



WILTON MILLS | 300 DANBURY ROAD | WILTON, CT

DEMOGRAPHICS

POPULATION

1 mile: 2,782
3 miles: 21,136
5 miles: 82,928

HOUSEHOLDS

1 mile: 1,162
3 miles: 7,820
5 miles: 31,476

AVG. HOUSEHOLD \$

1 mile: \$208,490
3 miles: \$277,293
5 miles: \$242,430



LEASING: MIXED-USE DEVELOPMENT

Located in the heart of Fairfield County at the heavily trafficked and lighted intersection of Route 7 and Route 33, Wilton Mills is a new mixed-use development in Wilton, CT. This highly visible development will include 24,000 SF of desirable in-line retail space anchored by a prominent retail tenant.

With over 30,000 vehicles passing by each day, the Route 7 and Route 33 intersection is one of the most heavily traveled areas in the region, making the Wilton Mills site an excellent retail location, highly accessible from all directions.

Wilton Mills offers easy access to Wilton's highly affluent surrounding communities including Westport, Ridgefield, and New Canaan, lies along a major employment corridor, and is three miles from the Super 7 Connector in Norwalk, quickly linking commuters into the Merritt Parkway and Interstate 95.

The site lies directly across the street from the Wilton Train Station, just minutes from the Metro North Commuter Rail in South Norwalk, with full service to Stamford and Grand Central Station.

A TRUE EXCLUSIVE... CALL FOR THE DETAILS!

AGENT:

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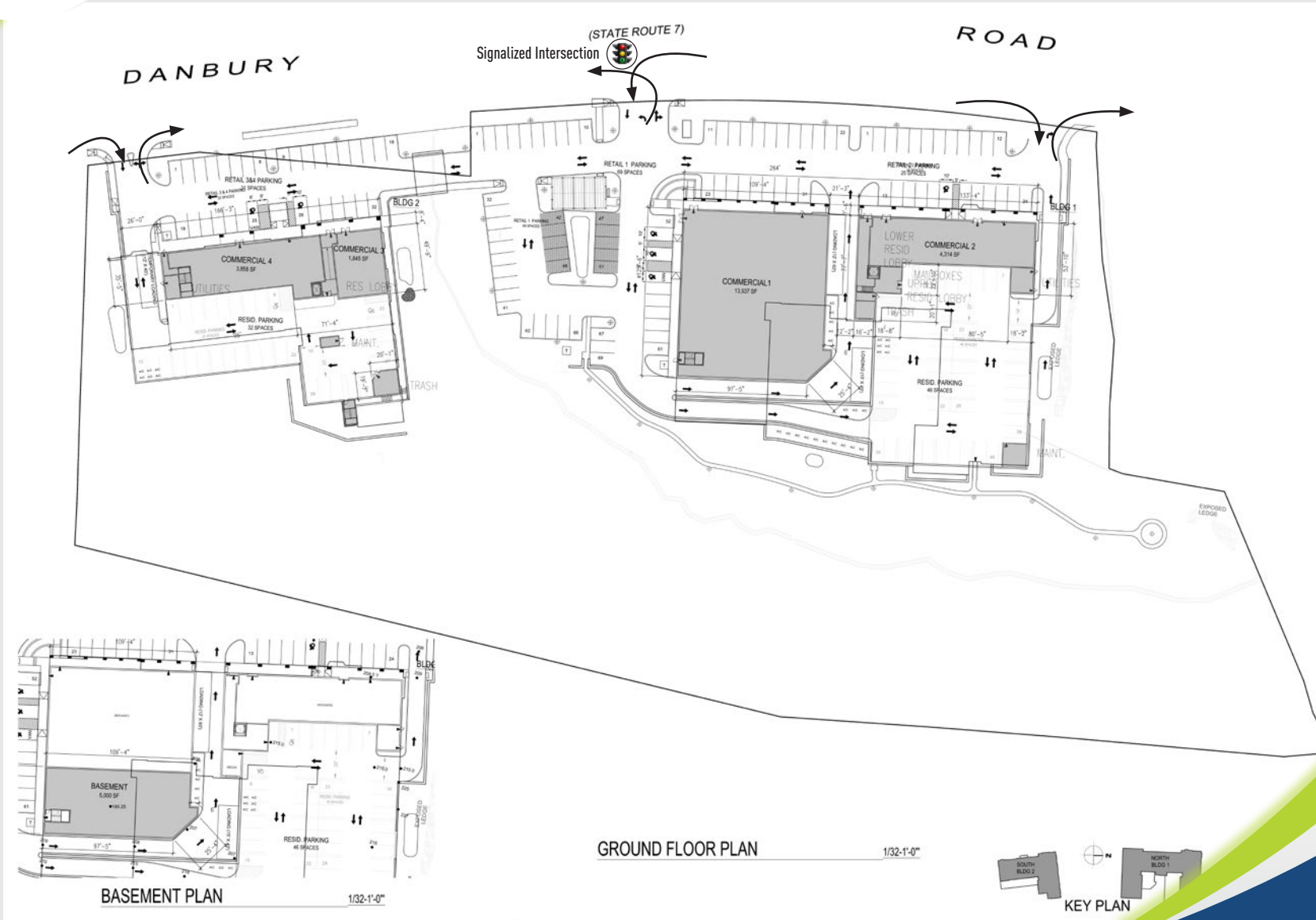
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The Wilton Mills site is being redeveloped as a Class A+ residential and retail development.

The beautifully landscaped development will include 74 upscale two bedroom apartment homes. The two buildings will offer ground floor retail with convenient parking, and two and a half levels of rental apartment homes above.









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ROUTE 106 | 15,000 VPD

RIDGEFIELD ROAD | 12,000 VPD

ROUTE 7 | DANBURY ROAD | 24,000 VPD

- StopsShop
- CACTUS ROSE
- CRAFT kitchen + bar
- Fairfield County Bank
- WELLS FARGO
- SIGNATURE STYLE
- VILLAGE LUNCHEONETTE
- SCOOPS ICE CREAM & CANDY SHOP
- Bright Horizons FAMILY SOLUTIONS
- The UPS Store
- Happy Hands ART POTTERY
- Pinechips PIZZA
- WILTON CHAMBERS & LOCATIONS
- Seal Tails Yoga
- STEWART FLOWERS and Gifts
- HERS
- True Value
- snappy gator
- STARBUCKS COFFEE
- BOW-TIE CINEMAS
- Bank of America
- HUNAN CAFE
- CVS pharmacy
- CHASE
- B CHIC
- PORTOFINO RESTAURANT & BAR
- greens
- Reiki
- OREM'S DINER
- WILSON MARKET FRESH CONVENIENCE
- MTA Metro-North Railroad
- CHEVROLET
- WILTON TOWN HALL
- Gulf
- SITE
- TUSK & CUP FINE COFFEE
- aracris