



SAUGATUCK
COMMERCIAL
REAL ESTATE LLC

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

SHARP HILL SQUARE WILTON, CT

198-200 DANBURY ROAD



2,763 SF
RETAIL

CAN BE
DEMISED

1,399 SF
RETAIL/CAFÉ

2,035 RSF
OFFICE/RETAIL



- Beautiful new, mixed use development at signalized intersection.
- 24 state-of-the-art rental apartments plus $\pm 12,500$ 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.

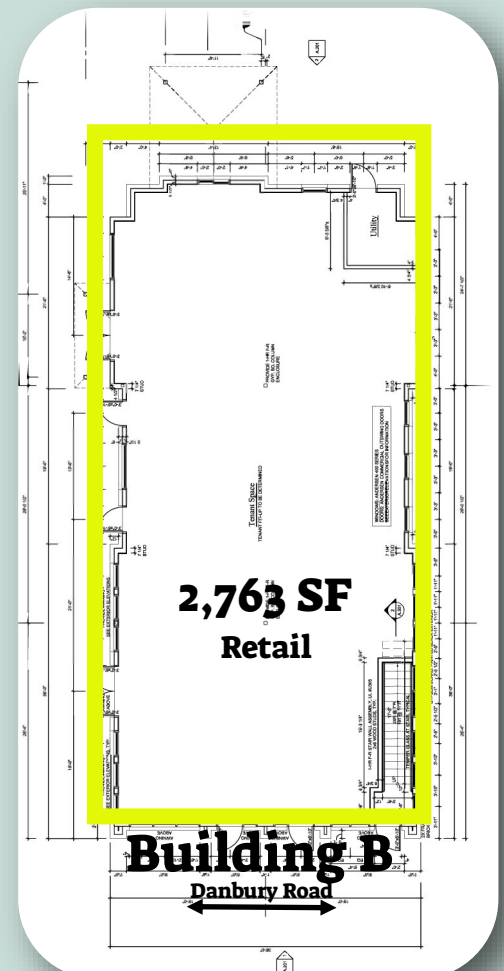
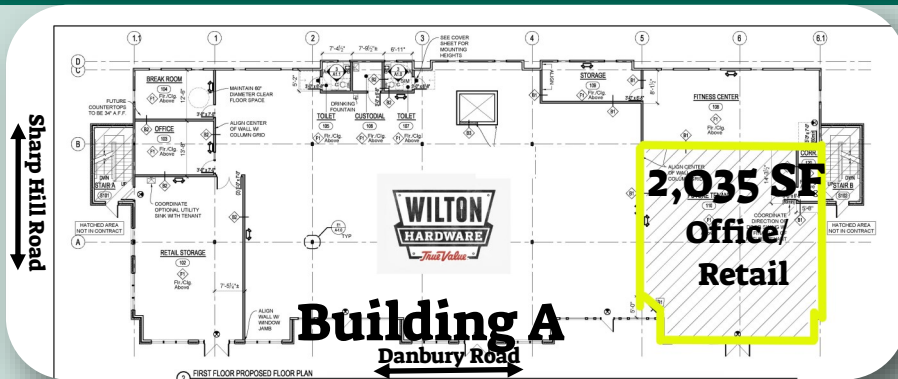


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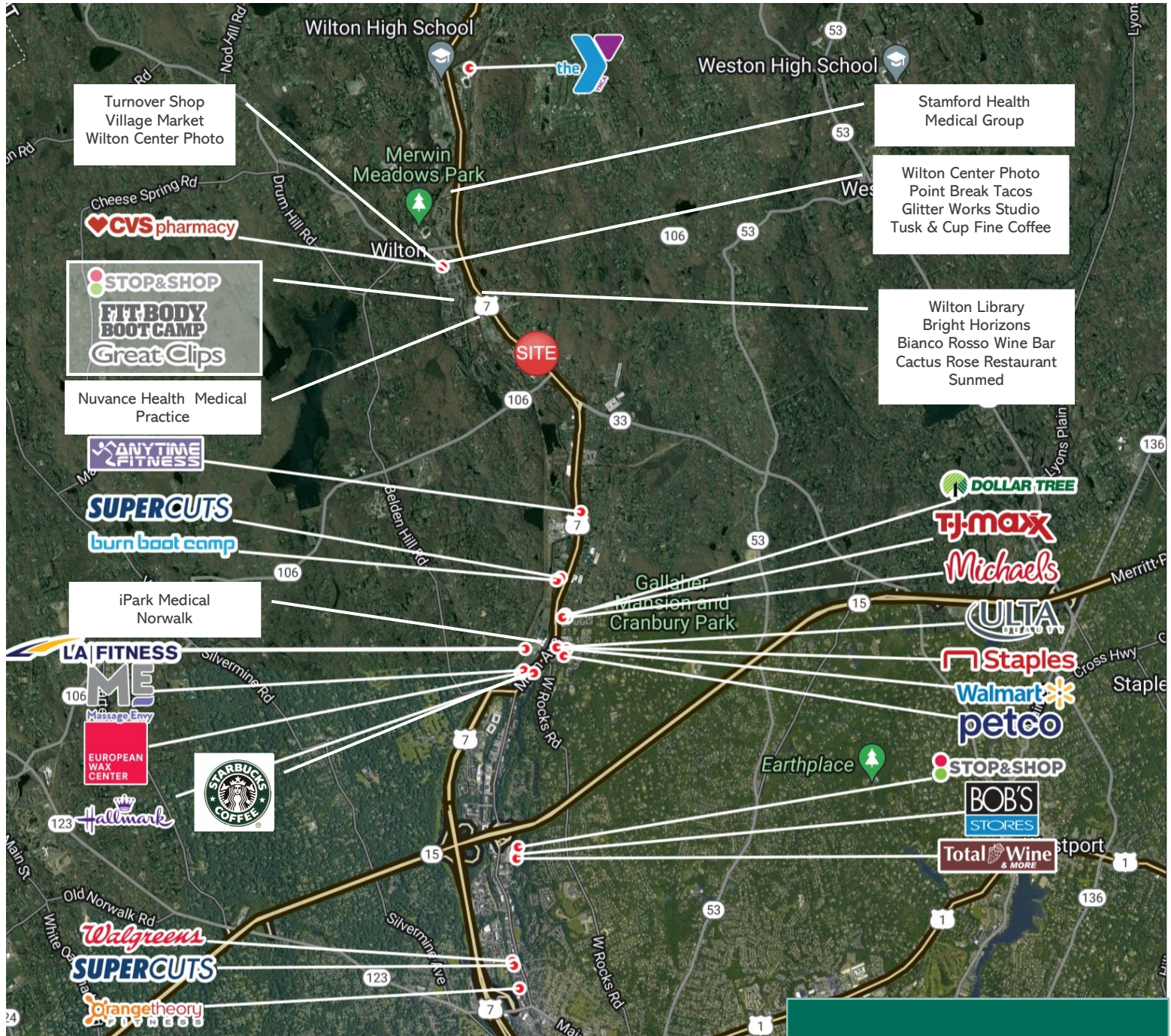


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