



**Prime
Space**

LOCATION
BUILDING SIZE
SPACE OFFERED

Wilton, 43 Danbury Road (Route 7)
The Kent Building 21,000 SF
3rd Floor, Suite C – 1,850 SF
3rd Floor, Suite D – 2,365 SF

OCCUPANCY
PRICE
COMMENTS

Immediate
\$28.00 PSF + Tenant Electric
South Wilton location. Walk to restaurants and retail
uses – covered parking. Energy Efficient building on
Norwalk River.

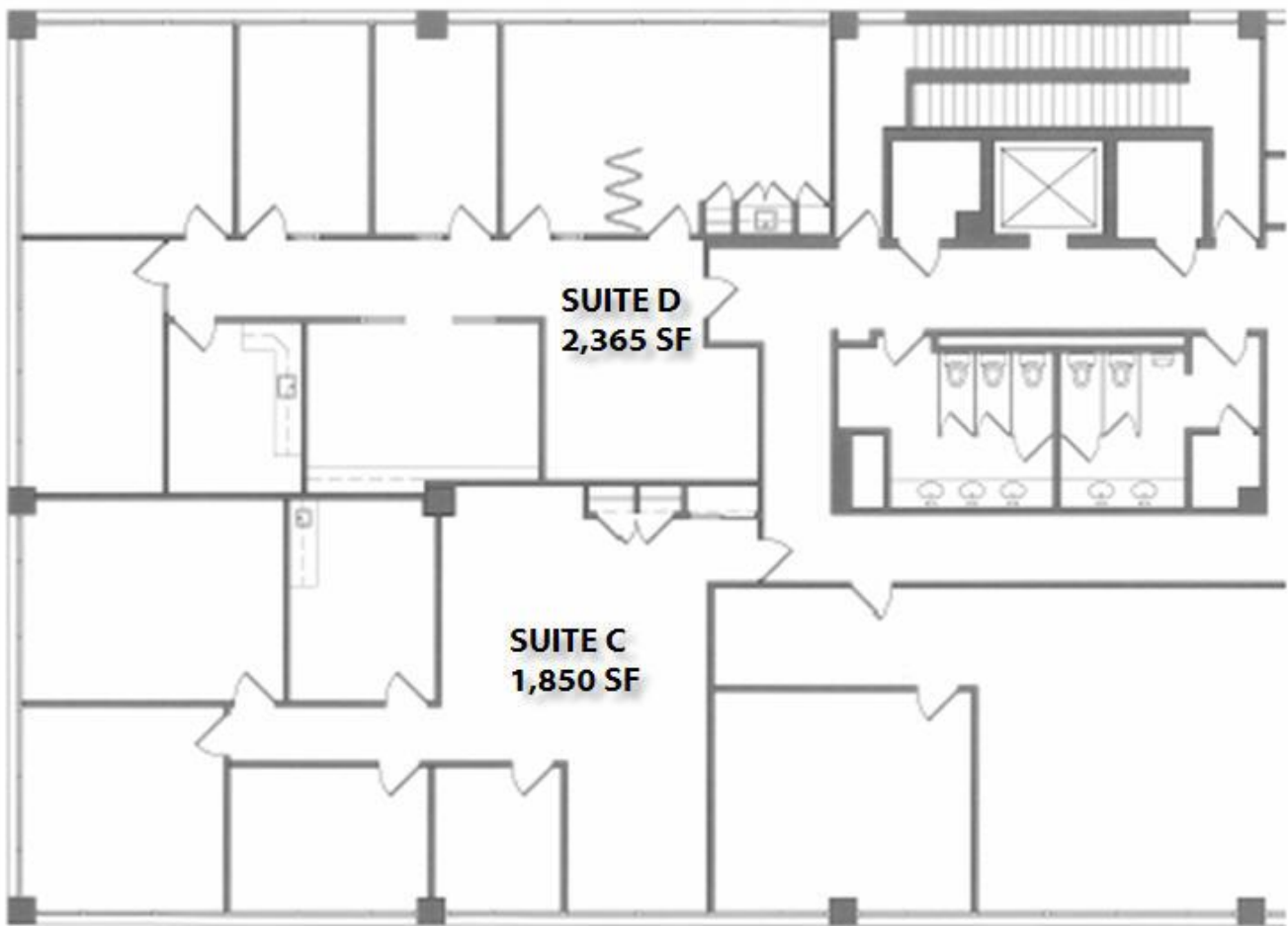
BROKER CO-OPERATION INVITED

CONTACT: LEE WILSON, CCIM 762-2200

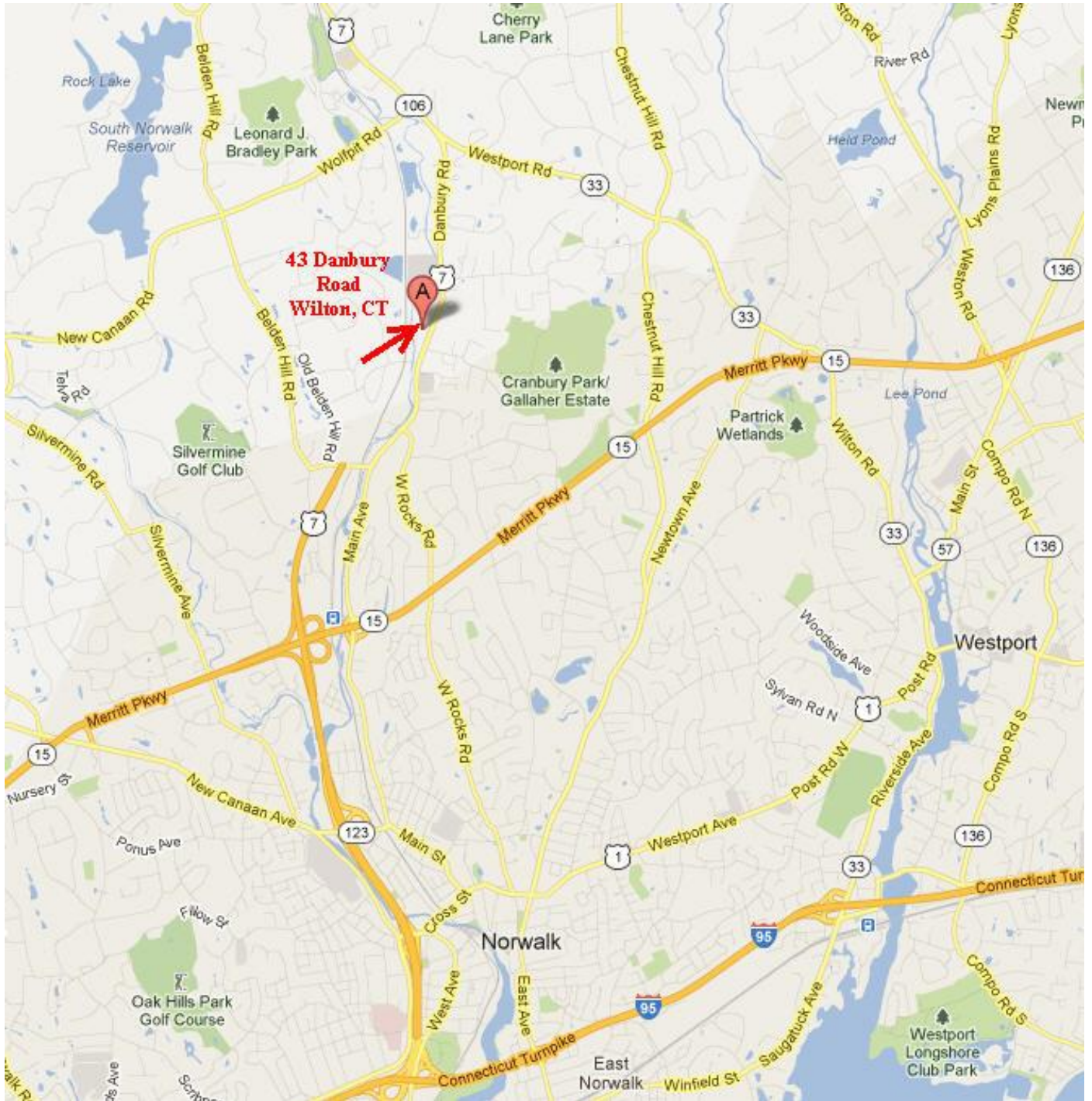
EMAIL: wilson@ccim.net **WEB:** www.wilsonproperties.com

43 DANBURY ROAD, WILTON, CT 06897

43 Danbury Road
Wilton, CT
The Kent Building
Suite C – 1,850 Sq. Ft.
Suite D – 2,365 Sq.Ft.



43 Danbury Road
Wilton, CT
The Kent Building





Demographic and Income Profile

43 Danbury Rd, Wilton, Connecticut, 06897
 Ring: 1 mile radius

Latitude: 41.16612
 Longitude: -73.41752

Summary	Census 2010	2014	2019
Population	4,035	4,243	4,498
Households	1,602	1,683	1,784
Families	1,110	1,159	1,223
Average Household Size	2.50	2.50	2.50
Owner Occupied Housing Units	1,382	1,419	1,501
Renter Occupied Housing Units	220	264	283
Median Age	43.4	44.6	45.3
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	1.17%	0.26%	0.73%
Households	1.17%	0.27%	0.75%
Families	1.08%	0.16%	0.66%
Owner HHs	1.13%	0.26%	0.69%
Median Household Income	3.17%	3.04%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	14	0.8%	11	0.6%
\$15,000 - \$24,999	52	3.1%	34	1.9%
\$25,000 - \$34,999	60	3.6%	35	2.0%
\$35,000 - \$49,999	104	6.2%	93	5.2%
\$50,000 - \$74,999	219	13.0%	199	11.2%
\$75,000 - \$99,999	125	7.4%	128	7.2%
\$100,000 - \$149,999	354	21.0%	326	18.3%
\$150,000 - \$199,999	292	17.3%	372	20.9%
\$200,000+	463	27.5%	586	32.8%
Median Household Income	\$133,787		\$156,399	
Average Household Income	\$178,661		\$211,410	
Per Capita Income	\$68,918		\$81,597	

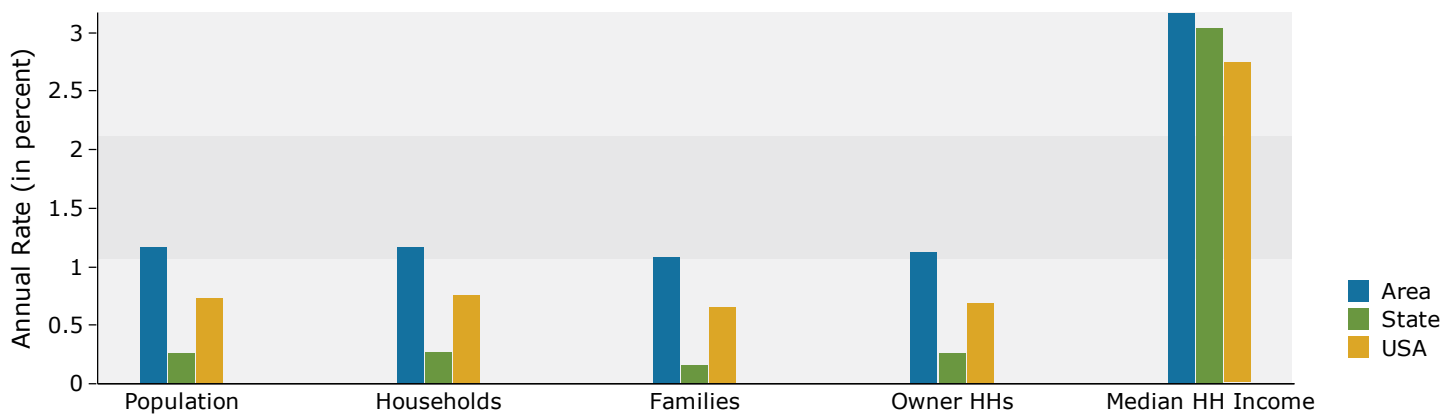
Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	252	6.2%	233	5.5%	231	5.1%
5 - 9	334	8.3%	295	7.0%	291	6.5%
10 - 14	307	7.6%	364	8.6%	345	7.7%
15 - 19	210	5.2%	279	6.6%	314	7.0%
20 - 24	117	2.9%	187	4.4%	214	4.8%
25 - 34	299	7.4%	290	6.8%	390	8.7%
35 - 44	615	15.2%	498	11.7%	442	9.8%
45 - 54	726	18.0%	756	17.8%	695	15.5%
55 - 64	523	13.0%	617	14.5%	737	16.4%
65 - 74	307	7.6%	380	9.0%	461	10.2%
75 - 84	225	5.6%	218	5.1%	238	5.3%
85+	119	2.9%	126	3.0%	140	3.1%

Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,649	90.4%	3,760	88.6%	3,873	86.1%
Black Alone	92	2.3%	110	2.6%	134	3.0%
American Indian Alone	2	0.0%	2	0.0%	2	0.0%
Asian Alone	200	5.0%	256	6.0%	338	7.5%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	34	0.8%	43	1.0%	58	1.3%
Two or More Races	58	1.4%	74	1.7%	92	2.0%
Hispanic Origin (Any Race)	164	4.1%	208	4.9%	274	6.1%

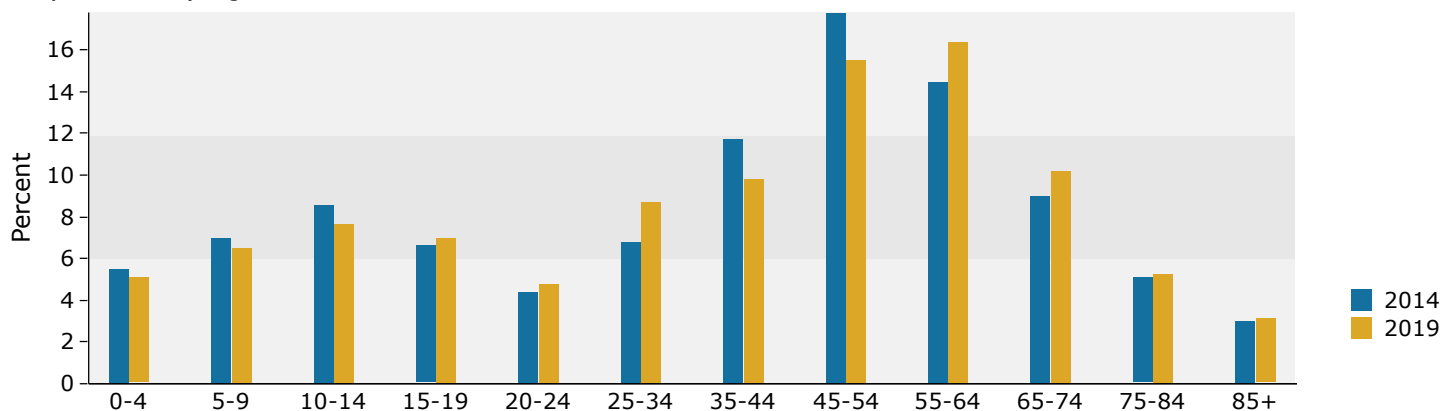
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

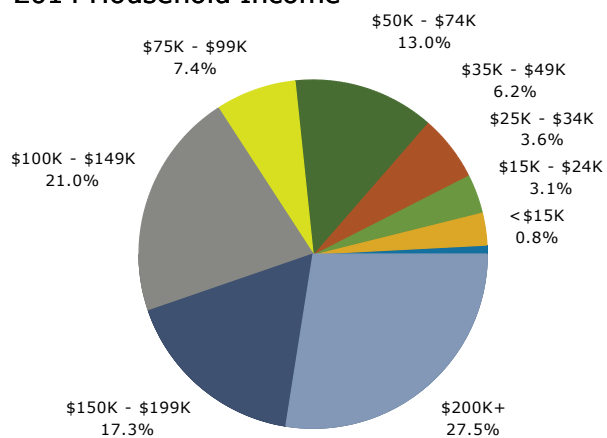
Trends 2014-2019



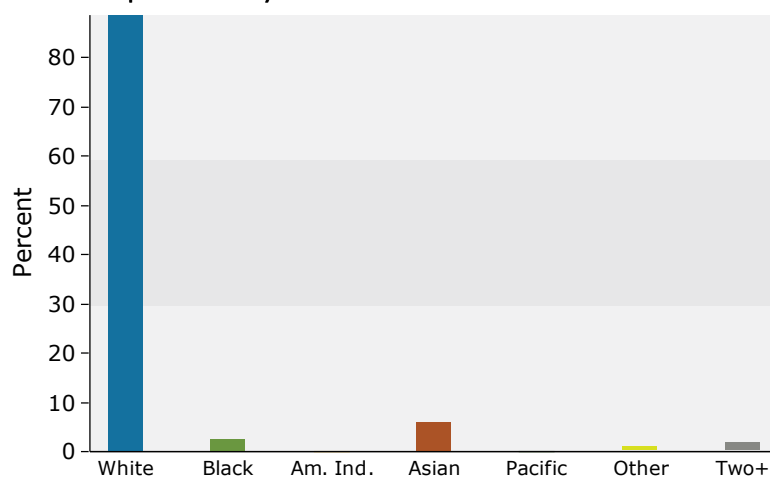
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 4.9%



Demographic and Income Profile

43 Danbury Rd, Wilton, Connecticut, 06897
 Ring: 3 mile radius

Latitude: 41.16612
 Longitude: -73.41752

Summary	Census 2010	2014	2019
Population	40,731	41,682	43,184
Households	15,454	15,813	16,394
Families	10,743	10,915	11,255
Average Household Size	2.61	2.61	2.61
Owner Occupied Housing Units	12,250	12,183	12,586
Renter Occupied Housing Units	3,204	3,630	3,807
Median Age	42.2	43.2	44.1
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	0.71%	0.26%	0.73%
Households	0.72%	0.27%	0.75%
Families	0.62%	0.16%	0.66%
Owner HHs	0.65%	0.26%	0.69%
Median Household Income	2.68%	3.04%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	841	5.3%	703	4.3%
\$15,000 - \$24,999	484	3.1%	347	2.1%
\$25,000 - \$34,999	770	4.9%	471	2.9%
\$35,000 - \$49,999	1,175	7.4%	1,077	6.6%
\$50,000 - \$74,999	2,154	13.6%	2,022	12.3%
\$75,000 - \$99,999	1,513	9.6%	1,669	10.2%
\$100,000 - \$149,999	3,042	19.2%	2,970	18.1%
\$150,000 - \$199,999	1,818	11.5%	2,249	13.7%
\$200,000+	4,016	25.4%	4,886	29.8%
Median Household Income	\$111,824		\$127,610	
Average Household Income	\$161,720		\$191,119	
Per Capita Income	\$61,492		\$72,733	

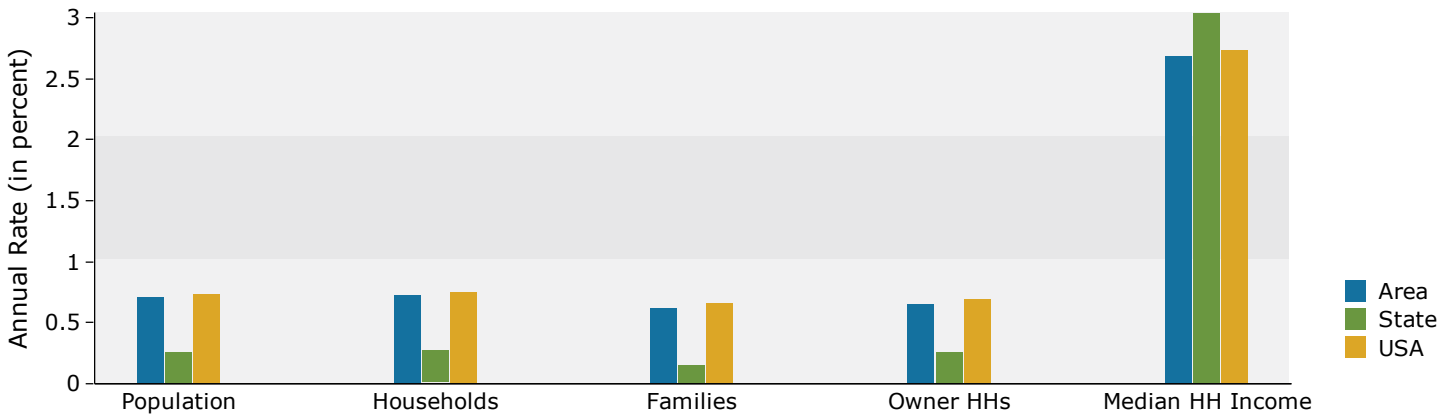
Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,456	6.0%	2,263	5.4%	2,290	5.3%
5 - 9	2,871	7.0%	2,836	6.8%	2,833	6.6%
10 - 14	3,030	7.4%	3,192	7.7%	3,292	7.6%
15 - 19	2,393	5.9%	2,691	6.5%	2,762	6.4%
20 - 24	1,501	3.7%	1,882	4.5%	1,893	4.4%
25 - 34	3,889	9.5%	3,648	8.8%	3,882	9.0%
35 - 44	6,077	14.9%	5,424	13.0%	5,169	12.0%
45 - 54	7,205	17.7%	7,072	17.0%	6,628	15.3%
55 - 64	5,304	13.0%	5,964	14.3%	6,718	15.6%
65 - 74	2,994	7.4%	3,633	8.7%	4,329	10.0%
75 - 84	2,031	5.0%	1,997	4.8%	2,260	5.2%
85+	979	2.4%	1,078	2.6%	1,130	2.6%

Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	34,496	84.7%	34,385	82.5%	34,394	79.6%
Black Alone	2,162	5.3%	2,421	5.8%	2,766	6.4%
American Indian Alone	58	0.1%	62	0.1%	69	0.2%
Asian Alone	1,973	4.8%	2,389	5.7%	2,991	6.9%
Pacific Islander Alone	6	0.0%	6	0.0%	7	0.0%
Some Other Race Alone	1,226	3.0%	1,472	3.5%	1,838	4.3%
Two or More Races	810	2.0%	948	2.3%	1,118	2.6%
Hispanic Origin (Any Race)	4,136	10.2%	4,913	11.8%	6,041	14.0%

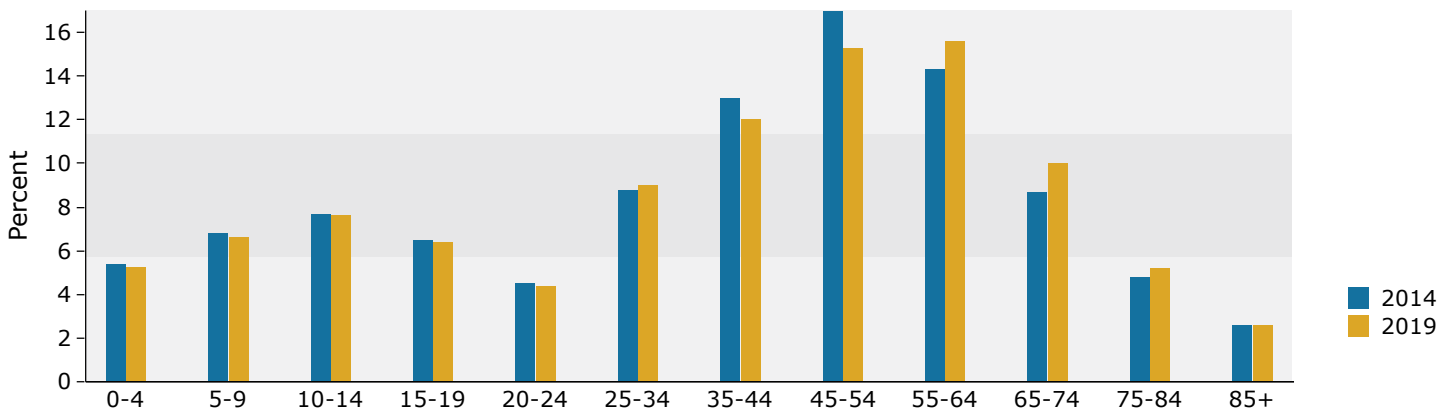
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

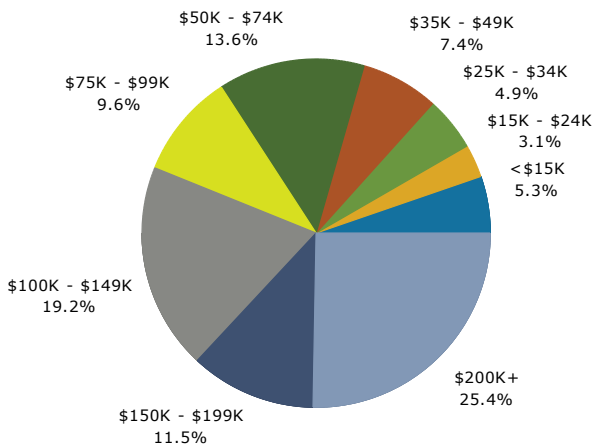
Trends 2014-2019



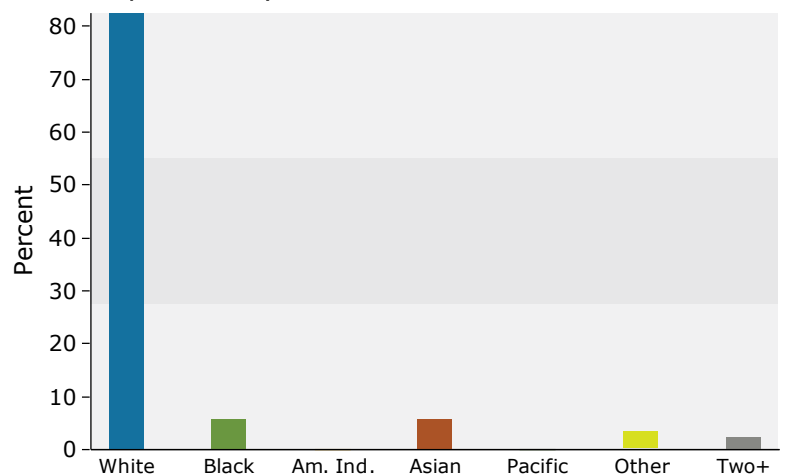
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 11.8%



Demographic and Income Profile

43 Danbury Rd, Wilton, Connecticut, 06897
 Ring: 5 mile radius

Latitude: 41.16612
 Longitude: -73.41752

Summary	Census 2010	2014	2019
Population	123,452	126,492	131,278
Households	46,654	47,720	49,515
Families	31,956	32,460	33,503
Average Household Size	2.62	2.63	2.63
Owner Occupied Housing Units	33,420	33,119	34,341
Renter Occupied Housing Units	13,234	14,600	15,174
Median Age	41.0	41.9	42.7
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	0.75%	0.26%	0.73%
Households	0.74%	0.27%	0.75%
Families	0.63%	0.16%	0.66%
Owner HHs	0.73%	0.26%	0.69%
Median Household Income	2.51%	3.04%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	3,454	7.2%	3,020	6.1%
\$15,000 - \$24,999	1,803	3.8%	1,343	2.7%
\$25,000 - \$34,999	2,919	6.1%	1,867	3.8%
\$35,000 - \$49,999	3,856	8.1%	3,688	7.4%
\$50,000 - \$74,999	6,373	13.4%	6,133	12.4%
\$75,000 - \$99,999	4,873	10.2%	5,434	11.0%
\$100,000 - \$149,999	8,216	17.2%	8,093	16.3%
\$150,000 - \$199,999	4,566	9.6%	5,713	11.5%
\$200,000+	11,659	24.4%	14,223	28.7%
Median Household Income	\$102,412		\$115,919	
Average Household Income	\$153,671		\$182,731	
Per Capita Income	\$58,079		\$69,055	

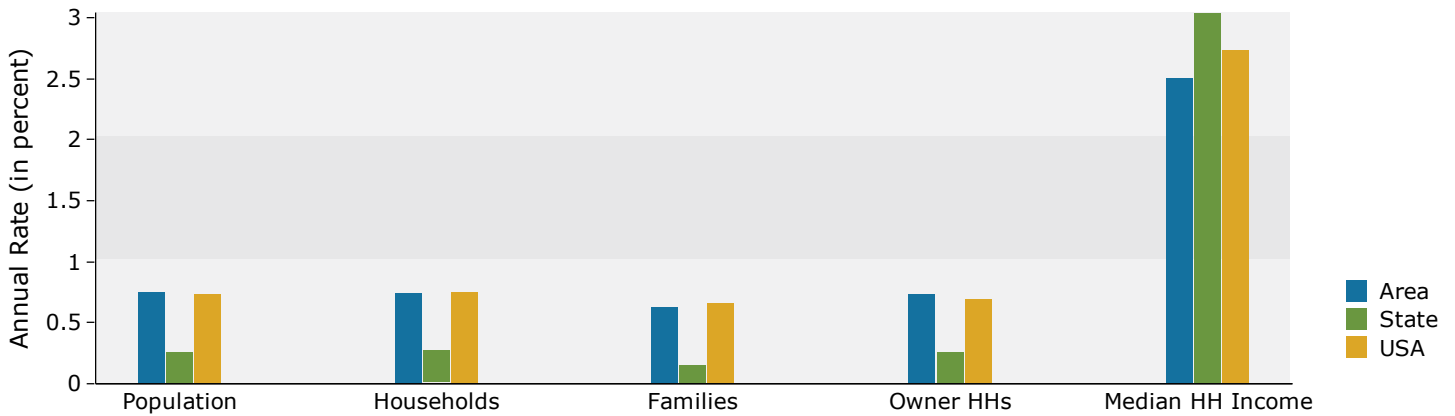
Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,570	6.1%	7,052	5.6%	7,193	5.5%
5 - 9	8,959	7.3%	8,838	7.0%	8,828	6.7%
10 - 14	9,354	7.6%	9,984	7.9%	10,271	7.8%
15 - 19	7,770	6.3%	8,400	6.6%	8,748	6.7%
20 - 24	4,974	4.0%	6,154	4.9%	6,070	4.6%
25 - 34	12,935	10.5%	11,998	9.5%	12,309	9.4%
35 - 44	18,054	14.6%	16,576	13.1%	16,177	12.3%
45 - 54	21,533	17.4%	21,075	16.7%	19,929	15.2%
55 - 64	15,208	12.3%	17,393	13.8%	19,754	15.0%
65 - 74	8,664	7.0%	10,380	8.2%	12,464	9.5%
75 - 84	5,779	4.7%	5,712	4.5%	6,434	4.9%
85+	2,652	2.1%	2,931	2.3%	3,098	2.4%

Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	100,013	81.0%	99,751	78.9%	99,978	76.2%
Black Alone	9,122	7.4%	9,908	7.8%	10,930	8.3%
American Indian Alone	287	0.2%	321	0.3%	366	0.3%
Asian Alone	5,835	4.7%	6,962	5.5%	8,565	6.5%
Pacific Islander Alone	41	0.0%	43	0.0%	50	0.0%
Some Other Race Alone	5,407	4.4%	6,338	5.0%	7,704	5.9%
Two or More Races	2,747	2.2%	3,171	2.5%	3,686	2.8%
Hispanic Origin (Any Race)	16,915	13.7%	19,660	15.5%	23,581	18.0%

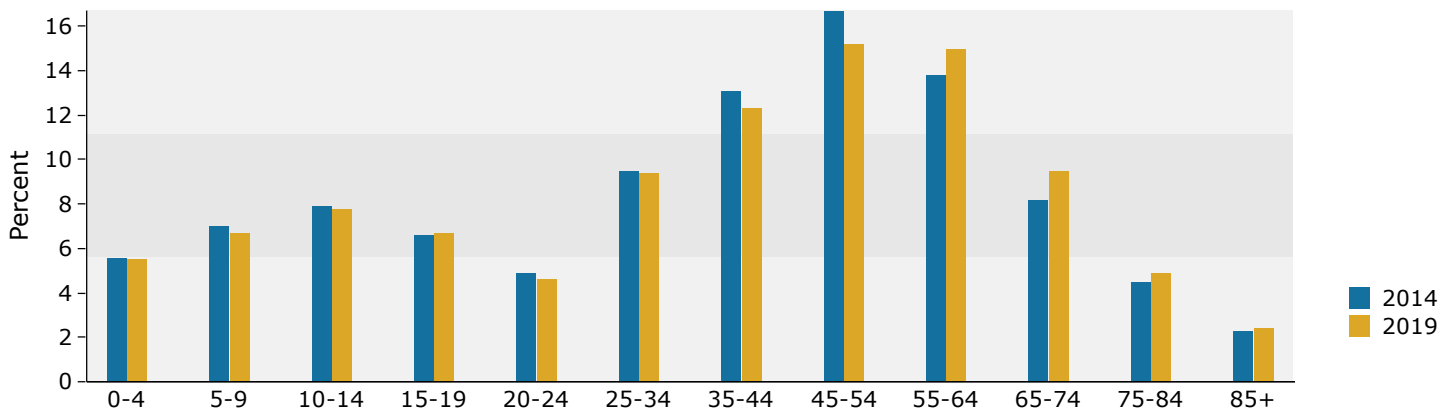
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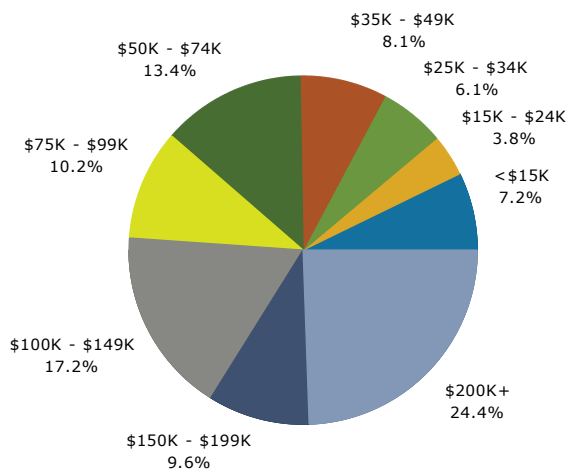
Trends 2014-2019



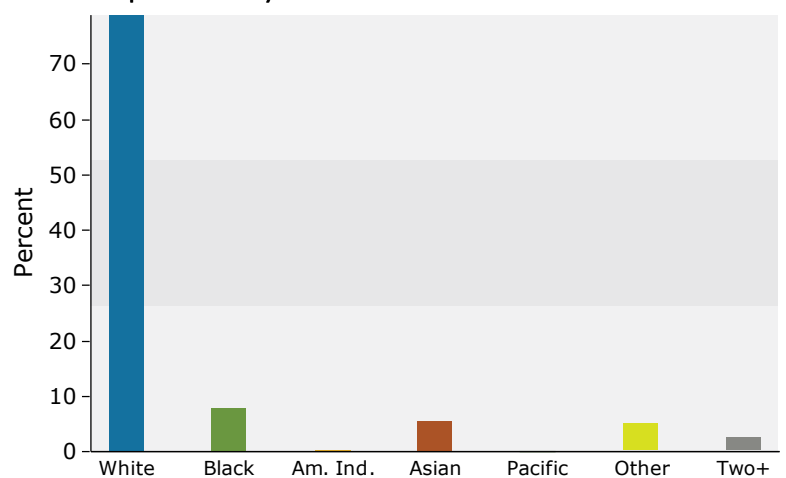
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 15.5%