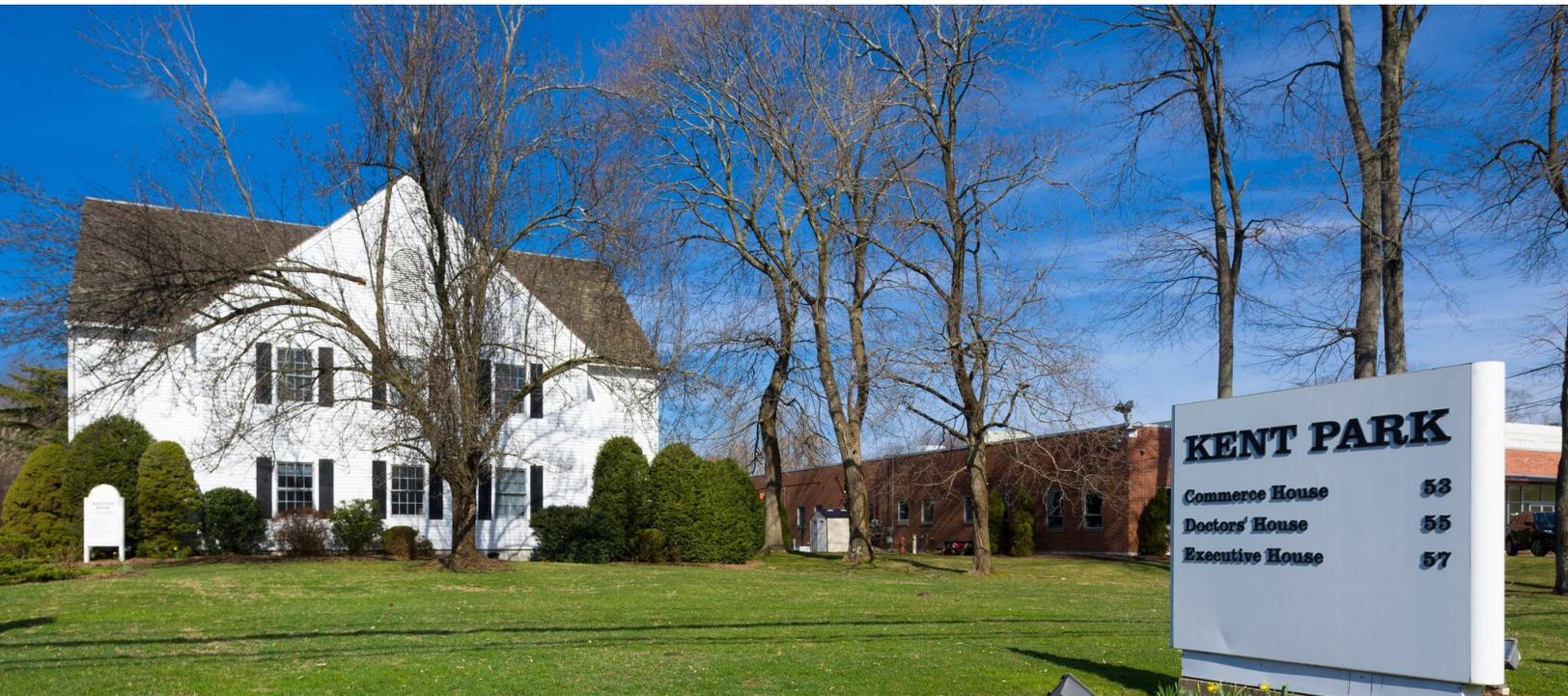


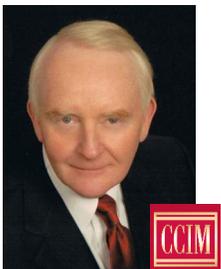
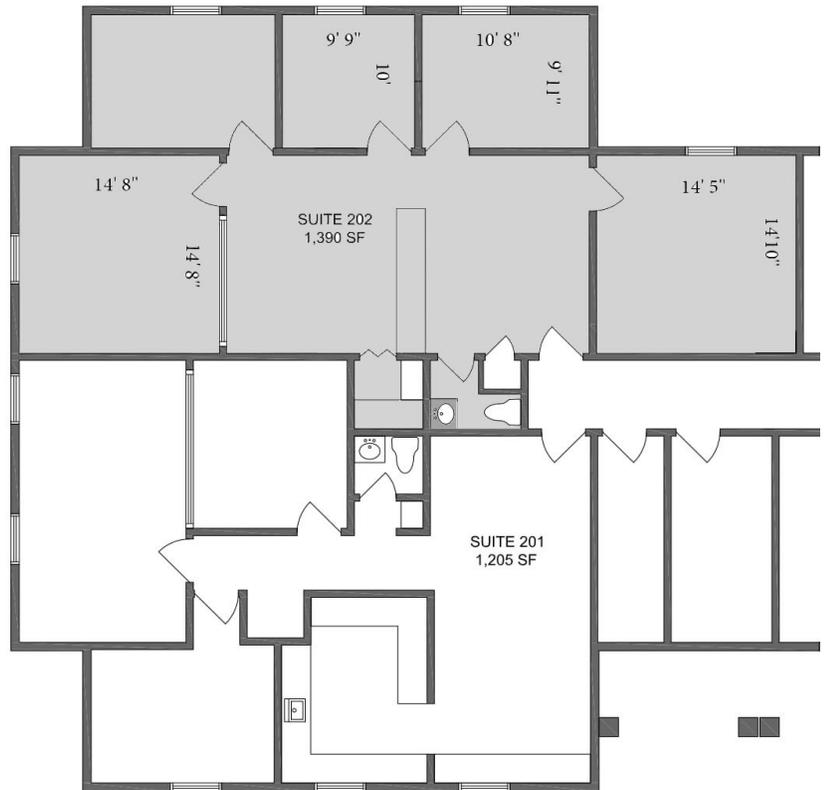
57 DANBURY ROAD
WILTON, CT 06897



AVAILABLE FOR LEASE

Suite 202
1,390 SF

EXECUTIVE HOUSE
Kent Park



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

AVAILABLE FOR LEASE

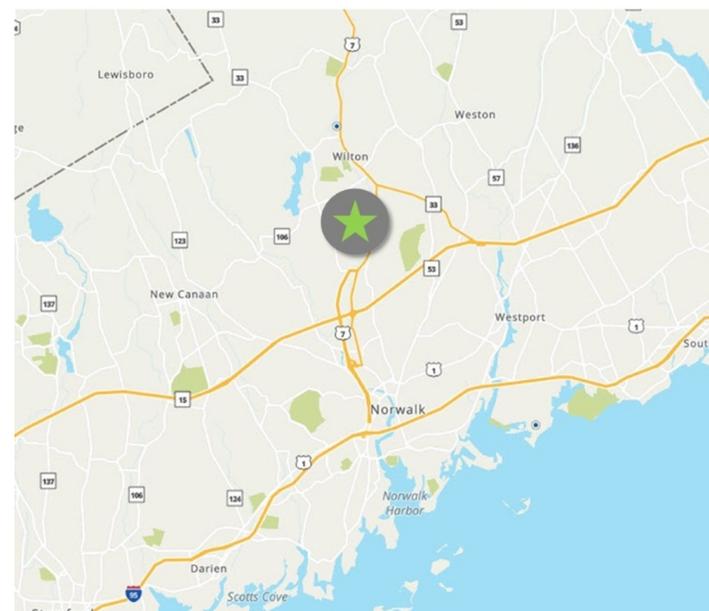
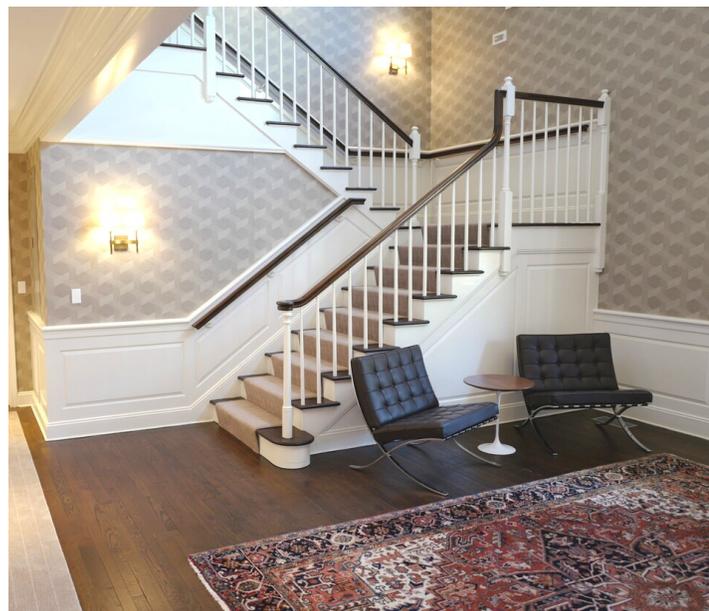
| | | |
|----------------------|---------------------|-----------|
| SPACE OFFERED | ● 1,390 SF | Suite 202 |
| LEASE RATE | ● \$34.50 SF | +elec. |
| BUILDING TYPE | ● Executive Offices | |
| BUILDING SIZE | ● 10,800 SF | |
| ZONING | ● Design Enterprise | |
| OCCUPANCY | ● Immediate | |
| HEATING | ● Gas | |
| A/C | ● Central | |
| WATER | ● City | |
| SEWER | ● City | |

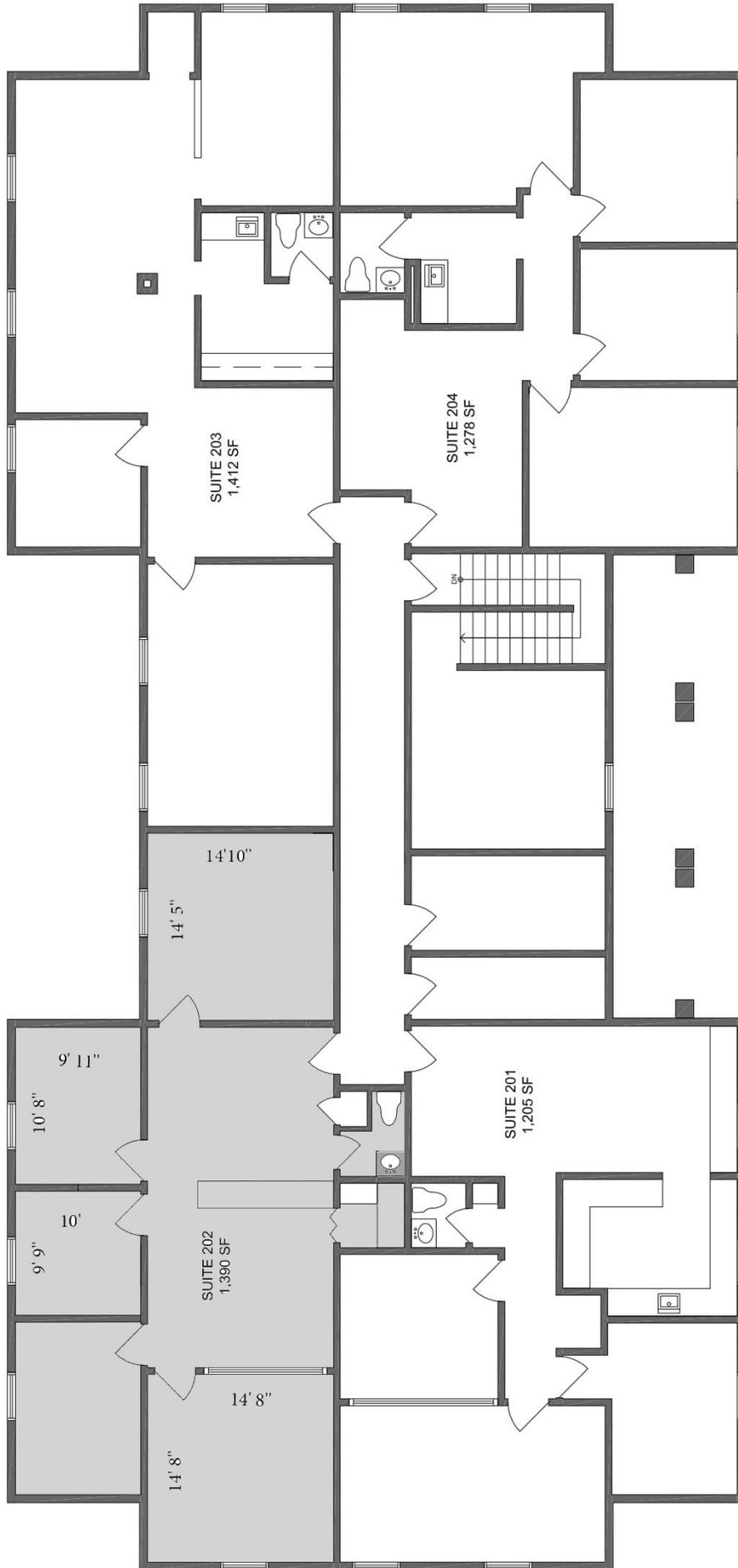
AMENITIES

- ✓ Newly Renovated Lobby & Landscaping
- ✓ Ample Parking | Five Spaces per 1,000 sf
- ✓ Private Bath in Suite
- ✓ Keypad Entry
- ✓ 24-Hour Individual Hvac Control
- ✓ Closed Circuit Camera System
- ✓ Onsite Document Storage Available
- ✓ Walk to Restaurants & Shopping
- ✓ EV Charging Station
- ✓ Energy Efficient Property

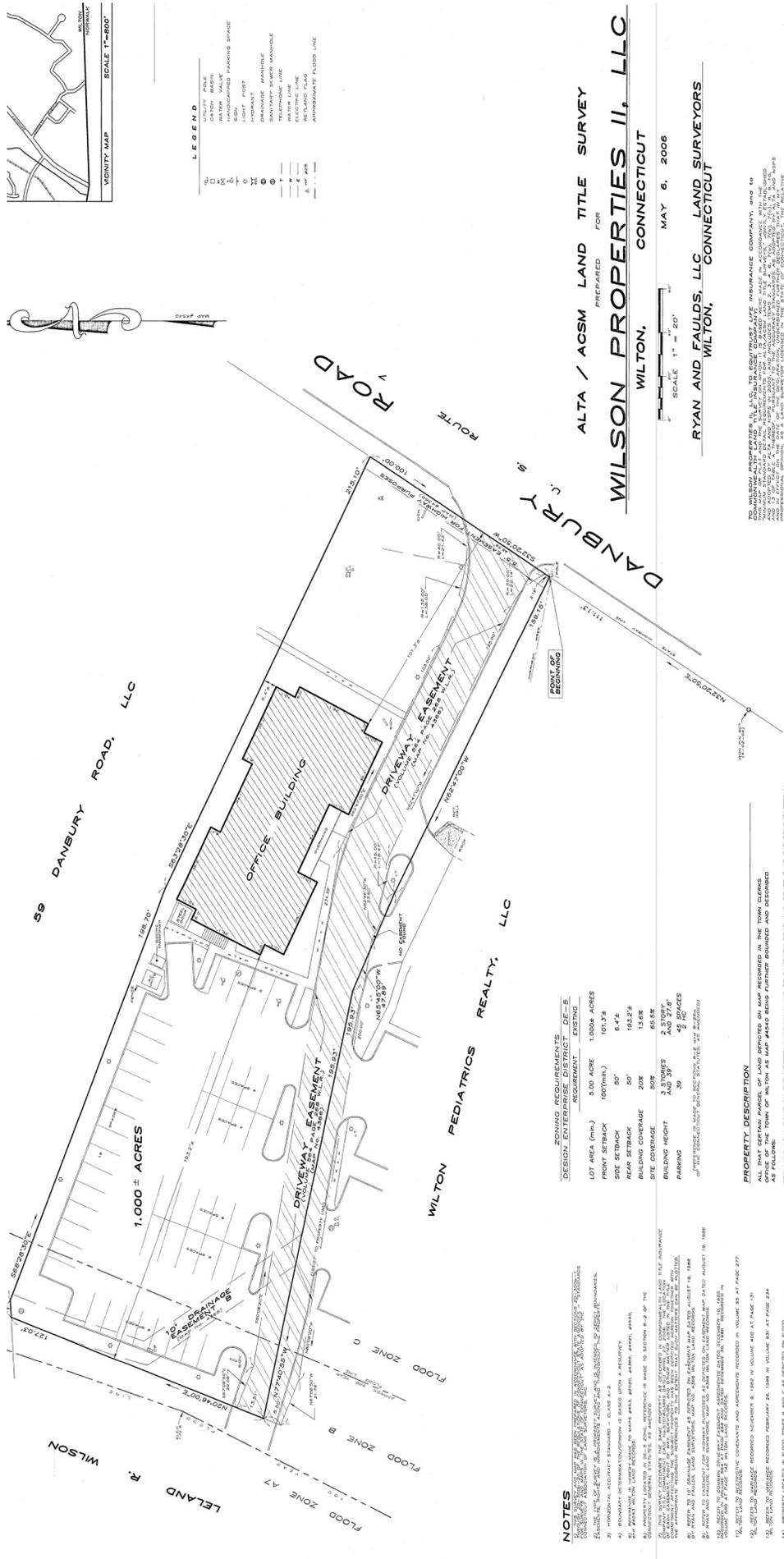
FEATURES

- Ideally Situated on Route 7 South Wilton
- Kent Park offers premium office suites
- Exceptional visibility and accessibility
- Tailored to deliver distinguished corporate presence for smaller firms
- Conveniently located to major business hubs, retail and restaurants





57 DANBURY ROAD
WILTON, CT 06897



NOTES

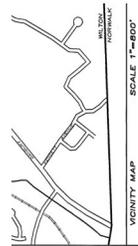
1. THE PROPERTY IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE PLANS AND RECORDS.
2. THE PROPERTY IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE PLANS AND RECORDS.
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DESIGN REQUIREMENTS

| DESIGN REQUIREMENTS | EXISTING | DE-S |
|---------------------|-----------|-----------|
| LOT AREA (sq. ft.) | 100,000 | 100,000 |
| FRONT SETBACK | 50' | 50' |
| SIDE SETBACK | 50' | 50' |
| REAR SETBACK | 50' | 50' |
| BUILDING COVERAGE | 20% | 20% |
| SITE COVERAGE | 50% | 50% |
| BUILDING HEIGHT | 35' | 35' |
| PARKING | 40 SPACES | 40 SPACES |

PROPERTY DESCRIPTION

ALL THAT CERTAIN PARCELS OF LAND DEPICTED ON MAP RECORDED IN THE TOWN CLERKS OFFICE OF THE TOWN OF WILTON AS MAP #450 BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: ...



LEGEND

- WATER VALVE
- CATCH BASIN
- SEWER
- STORM
- HYDRANT
- MANHOLE
- SANITARY SEWER MANHOLE
- WATER LINE
- ELECTRIC LINE
- APPROXIMATE FLOOD LINE

ALTA / ACSM LAND TITLE SURVEY
 PREPARED FOR
WILSON PROPERTIES II, LLC
 WILTON, CONNECTICUT
 MAY 6, 2006
 RYAN AND FAULDS, LLC LAND SURVEYORS
 WILTON, CONNECTICUT

TO: WILSON PROPERTIES II, LLC, 57 DANBURY ROAD, WILTON, CONNECTICUT 06897
 FROM: RYAN AND FAULDS, LLC, LAND SURVEYORS, 100 WILTON ROAD, WILTON, CONNECTICUT 06897
 THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS FOR LAND SURVEYING IN THE STATE OF CONNECTICUT, THE NATIONAL CONFERENCE OF BOARD OF SURVEYORS AND MAPPERS, INC. (NCS&M), AND THE INTERNATIONAL BOARD OF STANDARDS AND PRACTICES FOR PROFESSIONAL SURVEYING (IBPS).

57 DANBURY ROAD WILTON, CT 06897



57 DANBURY ROAD
WILTON, CT 06897

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

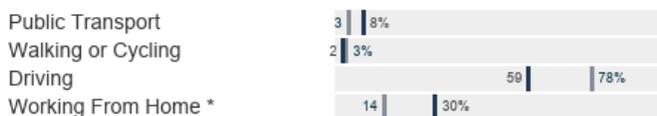


Access

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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