

SALE

WESTCONN AVIATION

1 Wallingford Rd Ste 2 Danbury, CT 06810



PROPERTY DESCRIPTION

Rare investment opportunity to own a Fixed Base Operator (FBO) on Danbury Municipal Airport, (DXR). Covering about 250 acres, the airport serves the general aviation community and is a popular hub for private pilots, flight training, and corporate flights. The airport features two asphalt runways, with the primary runway measuring 4,422 feet in length.

Danbury Municipal Airport is equipped with modern navigational aids, hangar space, and maintenance services, contributing significantly to the region's transportation infrastructure and economic development. The airport is known for its accessibility, accommodating a variety of aircraft ranging from small single-engine planes to larger business jets.

PROPERTY HIGHLIGHTS

- 13,695 SF building
- 4 Hangars; Two Office/Instruction Areas
- 2 Bedroom Apartment
- 75% Occupied. Ideal for Investor or Owner/User

OFFERING SUMMARY

Sale Price:	\$3,750,000
Lot Size:	1.76 Acres (.58 Acre Leased)
Building Size:	13,695 SF
Zone:	IL-40

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,571	21,386	39,784
Total Population	4,125	56,662	105,508
Average HH Income	\$114,748	\$108,520	\$129,501

Joe Wrinn, SIOR
(203) 417-4888



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALE

WESTCONN AVIATION

1 Wallingford Rd Ste 2 Danbury, CT 06810



Joe Wrinn, SIOR
(203) 417-4888



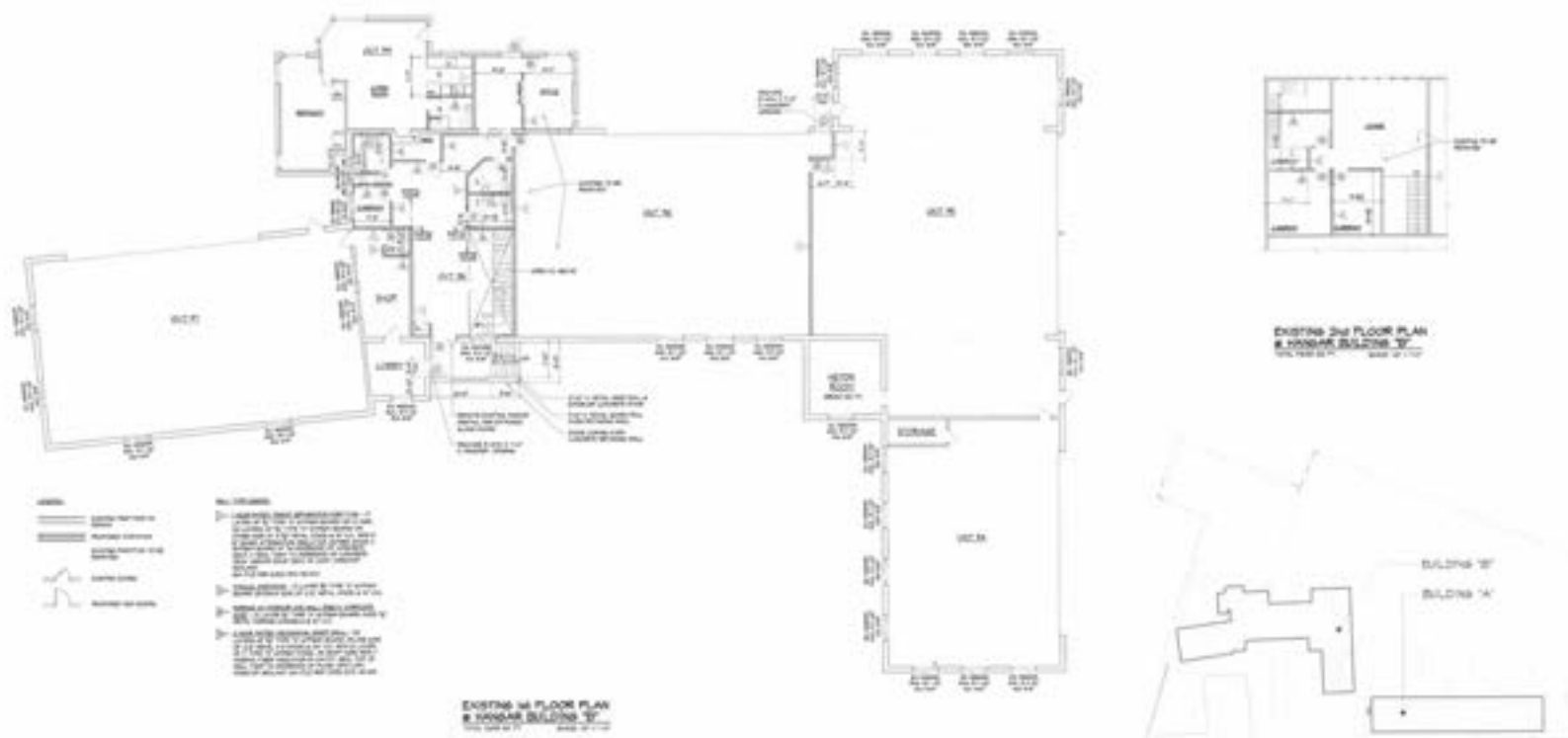
COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALE

WESTCONN AVIATION

1 Wallingford Rd Ste 2 Danbury, CT 06810



Joe Wrinn, SIOR
(203) 417-4888



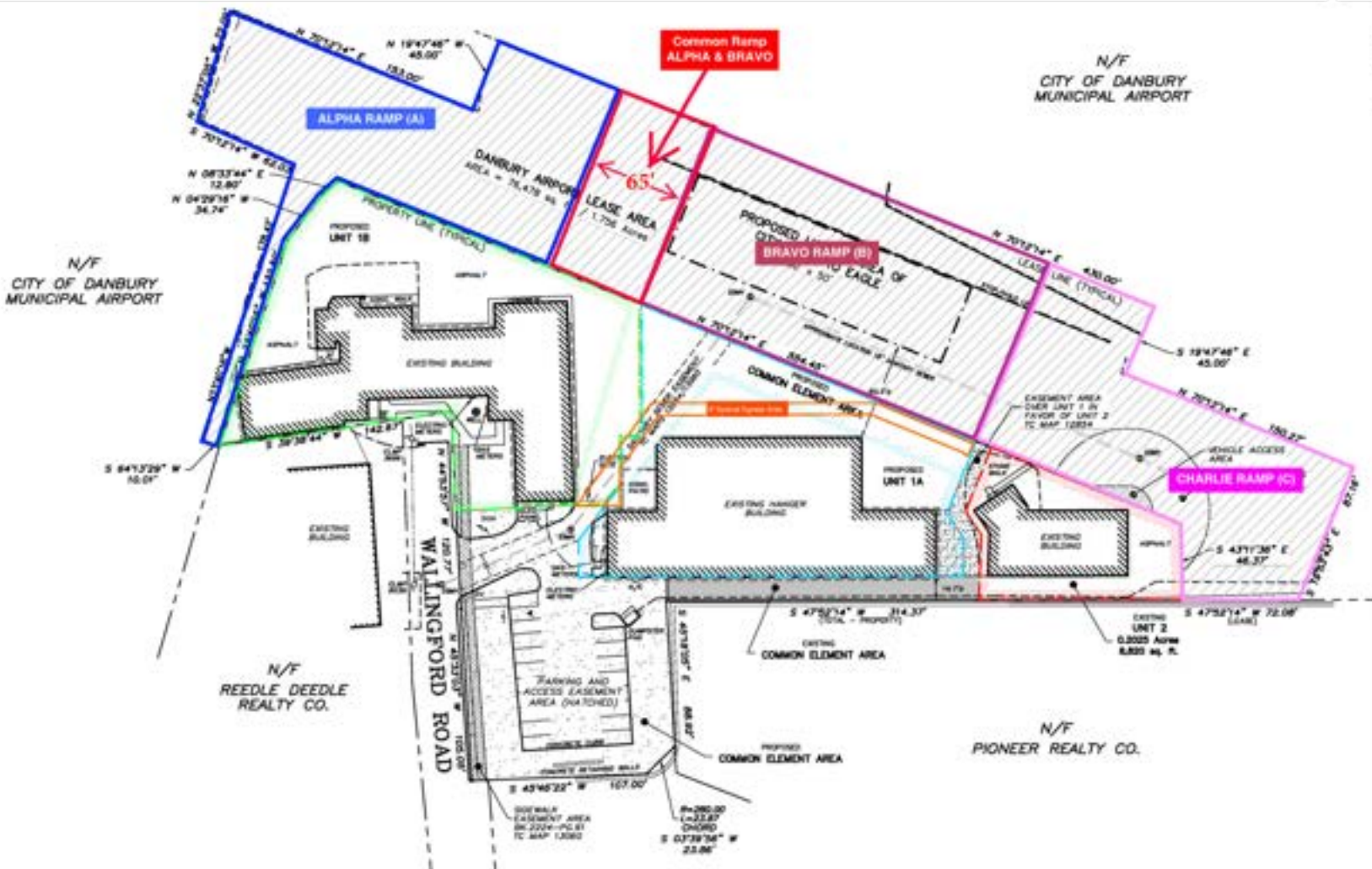
COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALE

WESTCONN AVIATION

1 Wallingford Rd Ste 2 Danbury, CT 06810



Joe Wrinn, SIOR
(203) 417-4888



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALE

WESTCONN AVIATION

1 Wallingford Rd Ste 2 Danbury, CT 06810



Joe Wrinn, SIOR
(203) 417-4888



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALE

WESTCONN AVIATION

1 Wallingford Rd Ste 2 Danbury, CT 06810



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,125	56,662	105,508
Average Age	40	39.5	41.6
Average Age (Male)	38.4	38.1	39.8
Average Age (Female)	42.5	39.9	42.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,571	21,386	39,784
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$114,748	\$108,520	\$129,501
Average House Value	\$373,995	\$410,811	\$466,296

2023 American Community Survey (ACS)

Joe Wrinn, SIOR
(203) 417-4888



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.