

DEVELOPMENT SITE FOR SALE



331 DANBURY ROAD

WILTON, CT

Partnership. Performance.

**AVISON
YOUNG**

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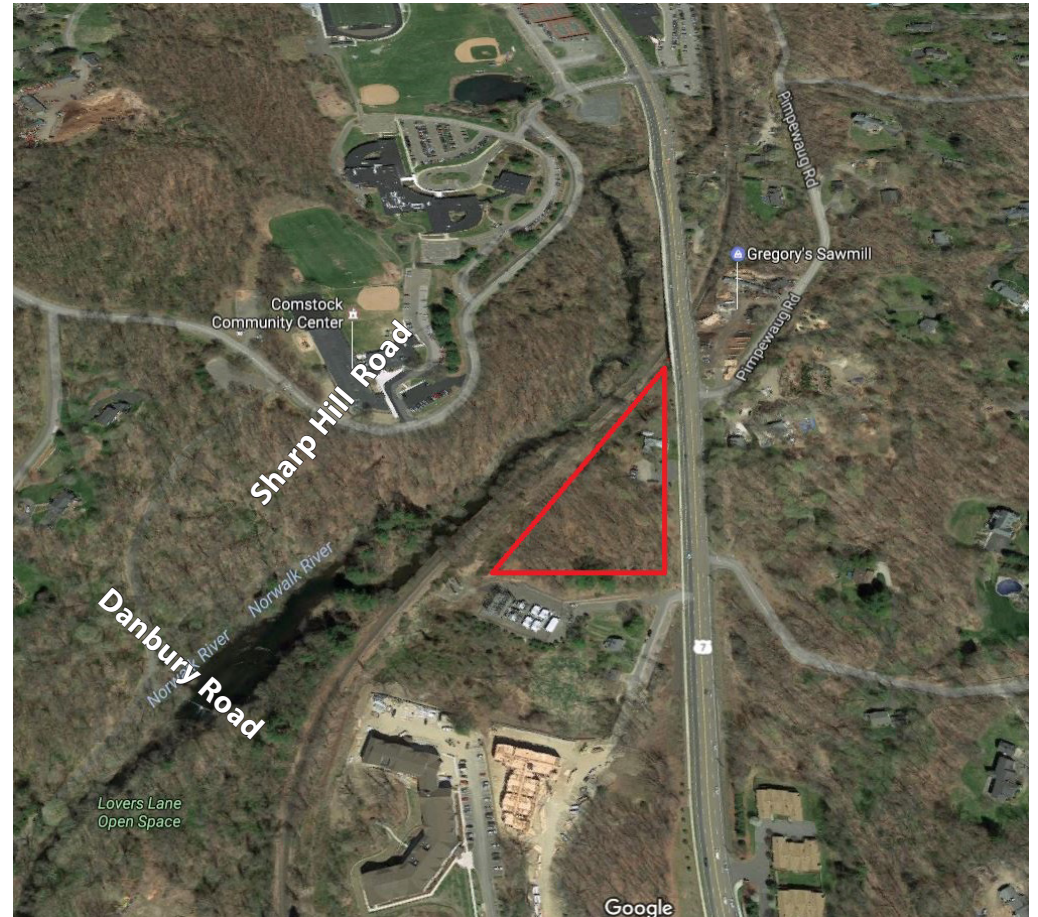
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 **BEST
MANAGED
COMPANIES**

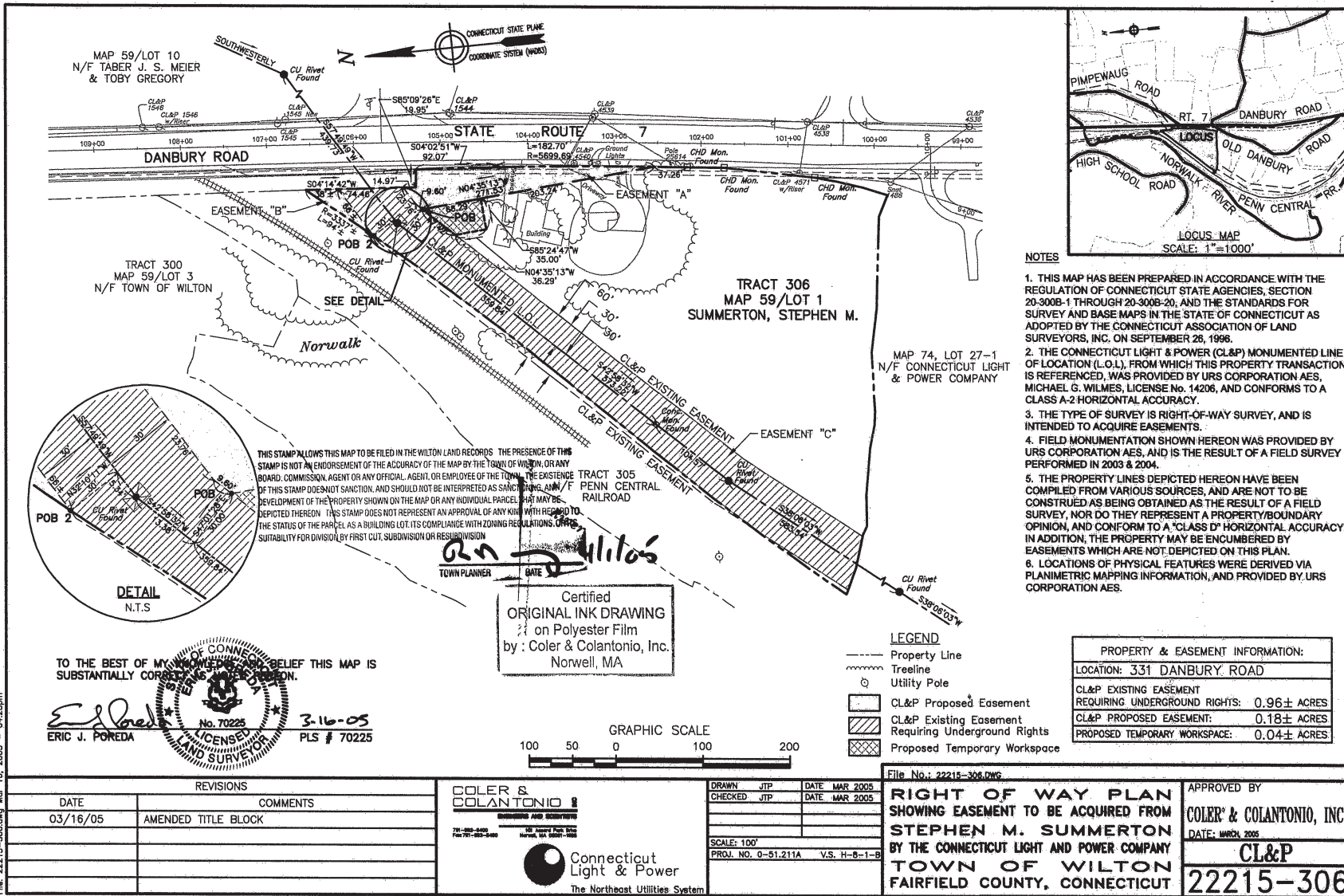
General Information

Facts

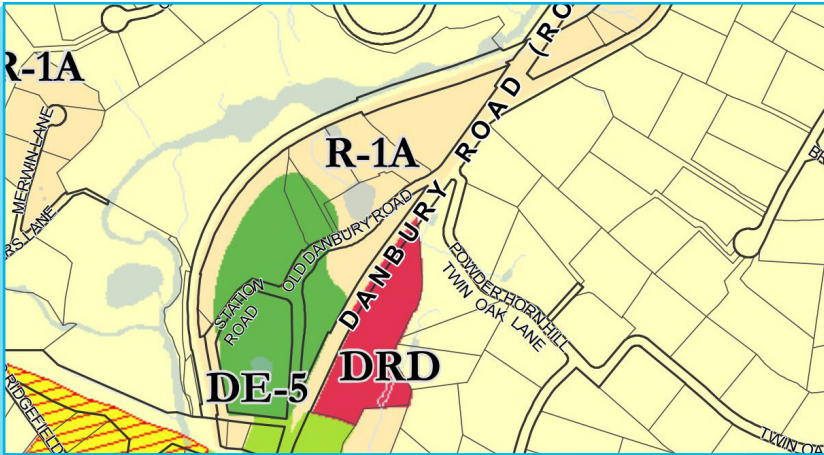
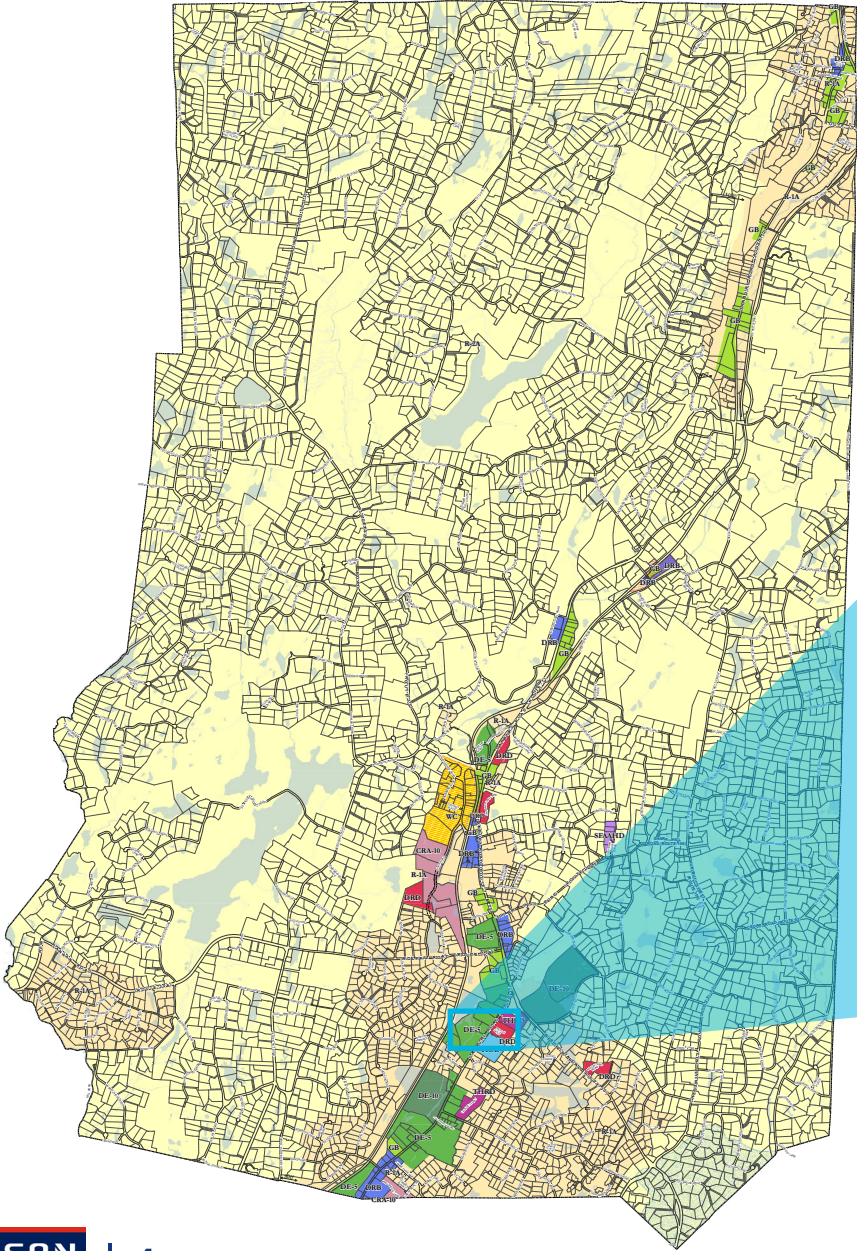
Location	331 Danbury Road, Wilton, CT
Building Size (SF)	1,130
Zone	R-1
Size (Acres)	3.63
Water	Yes
Sewers	In close proximity



Location Survey



Wilton Zoning Map



Topography Map

331 Danbury Road
Wilton, Connecticut

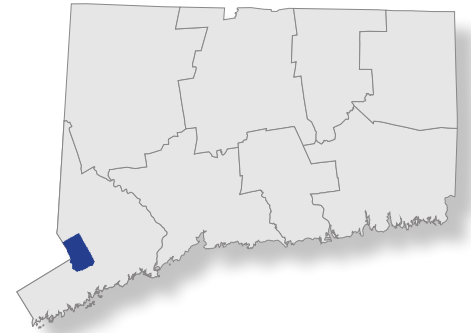


Town of Wilton

Wilton is a town in Fairfield County in southwestern Connecticut in the United States. As of the 2010 census, the town population was 18,062 with a 2.4 increase since 2000.

Officially recognized as a parish in 1726, Wilton is today, like many other Fairfield County towns, an expensive residential community with open lands (a testament to its colonial farming roots), historic architecture and extensive town services. Residents commonly commute to New York City, Stamford, and Norwalk, although there are a number of office buildings in town.

Wilton is home to many successful start-up companies, national strategy, professional services, consulting firms, and global corporations such as Deloitte & Touche, Sun Products, Breitling USA, Cannondale Bicycle Corporation, Melissa & Doug, and the Blue Buffalo Company (number 1 natural pet food manufacturer, also founded here). Many Fortune 1000 companies are headquartered within a 30-minute train or car commute. With a total area of 27.4 square miles, Wilton is bordered by Ridgefield to the northwest, Redding to the northeast, Weston to the east, Westport to the southeast, Norwalk to the south and New Canaan to the southwest.



Town of Wilton Demographics



Population

	1 Mile	3 Mile	5 Mile
2015 Total Population:	3,576	24,889	92,493
2020 Population:	3,725	25,923	96,019
Population Growth 2015-2020:	4.17%	4.15%	3.81%
Average Age:	41.7	40.7	40.3

Households

2015 Total Households:	1,433	9,073	34,201
HH Growth 2015-2020:	4.33%	4.28%	3.82%
Median Household Inc:	\$130,022	\$159,358	\$122,316
Average Household Size:	2.4	2.7	2.7
2015 Average HH Vehicle:	2	2	2

Housing

Median Home Value:	\$748,031	\$775,878	\$705,383
Median Year Built:	1978	1967	1963

Source: CoStar

Landmarks of Wilton, Connecticut



RIVER PARK SHOPPING CENTER



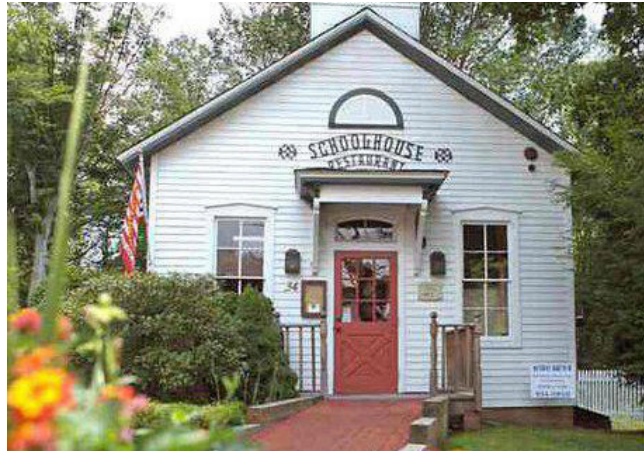
TOWN HALL



VILLAGE MARKET



BOW TIE WILTON CINEMAS 4



SCHOOLHOUSE AT CANNONDALE



WILTON PLAYSHOP

Thank you.



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