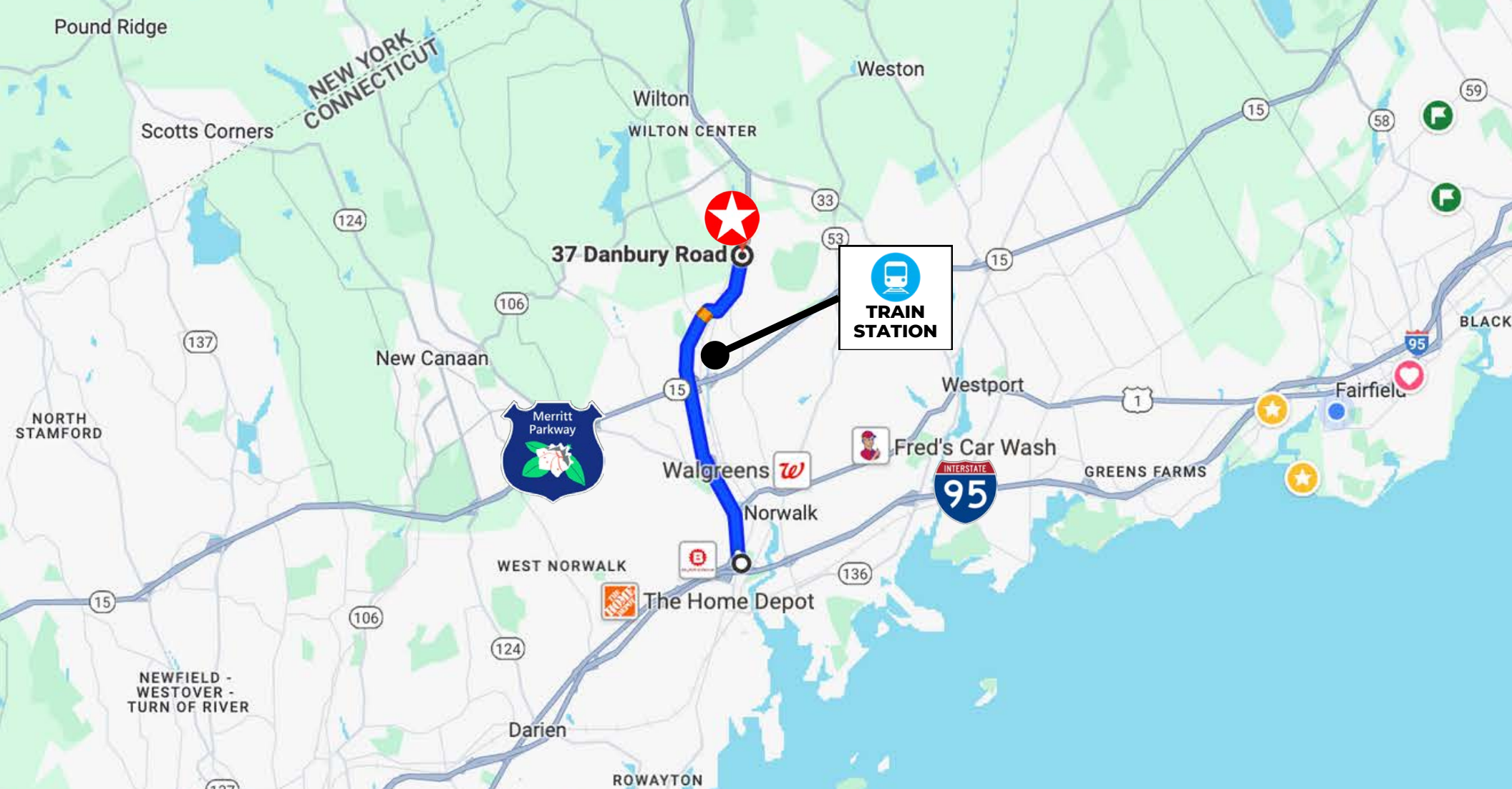
IN A NEIGHBORHOOD SHOPPING DESTINATION



Amenities include restaurants, retail stores, banks, and fitness gyms.



On Danbury Road (Route 7), one of the town's busiest throughfares.



MINUTES TO MAJOR THOROUGHFARES & TRAIN STATION



On Route 7, the property is just 2 Miles to the Merritt Parkway, and 4.4 Miles to I-95.



1.6 Miles to the Merritt 7 Train Station
Connecting to the South Norwalk Train Station that Provides Service to NYC.

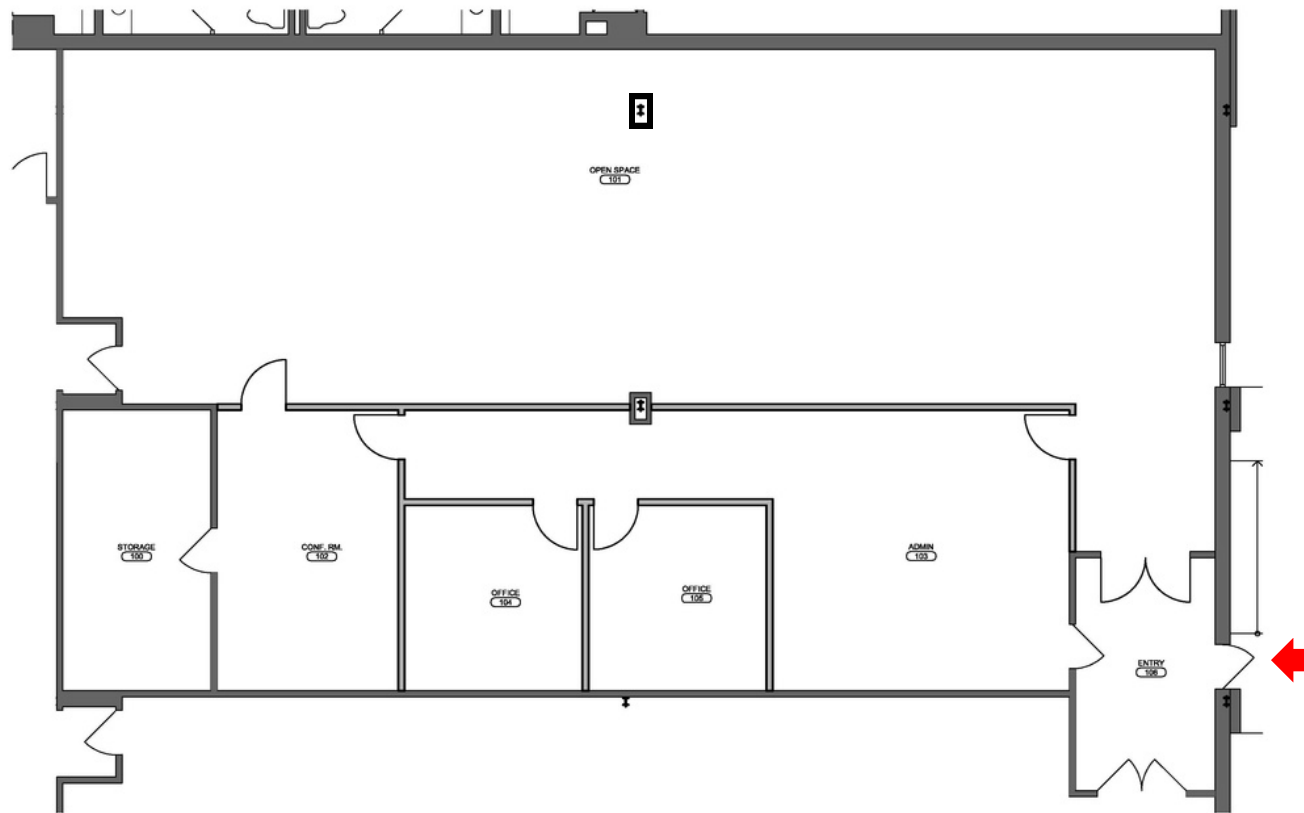
STACKING PLAN

6 Spaces



FLOOR PLAN

3,675 SF



ROGERS
MFCAGG

ARCHITECTS/PLANNERS
INTERIOR DESIGNERS

TENANT A

37 DANBURY ROAD WILTON CT

12.12.2023

WILSON PROPERTIES

SCALE: 1/8" = 1'-0"

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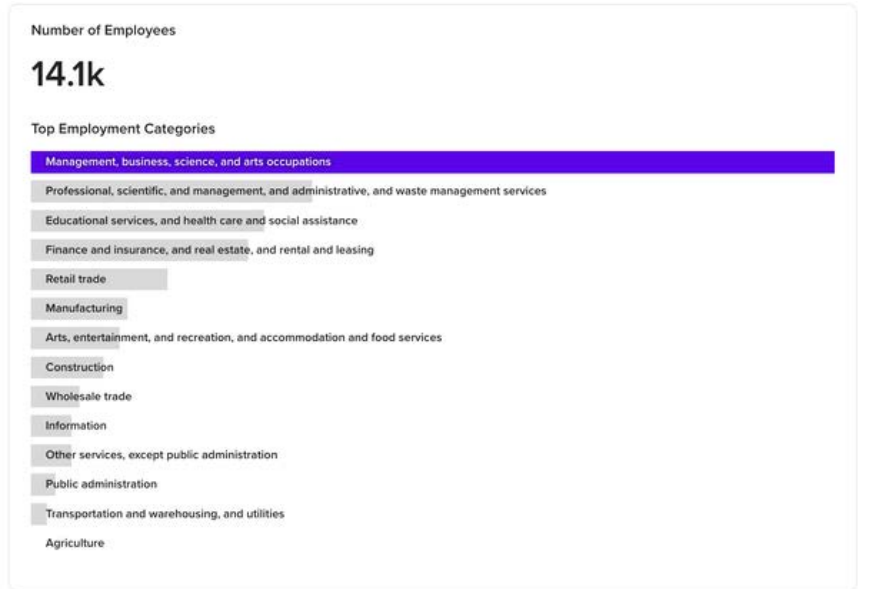
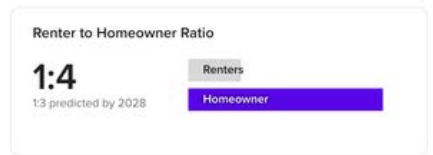
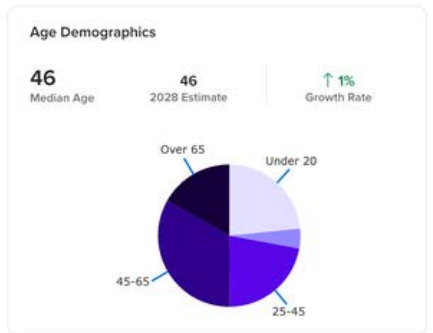
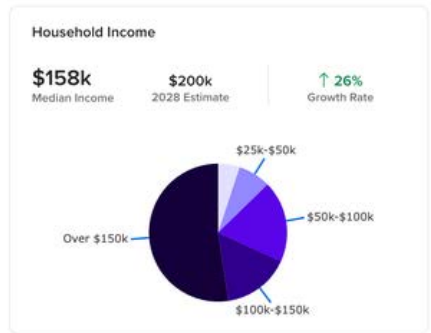
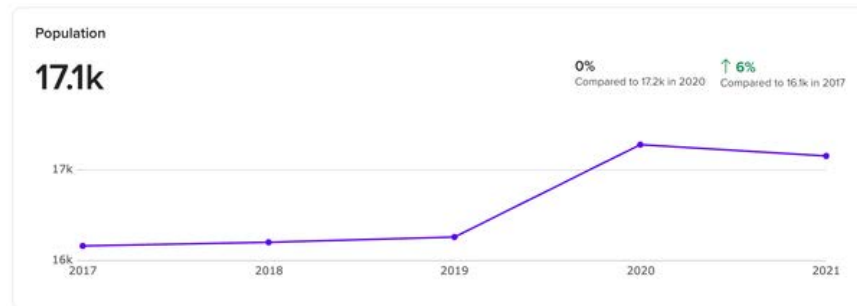
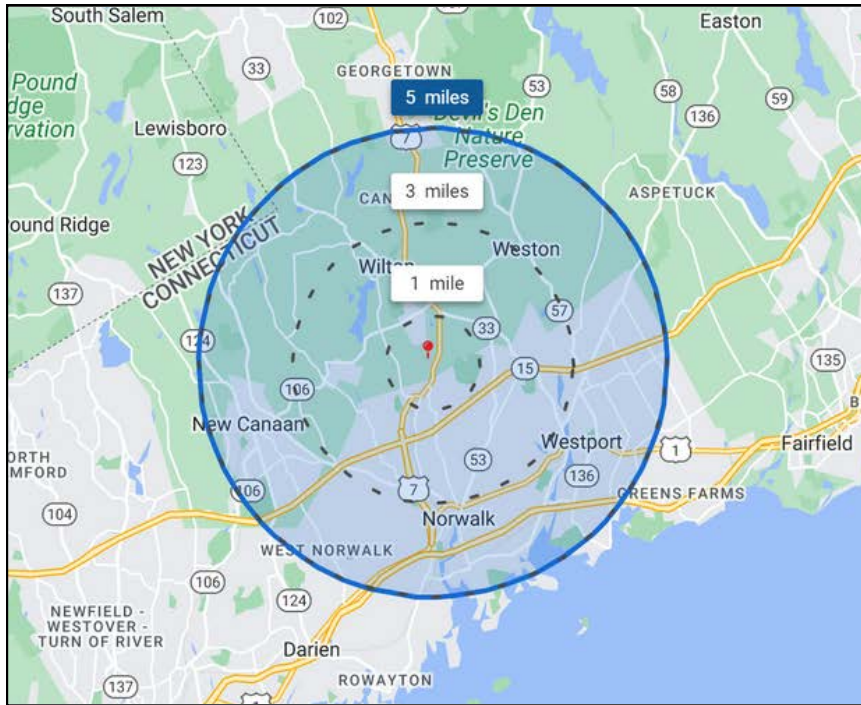
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SIGNAGE ON DANBURY ROAD (ROUTE 7)



DEMOGRAPHICS

ONE MILE



Five Reasons Why Your Fitness business Could Thrive at the Wilton SportsPlex at 37 Danbury Road in Wilton, CT:

Opening a fitness business at 37 Danbury Road in Wilton, CT, could be a strategic and advantageous move for several reasons:

1

Established Brand and Facility: The Wilton SportsPlex is a well-known and established facility in the community, offering various sports and fitness amenities. According to the Wilton SportsPlex website, it has a strong presence and a dedicated customer base, which can provide a valuable foundation for a new fitness business.

2

High Traffic and Footfall: Wilton SportsPlex benefits from its strategic location along Danbury Road, one of the town's busiest thoroughfares. According to traffic data from the Connecticut Department of Transportation, this area experiences consistent traffic flow, providing ample exposure to potential customers.

3

Affluent Demographics: Wilton, CT, is known for its affluent population with a strong emphasis on health and wellness. According to the U.S. Census Bureau, the median household income of Wilton households in 2022 was \$230,545, well above the national average, indicating a market that values fitness and can afford fitness services.

4

Limited Competition in the Facility: By opening a fitness business within the Wilton SportsPlex, you benefit from the limited competition within the same facility. This can be an appealing factor for individuals seeking a variety of fitness options, as they can conveniently access multiple fitness services under one roof.

5

Access to Residential Areas: The Wilton SportsPlex is strategically located in proximity to residential neighborhoods. According to local property data, there are several residential communities within a short distance of the SportsPlex, making it convenient for local residents to access your fitness services.

NEXT STEPS

37 DANBURY ROAD
WILTON, CT 06897



REVIEW ZONING
REGULATIONS



VIEW ONLINE
LISTING



EMAIL BROKER



CALL BROKER



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