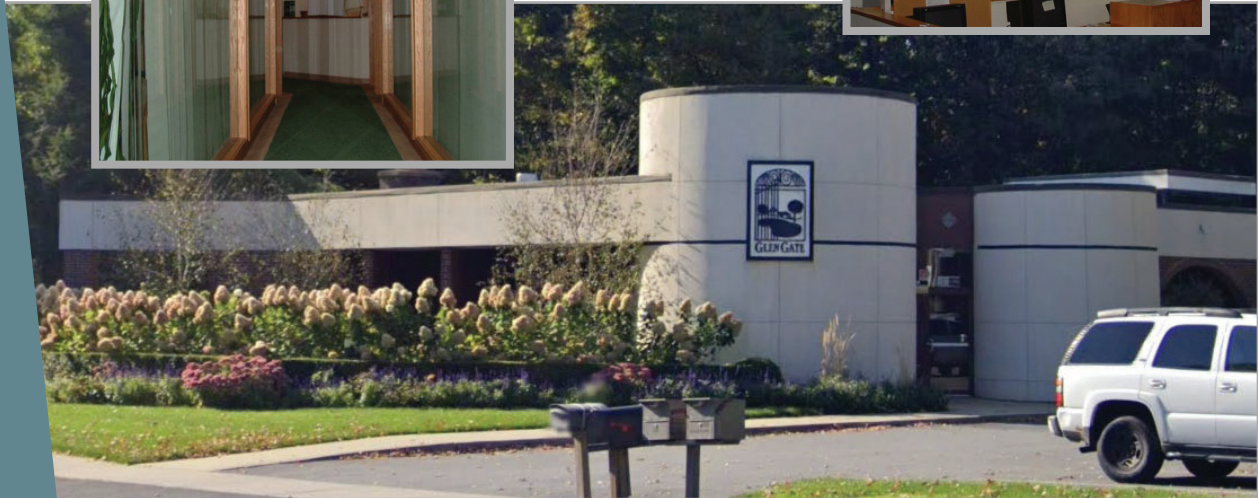


221 Danbury Road, WILTON, CONNECTICUT



For SALE OR LEASE

- The entire building is available for sale and for lease 9,878 +/- square feet on 1.1 ac
- Ideal for office / medical / redevelopment
- Elevator
- Central HVAC
- Beautifully Maintained Property
- Lower Level Semi-Windowed
- Zoning Central Business
- Private Entrance 24/7 access
- Excellent commuter location
- FEATURES AND AMENITIES: Pylon Sign and signage



Location	221 Danbury Road, Wilton, CT
Size	9,878 +/- SF on 1.1 acres
Price	Call for details
Area Retail	Stop & Shop, CVS, TrueValue, Bow-Tie Cinemas, Ring's End
Traffic Counts	74,400 VPD on Rt-7

Demographics	1 mile	3 miles	5 miles
Population	3,331	24,166	90,036
Households	1,283	8,963	33,751
Avg. HH Income	\$224,501	\$261,864	\$237,068
Daytime Pop.	3,937	18,190	55,161

www.welcorealty.com

Michael Boyarsky
203-850-8741

W ELCO REALTY, INC. . 2525 Palmer Avenue, New Rochelle, NY 10801 . Tel: (914) 576-7500

mjboyarsky@welcorealty.com

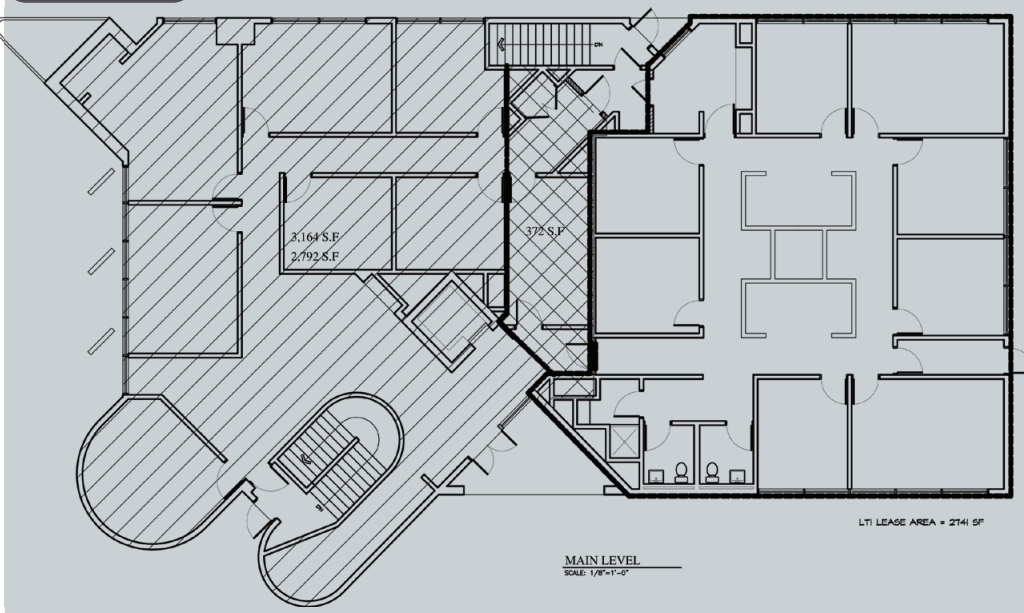
All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications.

221 Danbury Road, WILTON, CONNECTICUT



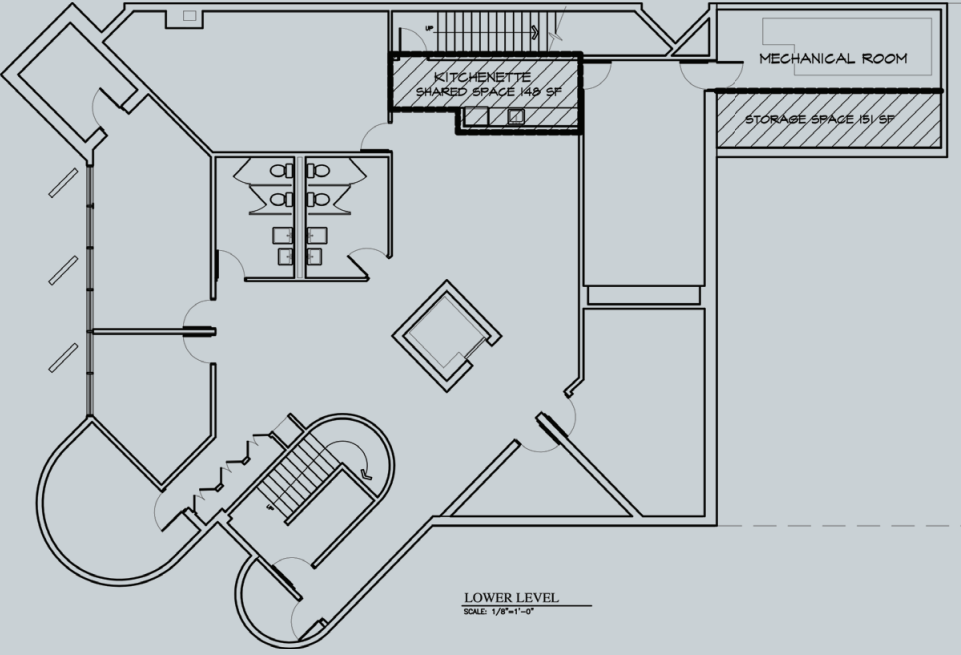
For SALE OR LEASE - 9,878 S.F.

Main Floor



MAIN FLOOR - 6,384 S.F.

Lower Level



LOWER LEVEL - 3,494 S.F.

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221 DANBURY ROAD, WILTON, CT

WELCO REALTY, INC.

1 mile radius

27,402 VPD

3 mile radius

- CVS pharmacy
- CHASE
- WELLS FARGO
- SUBWAY
- WebsterBank
- Bank of America
- Great Clips
- Peoples United Bank
- STOP & SHOP
- True Value

- McJannet & Drug
- RING'S END
- CUBE SMART

- LA FITNESS

- burn boat camp
- DUNKIN' SUPERCUTS

- ME Massage Envy
- EUROPEAN CENTER
- citi
- Starbucks

- LA FITNESS

- DOLLAR TREE
- Michaels
- TJ-MAXX
- OUTBACK STEAKHOUSE
- Staples
- petco
- Walmart
- ULTA
- QDOBA
- Panera

- Hallmark
- MATTRESS FIRM
- SUBWAY
- AT&T

- Hilton Garden Inn

- COURTYARD

- DUNKIN'

- Carvel

- IHG

- SnoStar

- Total Wine
- BOBS STORES
- DUNKIN'
- BURGER KING
- STOP & SHOP

- IGA