

# 33 WILTON | LEASING NOW


Retail & Restaurant,  
Professional Use

33 Danbury Road, Wilton, CT 06897

**FC** FEBBRAIO  
COMMERCIAL



**BERKSHIRE  
HATHAWAY** | NEW ENGLAND  
HOMESERVICES | PROPERTIES

 COMMERCIAL DIVISION™

# OVERVIEW



## A Destination for Residents and Businesses Alike

Whether you are a retailer seeking a prime storefront or a professional looking for a polished office environment, 33 Danbury Road delivers. The ground floor and lower level offer flexible layouts ideal for restaurants, boutiques, wellness, and service-based businesses, while the upper floor features modern apartments that bring built-in foot traffic and a lively, on-site community.

### Additional Details

- Lot Size: 40,075 SF (.92 acres)
- Structure: 2 stories plus lower level
- Year Built: 1961
- Zoning: DRB



# RETAIL & PROFESSIONAL SPACE OVERVIEW



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

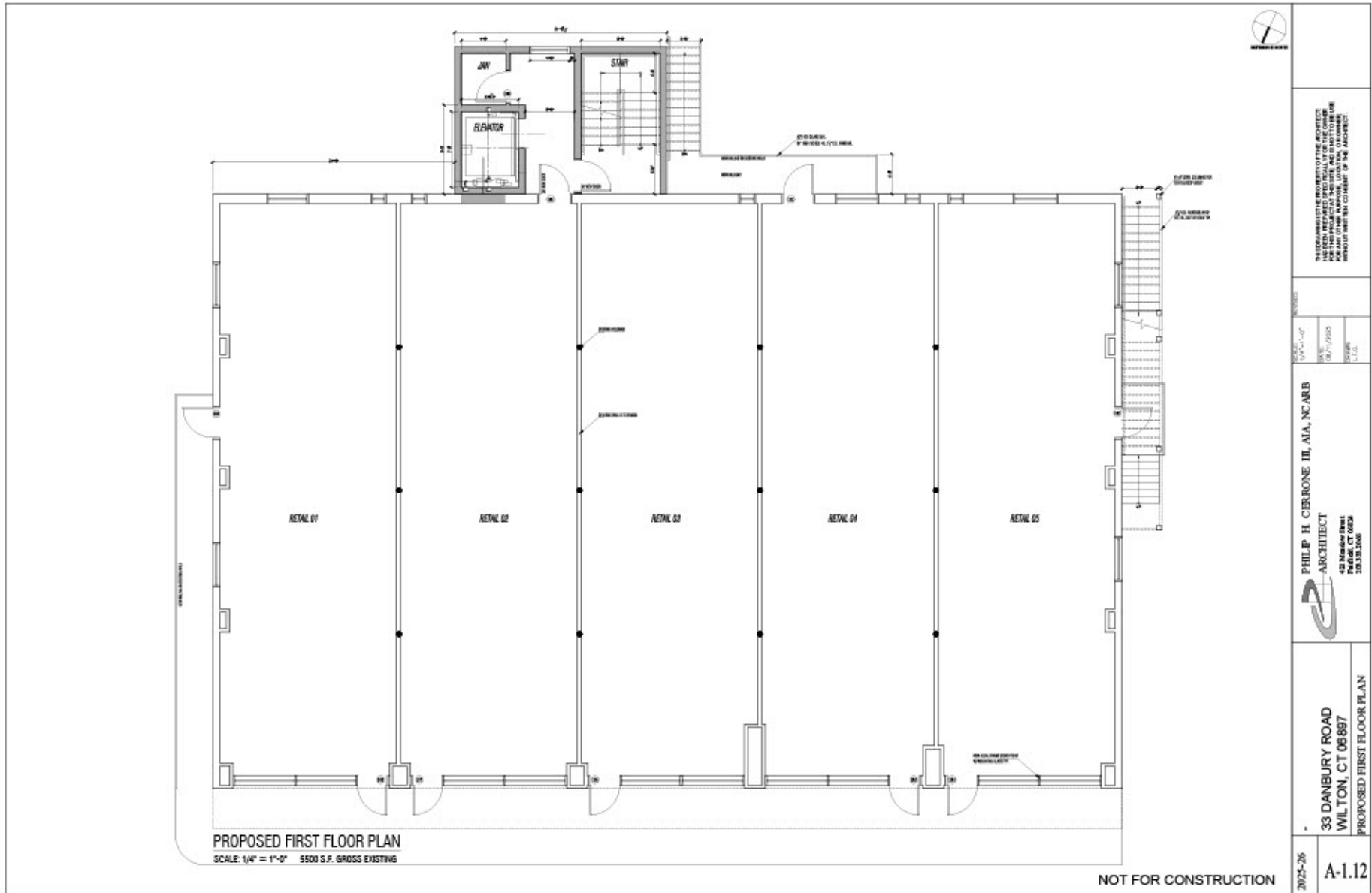


RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

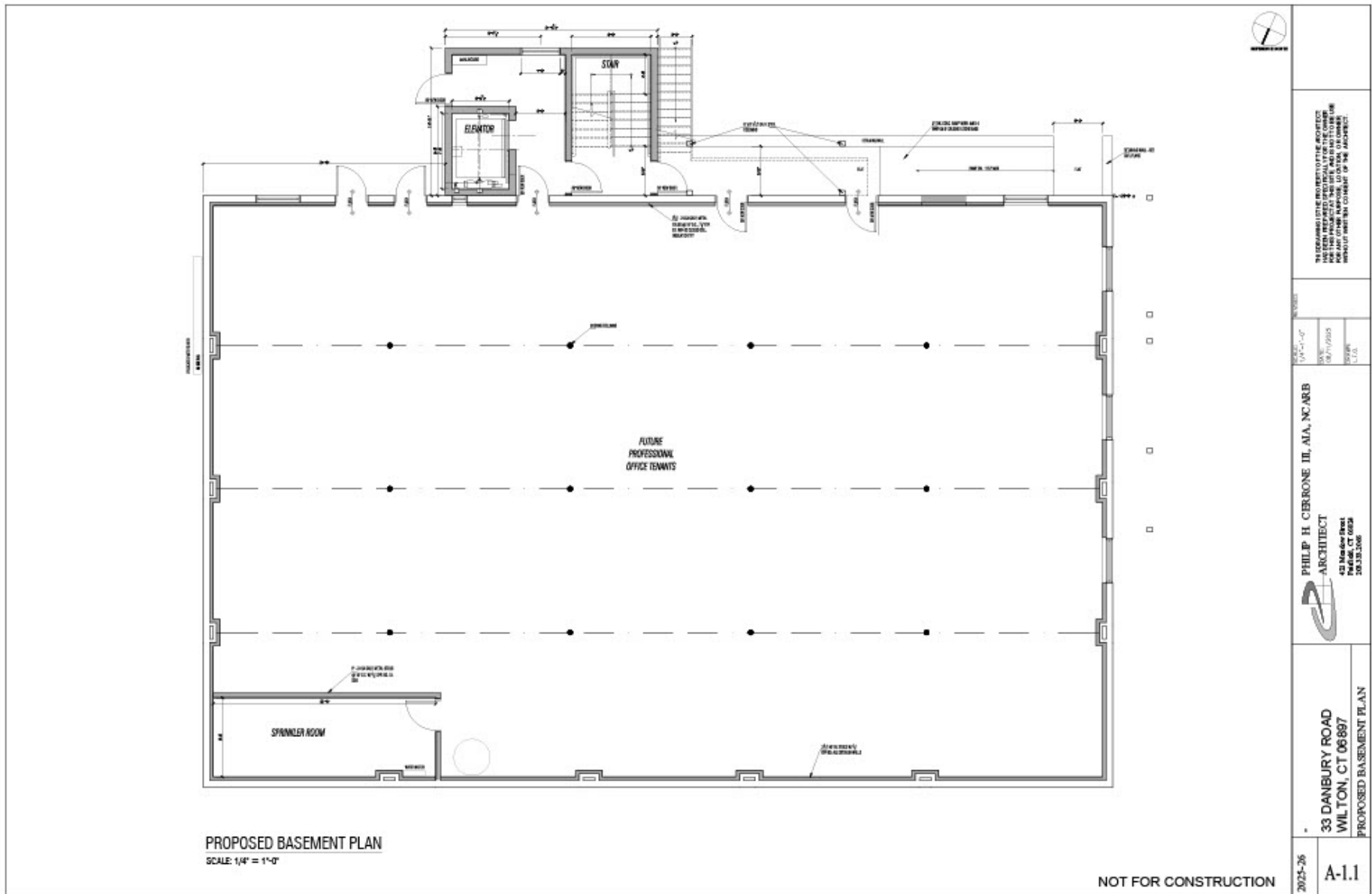
The building offers a total of 16,800 sq. ft. across three floors, including 11,200 sq. ft. of retail space equipped with 200 AMP electrical service and three-phase power. The lower level spans 5,600 sq. ft., divided into five units of 1,120 sq. ft. each, while the ground floor features five retail units of the same size. Units on both levels can be combined to create larger layouts, with availability beginning January 1, 2026.

Retail Base rent: \$36.00 per s/f plus NNN | Lower Level: \$30.00 per s/f modified gross

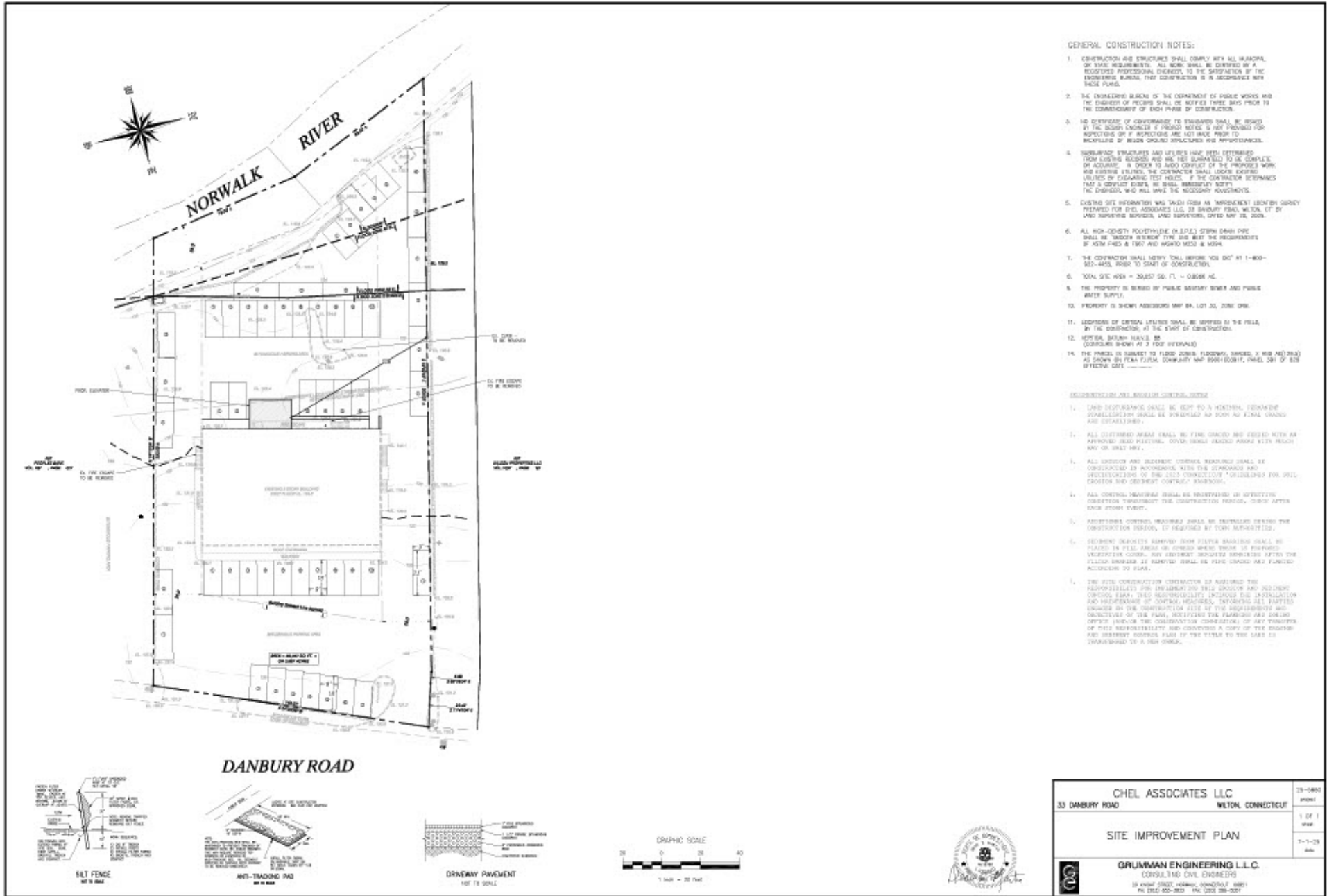
# SITE PLAN: GROUND FLOOR RETAIL



# SITE PLAN: Lower Level Professional Retail



# SITE PLAN

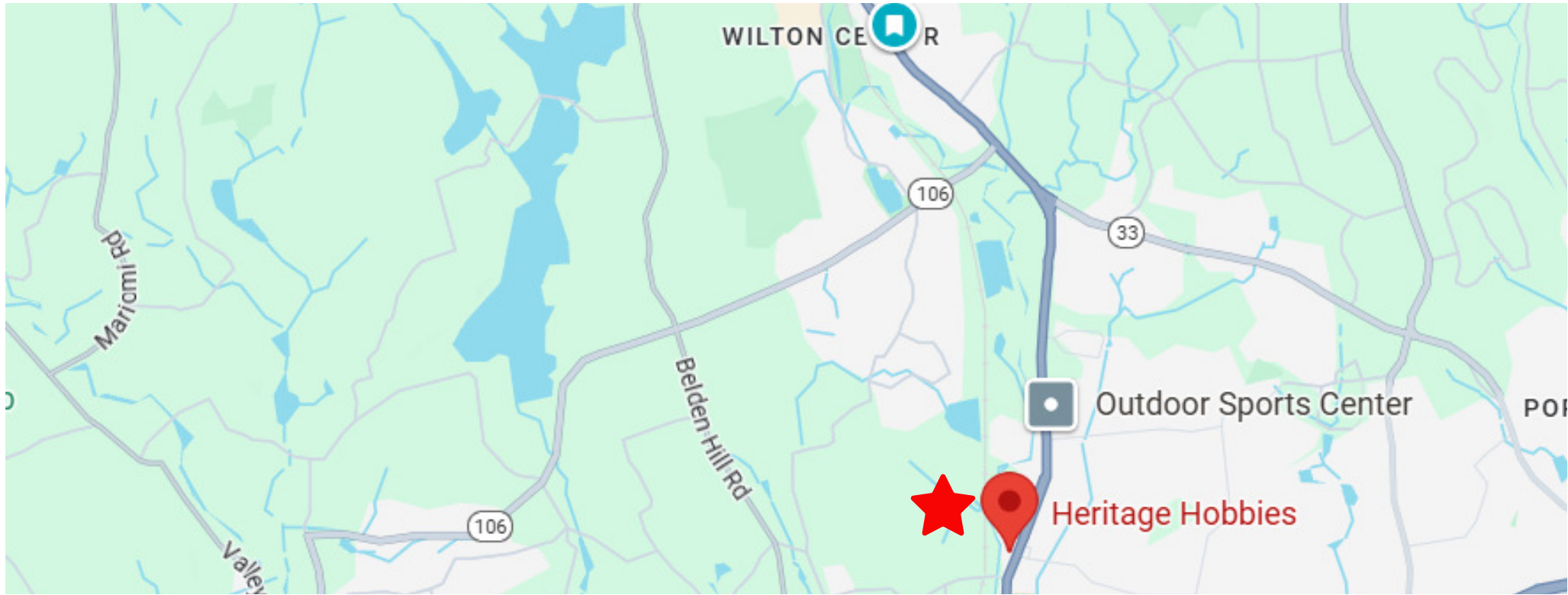


33 Danbury Road, Wilton, CT 06897



Tommy febraio  
M: 203.247.3516 | O: 203.254.2061  
febraio@bhhsne.com

# LOCATION



## A Thriving Market in an Exceptional Location

Wilton's affluent demographics, top-rated schools, and proximity to major highways and Metro-North make it a magnet for both residents and visitors. With easy access to the Merritt Parkway, I-95, and two train stations, your customers and clients will enjoy seamless connectivity to surrounding towns, New York City, and the broader tri-state area.

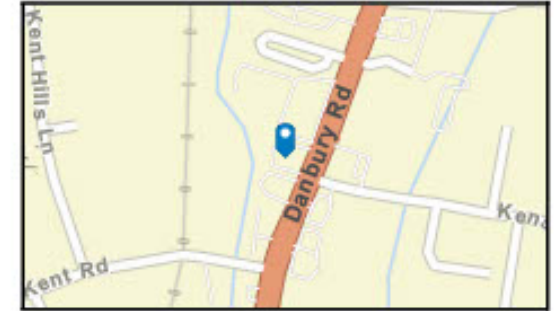
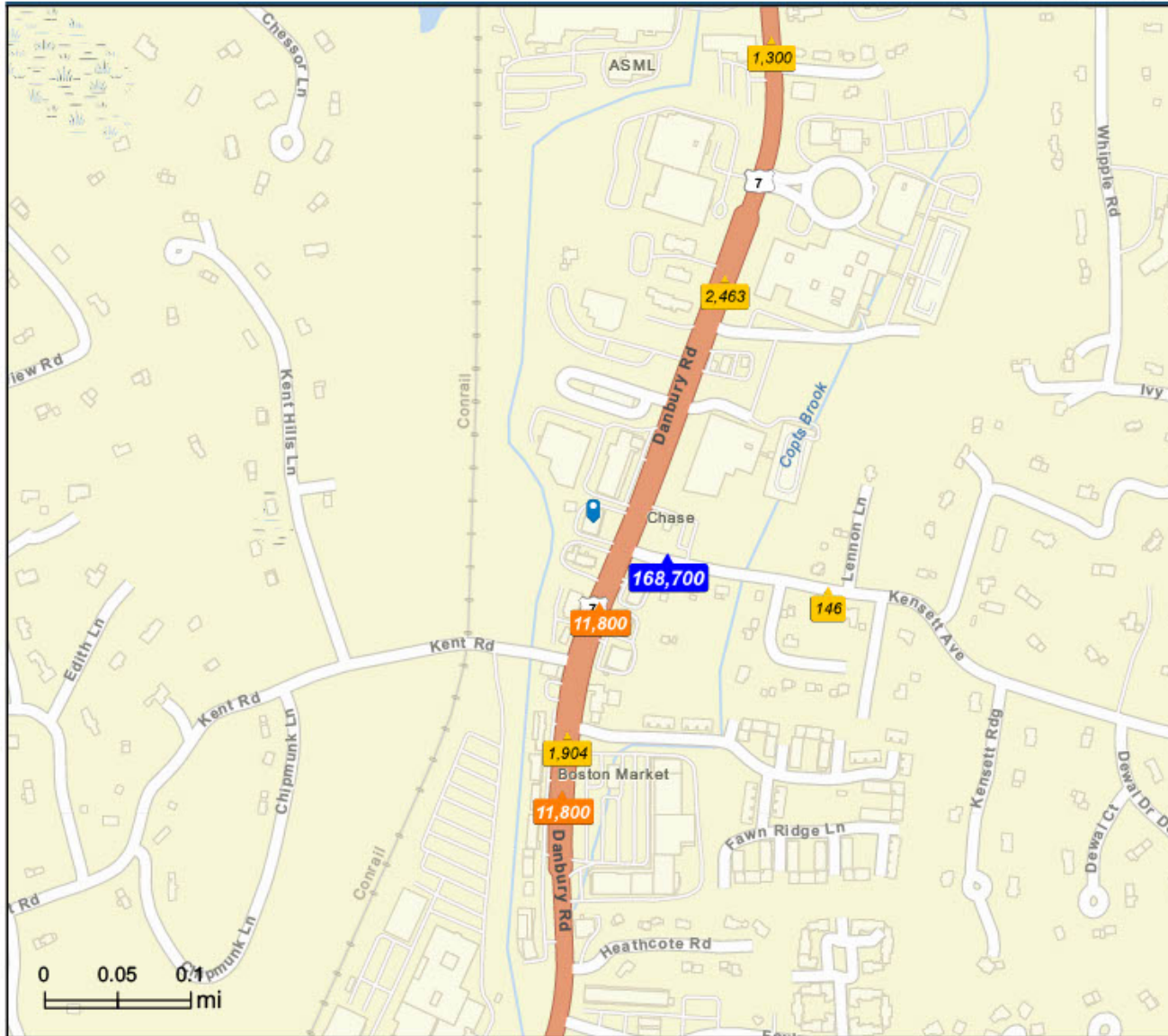
### DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	· 4,457	· 45,263	· 133,77
Median Age	· 44.3	· 43.3	· 42.2
Median Household Income	· \$213,720	· \$168,914	· \$159,392
Average Household Income	· \$287,107	· \$255,405	· \$255,713

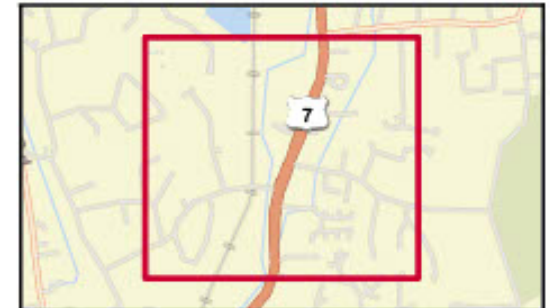


# TRAFFIC COUNT UP CLOSE

Longitude: -73.41860



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Traffic Count Map - Close Up

33 Danbury Rd, Wilton, Connecticut, 06897  
Rings: 1, 3, 5 mile radii

# Wilton, CT

## AT A GLANCE



With easy access to the Merritt Parkway and I-95, plus two Metro-North train stations, Wilton is strategically positioned for convenient commutes to major employment hubs across the region.

Located in the heart of Fairfield County, Wilton is home to more than 18,000 residents, with a median household income exceeding \$200,000—creating a strong consumer base and highly skilled workforce. The community blends small-town charm with big-city accessibility, offering top-ranked schools, a rich history, and abundant natural beauty. Outdoor recreation, a diverse selection of restaurants and shops, and a thriving arts and culture scene add to its appeal.

Whether you are looking to establish, expand, or invest, Wilton offers the demographics, location, and quality of life to help your business thrive.



Wilton was ranked the 5th best place to live in the Fairfield County

- Niche.com

## SNAPSHOT

Population: 18,400

## LOCATION

To New Haven: 35 miles  
To New York City: 55 miles  
To Hartford: 67 miles  
To Danbury: 16 miles

## TRANSPORTATION

- Located off Interstate 95 and Merritt Parkway
- Two Metro North train stations to New York City:
- Approx: 1-1/4 hours

## AIRPORTS

Tweed: 37 miles  
Westchester County: 23 miles  
LaGuardia: 50 miles  
JFK: 53 miles  
Bradley: 82 miles  
Newark: 67 miles



**Tommy Febbraio**

*Managing Partner*

2000 Post Road, Suite 200 Fairfield, CT 06824

**Direct: 203.247.3516**

febbraio@bhhsne.com

febbraiocommercial.com

Febbraio Commercial Team  
at Berkshire Hathaway  
HomeServices New England



**ABOUT FEBBRAIO COMMERCIAL TEAM**

Thomas Febbraio, Principal and Managing Partner of Febbraio Commercial Team at Berkshire Hathaway HomeServices New England Properties brings over 25 years of invaluable expertise in the real estate industry. As a seasoned real estate developer and Partner at PFS Associates, he has cultivated a reputation for excellence, entrepreneurship, and exceptional client service.

Febbraio Commercial Team has played a pivotal role in leasing, developing, and selling over three hundred million dollars worth of commercial real estate across New York and Connecticut. His extensive portfolio includes a diverse range of clients and properties, reflecting his deep understanding of the market dynamics and his commitment to delivering optimal results.

With his unwavering dedication, extensive network, and proven track record of success, Thomas Febbraio continues to be a trusted advisor and a driving force in the commercial real estate landscape, offering unparalleled insights and solutions to his clients' diverse needs.

Visit Our Website



**CONFIDENTIALITY & DISCLAIMER**

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.