

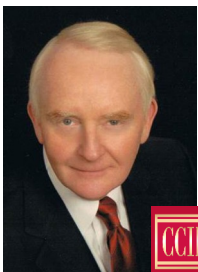
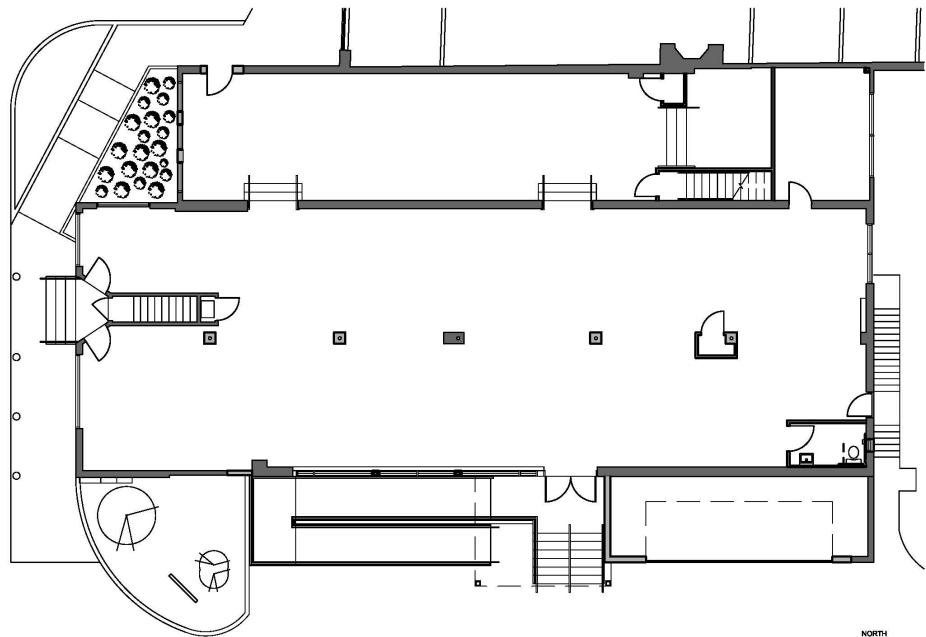
39 DANBURY ROAD
WILTON, CT 06897



**AVAILABLE
FOR
LEASE**

Retail
4,300 SF

KENT CENTER
Route 7



CONTACT | Leland R. Wilson, CCIM | 203.762.2200 | wilson@ccim.net | 57 Danbury Road, Wilton, CT 06897



AVAILABLE FOR LEASE

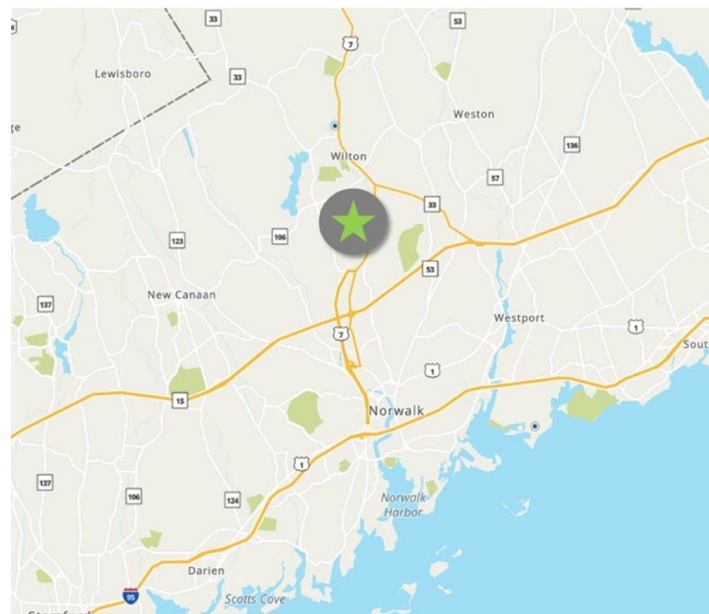
SPACE OFFERED	● 4,300 SF	Retail
LEASE RATE	● \$35 PSF/NNN	
BUILDING TYPE	● Retail	
BUILDING SIZE	● 34,000 SF	
ZONING	● General Business	
OCCUPANCY	● Negotiable	
NNN COSTS	● 2026 TBD	
HVAC	● Gas / Central	
WATER	● City	
SEWER	● City	

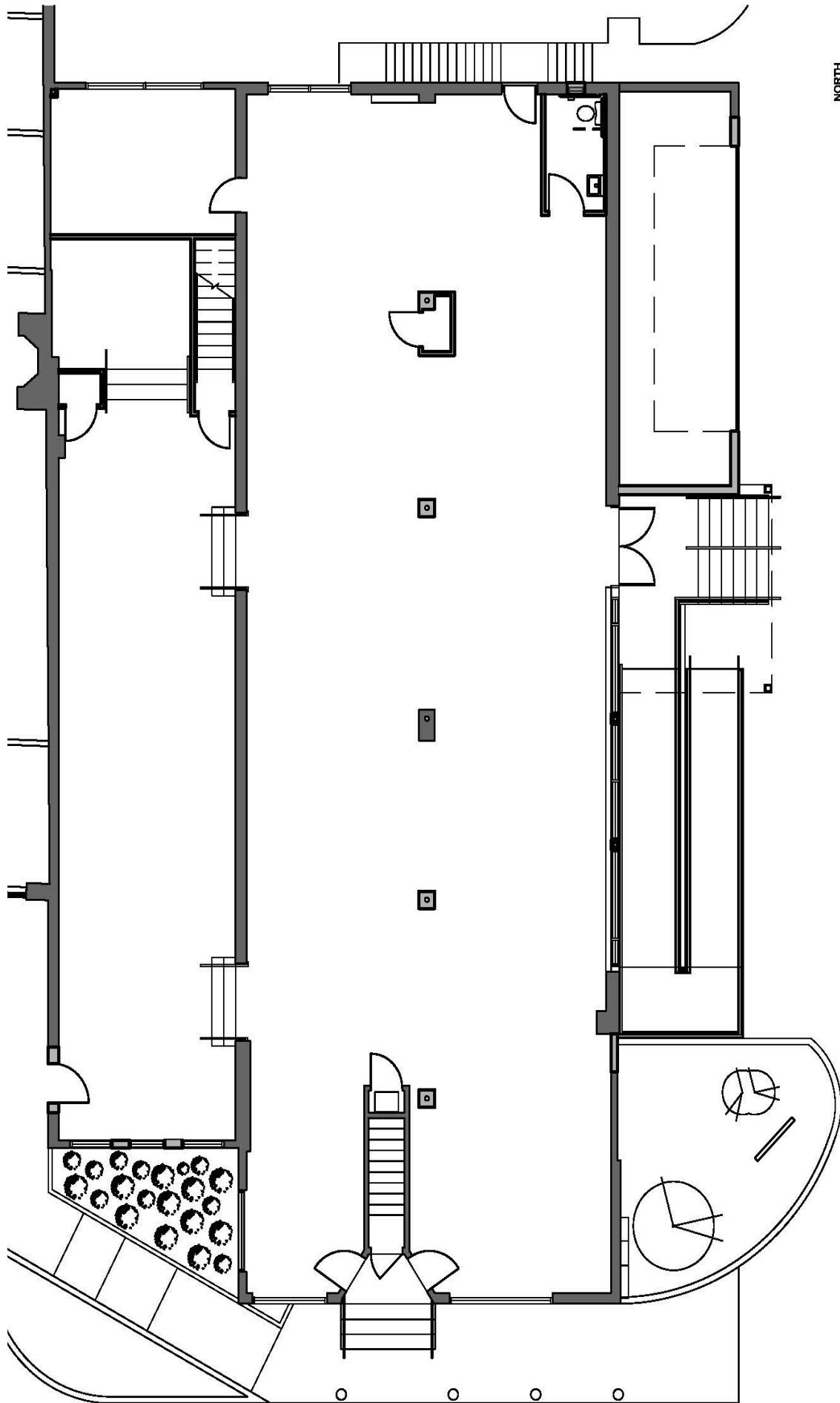
AMENITIES

- ✓ Wilton's Popular Kent Center
- ✓ Heavy trafficked Strip Center
- ✓ Excellent visibility along Route 7
- ✓ Strong foot traffic & vehicle counts
- ✓ Excellent Foot & Traffic Count
- ✓ Street-front Retail Space
- ✓ Prominent Signage Opportunities
- ✓ Clean, Convenient & well-maintained Space
- ✓ Maximize Brand Recognition
- ✓ Walk-up Ramp

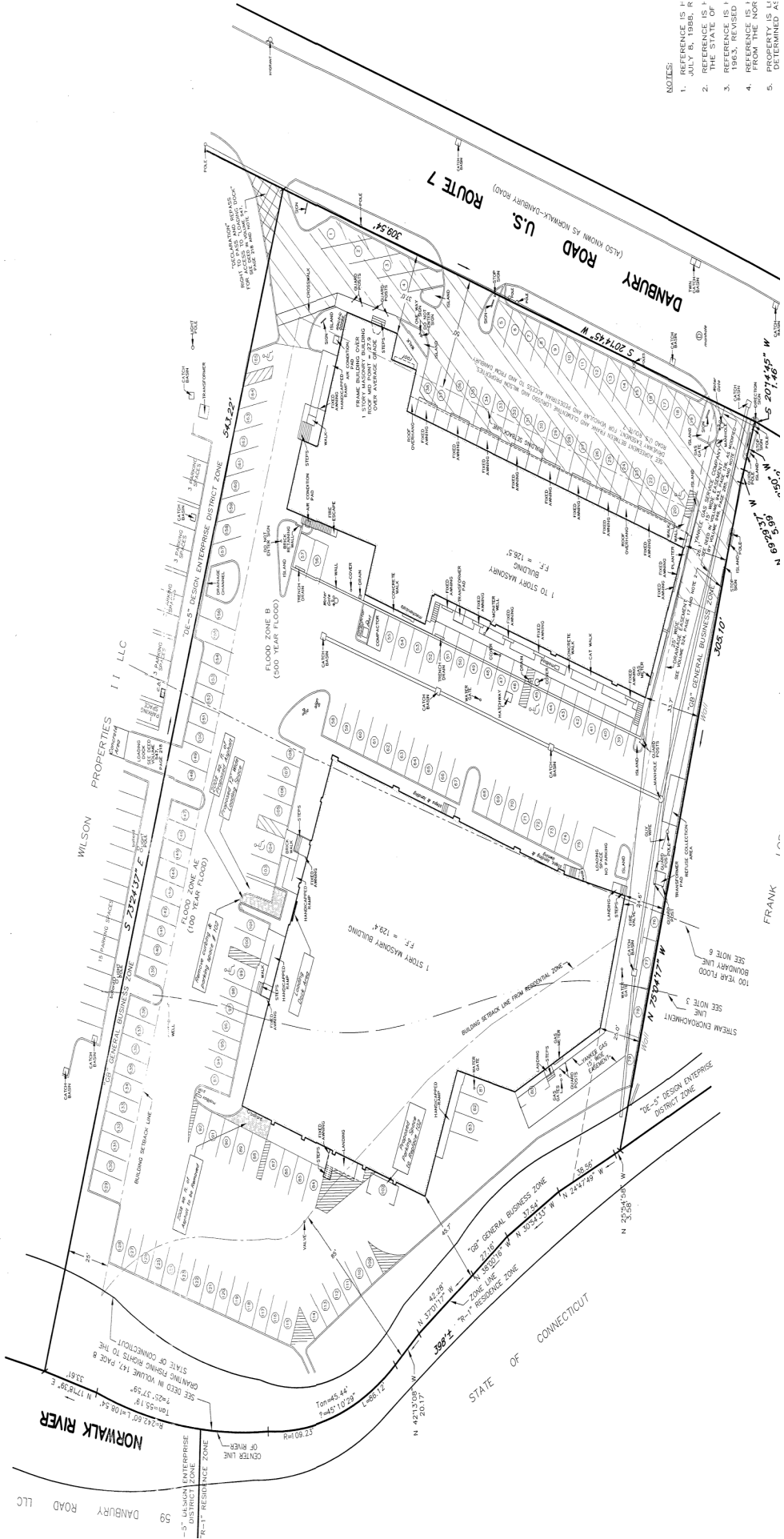
FEATURES

- Ideally Situated on Route 7 South Wilton
- Kent Center offers premium retail spaces
- Exceptional visibility and accessibility
- Long Term Stable Occupancy
- Local & National Retailers
- Wet Sprinkler System





39 DANBURY ROAD
WILTON, CT 06897



- NOTES:
1. THIS REFERENCE IS TO JULY 15, 1985, R
 2. THE STATE OF CONNECTICUT
 3. REFERENCE IS TO 1963, REVISED
 4. FROM THE NGA
 5. PROPERTY IS DETERMINED AS

39 DANBURY ROAD WILTON, CT 06897



39 DANBURY ROAD
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Wilton, Connecticut

General

ACS, 2019-2023	Wilton	State
Current Population	18,439	3,598,348
Land Area <i>mi</i> ²	27	4,842
Population Density <i>people per mi</i> ²	688	743
Number of Households	6,203	1,420,170
Median Age	44	41
Median Household Income	\$227,165	\$93,760
Poverty Rate	3%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i>	1,592	100%
2 Retail Trade <i>Food and Beverage Stores</i>	1,264	34%
3 Health Care and Social Assistance <i>Ambulatory Health Care Services</i>	1,197	47%
4 Finance and Insurance <i>Securities, Commodities, & Financial Inv.</i>	1,176	59%
5 Manufacturing <i>Chemical Mfg</i>	1,038	26%
Total Jobs, All Industries	9,817	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	215	248	242	303	287

Total Active Businesses 2,524

Key Employers

Data from Municipalities, 2025

- ASML US INC
- Dorel Sports
- AIG
- Beiersdorf Inc
- Muehlstein

Demographics

ACS, 2019-2023

Age Distribution

Age Group	Wilton	State
Under 10	2,179 (12%)	10%
10 to 19	3,098 (17%)	13%
20 to 29	1,698 (9%)	13%
30 to 39	1,375 (7%)	13%
40 to 49	2,447 (13%)	12%
50 to 59	3,432 (19%)	14%
60 to 69	2,245 (12%)	13%
70 to 79	1,256 (7%)	8%
80 and over	709 (4%)	4%

Race and Ethnicity

Race/Ethnicity	Wilton	State
Asian	8%	5%
Black	4%	10%
Hispanic or Latino/a	6%	18%
White	75%	63%
Other	9%	5%

Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home

Language	Wilton	State
English	77%	83%
Spanish	3%	13%

Educational Attainment

Attainment Level	Wilton	State
High School Diploma Only	11%	26%
Associate Degree	4%	8%
Bachelor's Degree	23%	38%
Master's Degree or Higher	19%	36%

Housing

ACS, 2019-2023

Metric	Wilton	State
Median Home Value	\$891,300	\$343,200
Median Rent	\$1,725	\$1,431
Housing Units	6,474	1,536,049

Ownership Type	Wilton	State
Owner-Occupied	88%	88%
Detached or Semi-Detached	65%	88%
Vacant	4%	8%

Schools

CT Department of Education, 2024-25

School Districts

School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Wilton School District	PK-12	3,782	84	94%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

District	Math	ELA
Wilton School District	81%	81%
Statewide	44%	49%



Wilton, Connecticut

Labor Force

CT Department of Labor, 2024

	Wilton	State
Employed	8,173	1,842,285
Unemployed	272	67,181

Unemployment Rate
Self-Employment Rate*



*ACS, 2019–2023

Catchment Areas of 15mi, 30mi, and 60mi

Massachusetts

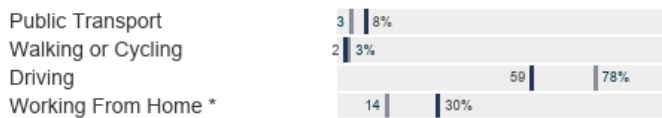


Access

ACS, 2019–2023

	Wilton	State
Mean Commute Time *	35 min	26 min
No Access to a Car	3%	9%
No Internet Access	1%	7%

Commute Mode



Public Transit

CT <i>transit</i> Service	Express
Other Public Bus Operations	Norwalk Transit District / Housatonic Area Regional Transit (HART)
Train Service	Metro-North

* 5 year estimates include pre-pandemic data



Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	\$138,514,232
Property Tax Revenue	\$120,309,736
<i>per capita</i>	\$6,518
<i>per capita, as % of state avg.</i>	199%
Intergovernmental Revenue	\$14,924,436
Revenue to Expenditure Ratio	99%

Municipal Expenditure

Total Expenditure	\$140,104,890
Educational	\$98,251,475
Other	\$41,853,415

Grand List

Equalized Net Grand List	\$6,685,435,895
<i>per capita</i>	\$362,217
<i>per capita, as % of state avg.</i>	203%
Commercial/Industrial Share of Net Grand List	14%
Actual Mill Rate	27.87
Equalized Mill Rate	17.93

Municipal Debt

Moody's Rating (2024)	Aaa
S&P Rating (2024)	-
Total Indebtedness	\$71,911,620
<i>per capita</i>	\$3,896
<i>per capita, as % of state avg.</i>	133%
<i>as percent of expenditures</i>	51%
Annual Debt Service	\$10,216,301
<i>as % of expenditures</i>	7%

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

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