

# SPACE FOR LEASE


631-643 Danbury Rd., Wilton, CT

**A★R★E★A**  
**ATHERTON**  
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NAVIGATING YOUR CRE SUCCESS





## Functional Space | Accessible Location | High Traffic

**Available Space:**  
Unit 1: 6,000 +/- SF

 **Lease Rate:**  
Unit 1: \$20.00/sf NNN

 **Building Size:**  
12,144 +/- SF

 GB zone  
(General Business)

 19,000 +/- AADT

- Retail space located on well travelled RT-7
- Large parking area and potential for additional outside storage space
- Great visibility to an estimated 19,000 +/- AADT.
- Flexible General Business zoning permitting wide range of retail, office, and service uses.



### A.R.E.A. TEAM

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