

SALE / LEASE

118 & 120 SOUTH ST

118 & 120 South St Danbury, CT 06810



PROPERTY DESCRIPTION

A rare opportunity to acquire or lease a cornerstone commercial property with over 50 years of proven retail history. Positioned directly on high-traffic Route 53 and just one block off Main Street, this highly adaptable property combines exceptional street frontage with versatile layout options. Located within the flexible Downtown Transit-Oriented Development (TOD) District, the site offers exceptional upside for retail, flex space, automotive, service, or potential multi-use redevelopment.

PROPERTY HIGHLIGHTS

- First Time on Market
- 16,800 Average Daily Traffic
- Multi-Story Racking System in Place

OFFERING SUMMARY

Sale Price:	\$1,750,000
Lease Rate:	\$11 SF/yr (NNN)
Available SF:	8,852 - 10,382 SF
Lot Size:	12,875 SF
Building Size:	10,382 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	548	2,371	8,068
Total Population	1,272	5,368	19,037
Average HH Income	\$65,548	\$72,827	\$80,473

Joe Wrinn, SIOR
(203) 417-4888

Garett Palmer
(914) 774-4969



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 / LEASE

118 & 120 SOUTH ST

118 & 120 South St Danbury, CT 06810



Joe Wrinn, SIOR
(203) 417-4888

Garett Palmer
(914) 774-4969



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 / LEASE

118 & 120 SOUTH ST

118 & 120 South St Danbury, CT 06810



Joe Wrinn, SIOR
(203) 417-4888

Garett Palmer
(914) 774-4969



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 / LEASE

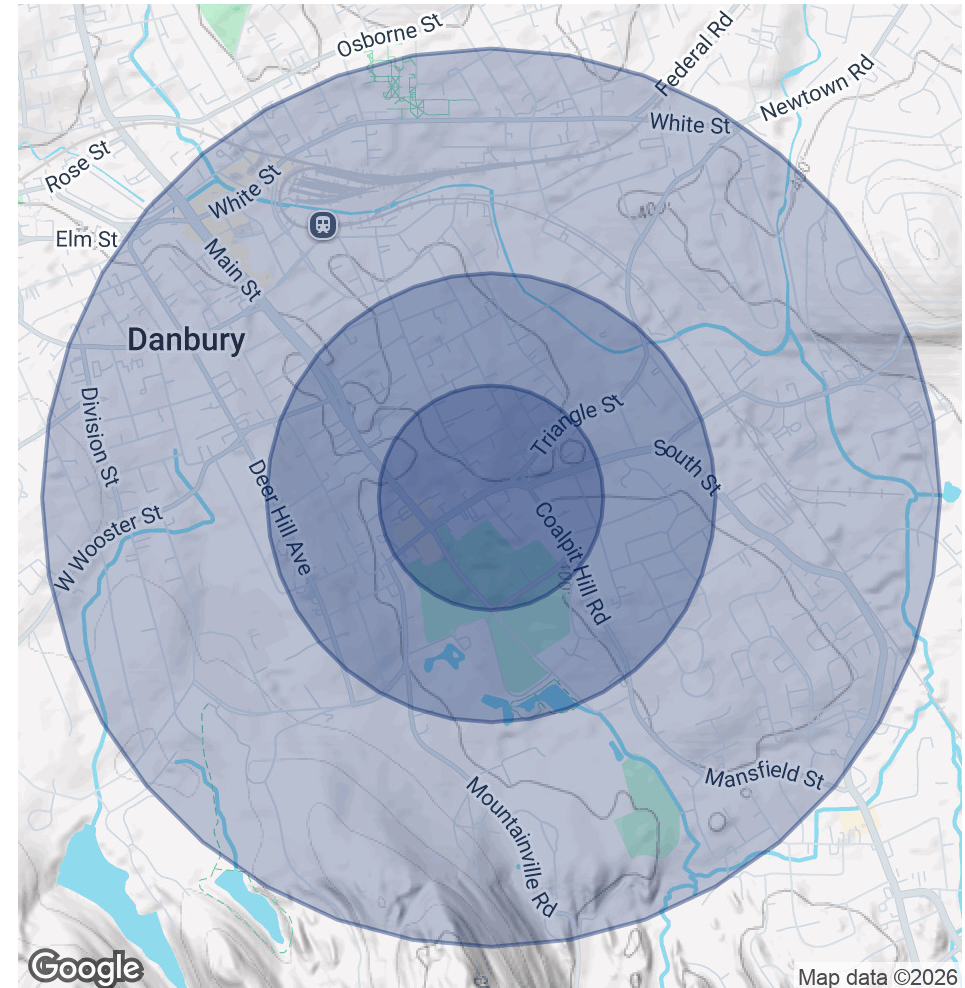
118 & 120 SOUTH ST

118 & 120 South St Danbury, CT 06810

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,272	5,368	19,037
Average Age	38.8	40.2	38.3
Average Age (Male)	41.2	40.7	38.5
Average Age (Female)	38.6	41.8	40.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	548	2,371	8,068
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$65,548	\$72,827	\$80,473
Average House Value	\$196,445	\$256,496	\$295,039

2023 American Community Survey (ACS)



Joe Wrinn, SIOR
(203) 417-4888

Garett Palmer
(914) 774-4969



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.