

SAUGATUCK
COMMERCIAL
REAL ESTATE LLC

LICENSED IN CT, NY, MA, RI, NH, FL

SHARP HILL SQUARE
WILTON, CT

198-200 DANBURY ROAD



1,865 SF
RETAIL

CAN BE
DEMISED

1,390 SF
RETAIL/CAFÉ

2,035 RSF
OFFICE/RETAIL



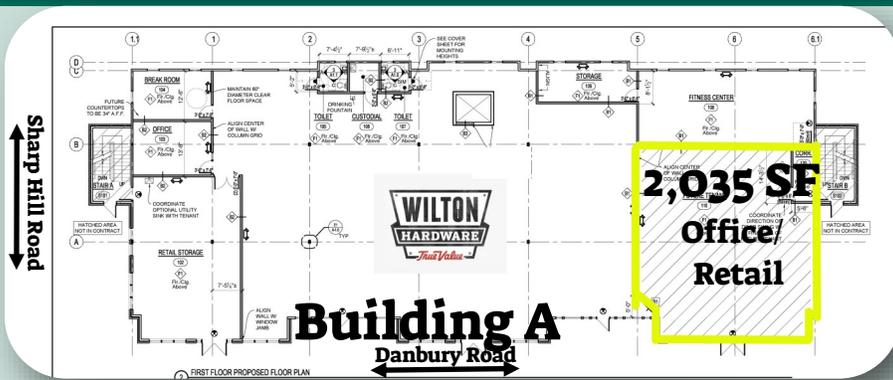
- Beautiful new, mixed use development at signalized intersection.
- 24 state-of-the-art rental apartments plus ±12,500 SF retail space.
- Primary commercial and commuter corridor (Route 7/33) connecting Southern/Northern Fairfield County; ADT 57,000.
- Excellent visibility, signage and ample on-site store front parking.
- Easy access/egress from Danbury Road and Sharp Hill Road.
- Large store front windows provide for plenty of natural light.

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------------|-----------|-----------|-----------|
| Population | 3,539 | 24,760 | 94,528 |
| Average HHI | \$232,870 | \$259,454 | \$233,257 |
| Daytime Population | 12,049 | 44,425 | 113,160 |

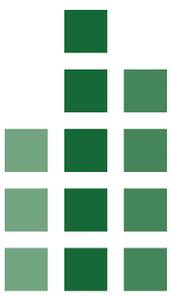
Exclusive Broker:

Penny Wickey 203.222.4194
pwickey@saugatuckcommercial.com

The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



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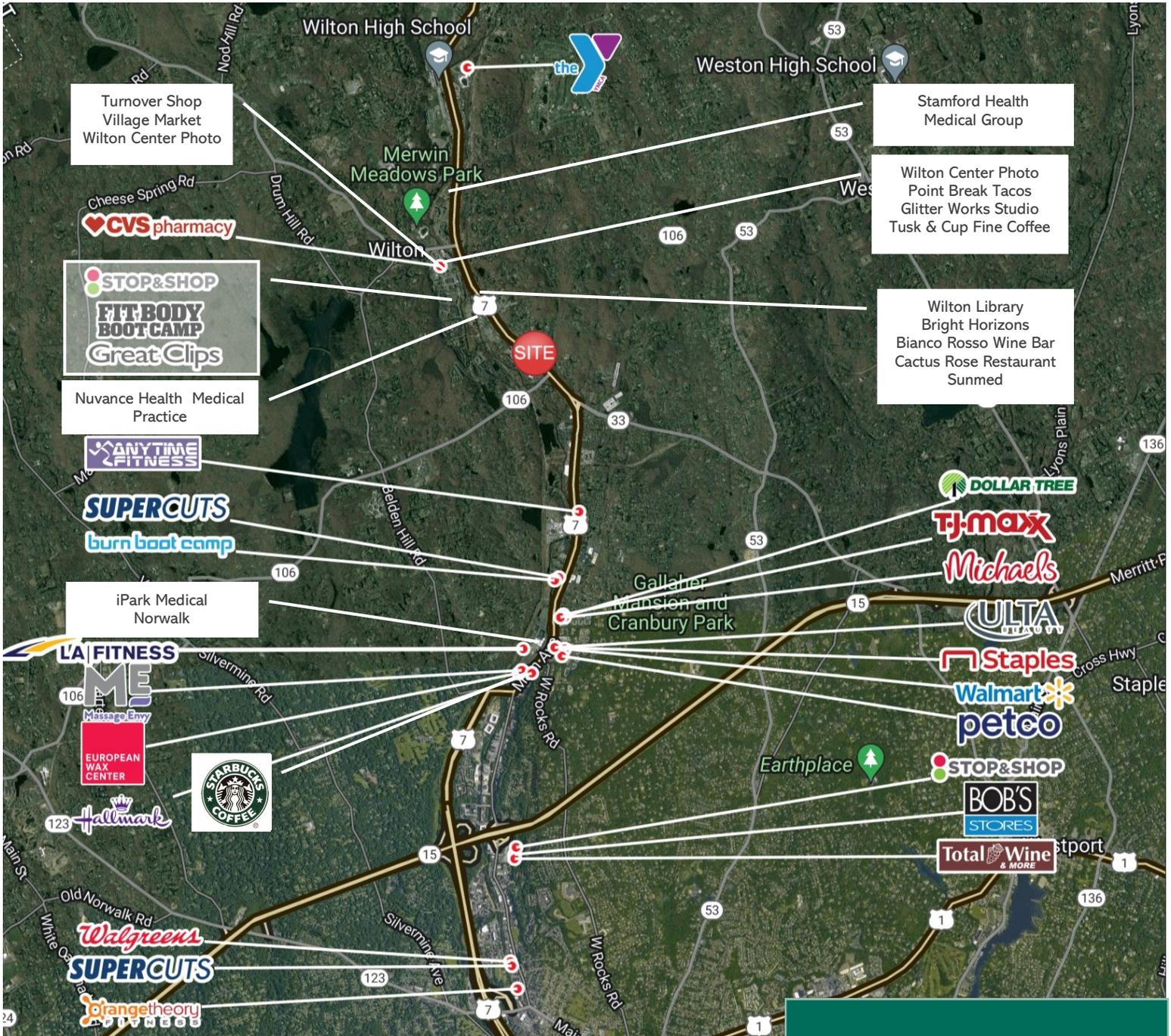


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