



873 Boston Post Road

DARIEN, CT

FOR LEASE

- Three newly renovated spaces available in the heart of Darien
- Renovations include new front exterior, new HVAC to be installed, and new bathrooms.
- Parking available both behind and in front of building in a walkable location
- Available April 1, 2026

1,420-1,422 SF
3 Units \$48 PSF/NNN

OFFERED AT

NEW OWNER!
NEW OPPORTUNITY!



KIM GALTON

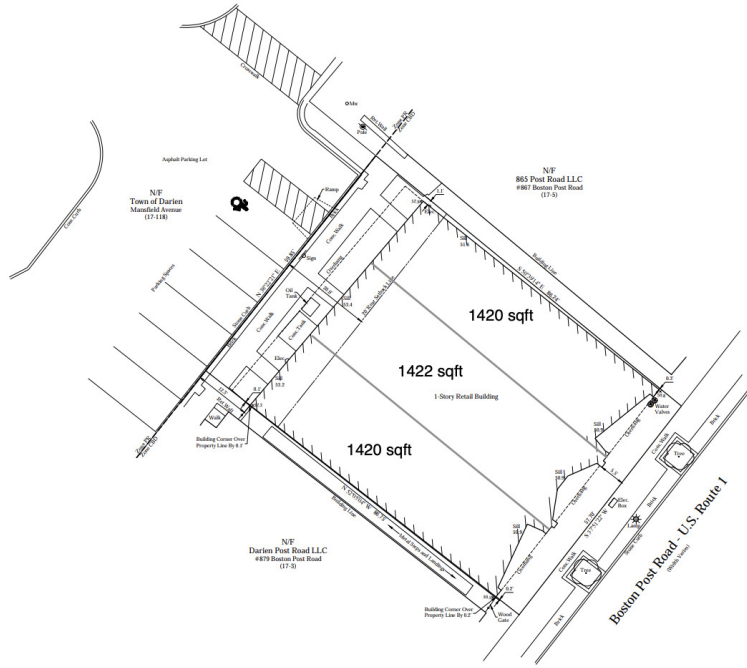
Licensed Real Estate Salesperson

M 914.953.7585 O 914.798.4900
kgalton@houlihanlawrence.com



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Survey



CENTRAL BUSINESS DISTRICT ZONE CBD	MINIMUM REQUIRED	EXISTING	PROPOSED	AS-BUILT
	MAXIMUM ALLOWED	CONDITIONS	CONDITIONS	CONDITIONS
Minimum Lot Area	1,000 SF	---	---	---
Minimum Width	40'	36.7'	---	---
Minimum Lot Frontage	40'	33.30'	---	---
Minimum Depth	30'	30.7'	---	---
MINIMUM SETBACK				
Setback From Street Line	---	---	---	---
Setback From Side Property Line	---	---	---	---
Setback From Rear Property Line	---	---	---	---
Maximum Height For A Building Or Structure	30'	33.3'	---	---
Maximum Number Of Stories Per Building	3	3	---	---
Maximum Building Lot Coverage As A Percentage Of Lot Area	---	---	---	---

NOTES:

- This survey and map has been prepared in accordance with Sections 20-200a through 20-200c of the Regulations of the Connecticut State Agencies. Minimum Standards for Survey and Maps in the State of Connecticut, as amended October 2, 2009, and adopted by the Connecticut State Board of Surveyors, are hereby adopted.
- If a zoning location survey has been prepared and conforms to Historical Agency Class 5.1 and 5.2 of the Regulations of the Connecticut State Agencies.
- Reference is made to the following documents on file in the Danbury Town Clerk's Office:
 - 1984 0187 Property to be Conveyed for the Town of Danbury, in the West Main Street Redevelopment Area, Danbury, Conn., Scale: 1" = 30', by William W. Skowron.
 - 1984 0183 Map Showing Division of Property, Use and Forwarded by Danbury Chairman of Danbury, Conn., Scale: 1" = 200', by Mark T. Conner.
 - Connecticut State Highway Department Right of Way Map, Town of Danbury Boston Post Road, From Boundary Annex Mapbook to Yankee Road, Boston, U.S., Scale: 1" = 40', 3/19/80, Reissued to 4/30/80, Sheet of 1."
 - Volume 003 Page 100.
 - Volume 007 Page 99 (1984), 8 (1985).
- The underground utilities shown, if any, have been located from utility file survey information. No attempt has been made as a part of this survey to identify or locate any other utilities, such as electric, gas, telephone, sewer, or stormwater. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. For information regarding these utilities or facilities, please contact the appropriate agencies. Call 800-USA-Now (No. 1) 800-852-6243.
- Distances shown from buildings to property lines are for reference purposes only and are not to be used as a basis for construction.
- Zoning information shown on this map must be reviewed and confirmed by the appropriate Town of Danbury authorities prior to use.
- The property located in the area of U.S. Route 1, Boston Post Road, is shown on the 1984 0187 Property to be Conveyed for the Town of Danbury, in the West Main Street Redevelopment Area, Danbury, Conn., Scale: 1" = 30', by William W. Skowron.
- The topographic shown herein is the result of a field survey. The elevation are based on Vertical Datum NAVD 83 (IGLD 85).
- Reference is hereby made to Connecticut General Statutes 8-21a, et. seq., concerning utility easements and utility lines, which states that utility easements are not to be used as a basis for construction.
- Unidentified alterations or additions to this survey, which leaves the surveyor confused and creates any declaration shown herein null and void.
- It is the owner's and/or contractor's responsibility to obtain any and all required permits and/or notices that may be required prior to any construction activity.

LEGEND	
	HYDRANT
	MANHOLE
	GAS VALVE
	UTILITY POLE
	WATER VALVE
	LAMPPOST
	CAST-IRON
	ELECTRIC BOX
	SIGN
	MAULRON
	DECIDUOUS TREE
	CONIFEROUS TREE
	TREE HOLE
	EXISTING IRON PIN
	EXISTING CONCRETE MONUMENT
	STAKE BOUND
	FENCE
	ISLAND WETLANDS
	METAL FENCE
	WOOD FENCE
	EXISTING CURB LINE
	EXISTING SPOT ELEVATION

THE ABOVE LINES AND MONUMENTS HAVE BEEN LOCATED AND MEASURED IN ACCORDANCE WITH THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES. THE SURVEYOR HAS BEEN ADVISED BY THE PROPERTY OWNER THAT THE MONUMENTS SHOWN ON THIS MAP ARE THE ONLY MONUMENTS THAT EXIST ON THE PROPERTY. THE SURVEYOR HAS BEEN ADVISED BY THE PROPERTY OWNER THAT THE MONUMENTS SHOWN ON THIS MAP ARE THE ONLY MONUMENTS THAT EXIST ON THE PROPERTY. THE SURVEYOR HAS BEEN ADVISED BY THE PROPERTY OWNER THAT THE MONUMENTS SHOWN ON THIS MAP ARE THE ONLY MONUMENTS THAT EXIST ON THE PROPERTY.

ZONING LOCATION SURVEY

PREPARED FOR
ETG PROPERTIES
 #873 BOSTON POST ROAD
 DARIEN, CONNECTICUT

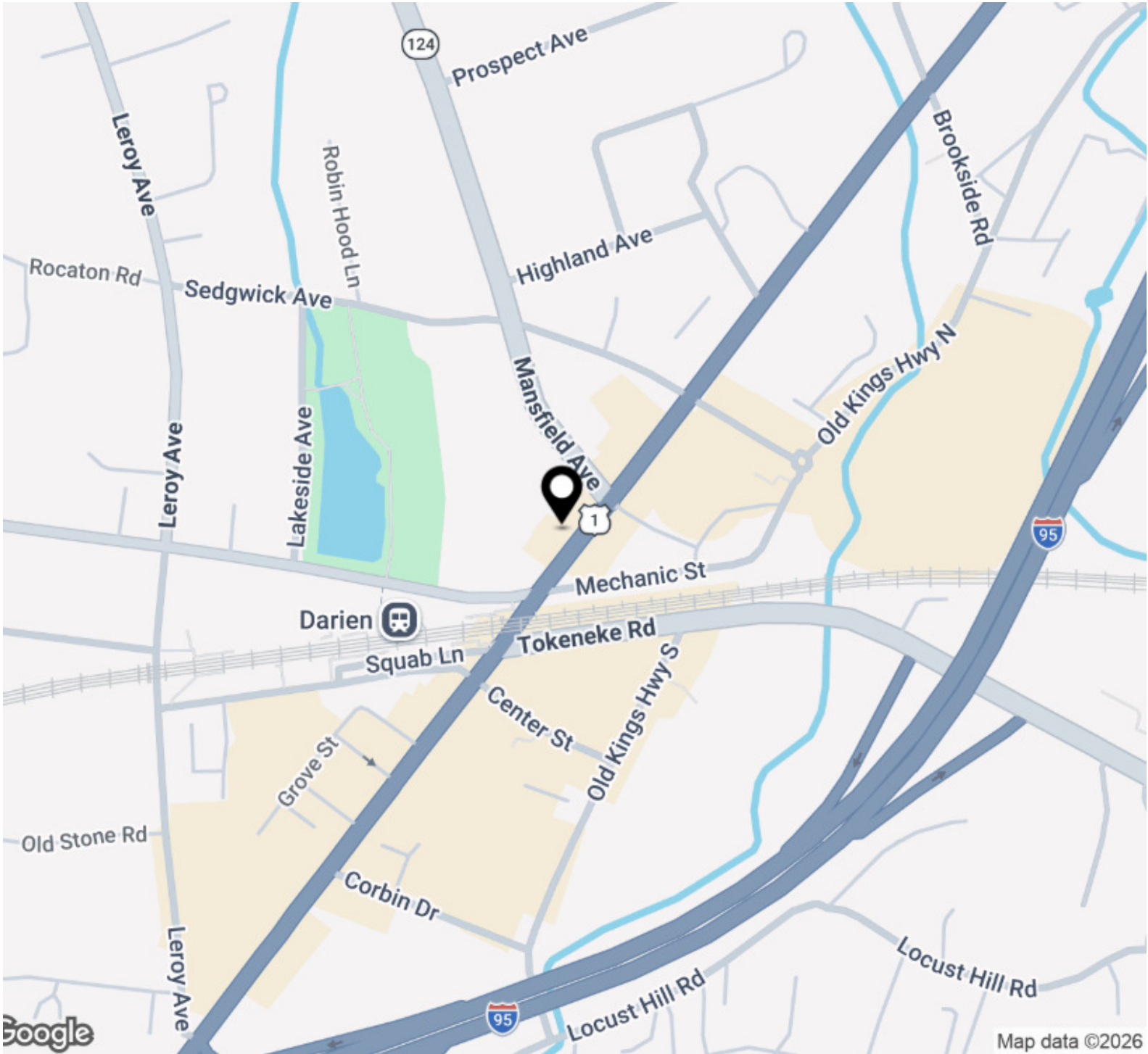


NO.	DATE	DESCRIPTION	DATE	SCALE	DRAWER	JOB NUMBER	SHEET NUMBER
	07/22/2015		1" = 10'	DCH	5881	01	
REVISIONS			SHEVLIN LAND SURVEYING, LLC 103 Main Street, Moore, CT, 06110 (860) 718-5887 - shevlins.com				



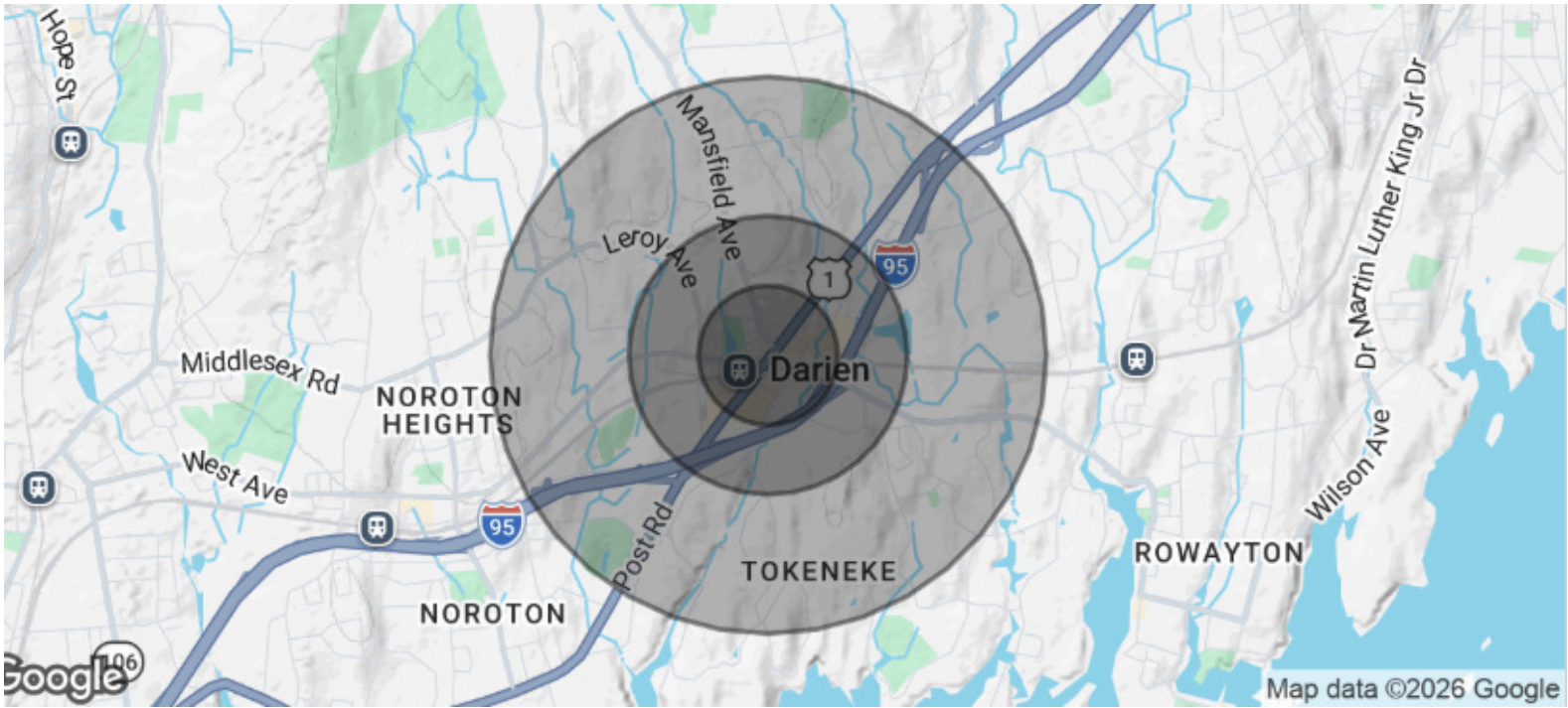
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Location Map



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Demographics



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	440	1,598	5,642
Average Age	41.2	40.6	40.7
Average Age (Male)	36.9	35.1	34.4
Average Age (Female)	45.2	44.8	44.3

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	161	562	1,916
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$392,194	\$421,720	\$434,889
Average House Value	\$1,419,374	\$1,580,905	\$1,696,823

2023 American Community Survey (ACS)



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