

DRESS BARN PLAZA

132 FEDERAL ROAD | DANBURY, CT 06811

AVAILABLE 1,955 SF

ANCHORED BY



PROPERTY INFORMATION

- GLA 11,670 sf
- Close proximity to I-84
- Across the street from Stew Leonard's & Walgreens
- Traffic light entrance
- Co-tenants - Starbucks
- Divisible Space

AVAILABLE SPACE

- Space E: 1,955 SF

AREA DEMOGRAPHICS

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,563	51,353	120,706
MEDIAN HH INC	\$118,353	\$109,658	\$106,926
AVERAGE HH INC	\$152,928	\$133,140	\$136,169



www.CharterRealty.com



FOR MORE INFORMATION CONTACT:

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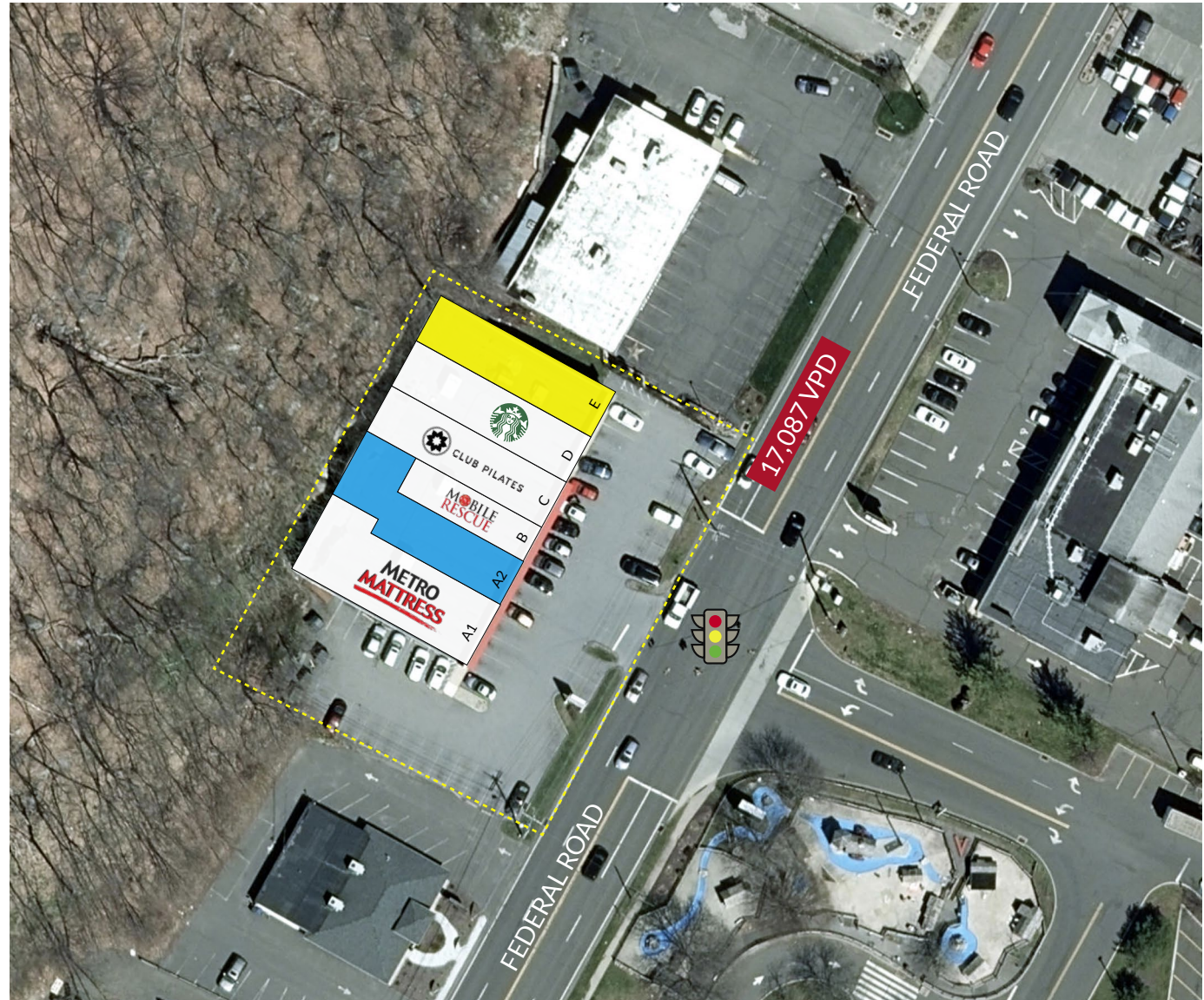
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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
A1	Metro Mattress	2,998
A2	Lease Out	1,900
B	Mobile Rescue	1,080
C	Club Pilates	2007
D	Starbucks	1,875
E	Available	1,955

-  Available
-  Lease Out
-  Occupied



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **4,407**

Households: **1,952**

Daytime Population: **6,876**

Median Age: **41.6**



Average Household Income: **\$154,562**

Median Household Income : **\$120,164**

3 MILE RADIUS:



Total Population: **51,800**

Households: **18,984**

Daytime Population: **51,073**

Median Age: **38.4**



Average Household Income: **\$131,841**

Median Household Income : **\$108,269**

5 MILE RADIUS:



Total Population: **120,308**

Households: **44,161**

Daytime Population: **95,006**

Median Age: **38.5**



Average Household Income: **\$136,102**

Median Household Income : **\$106,867**



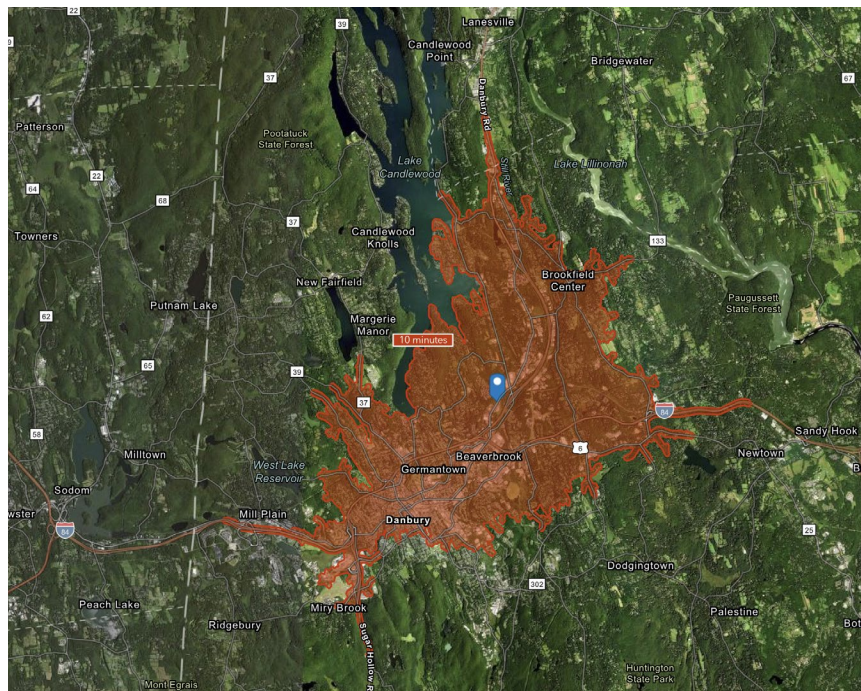
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10 MINUTE DRIVE TIME



KEY FACTS

76,030

Population

\$80,098

Median Household Income

39.0

Median Age

83,776

Daytime Population

TAPESTRY SEGMENTS

Diverse Convergence

9,336 Households

Socioeconomic Traits

Almost 40% of the population were born abroad; almost one of five households has residents who do not speak English. Labor force participation rate is 67%.

Household Types

Young family market: 41% of families w/ children (married couple or single parent), plus married couples without children.

Typical Housing

High-Density Apartments;
Single Family

Enterprising Professionals

4,130 Households

Socioeconomic Traits

This young market makes over one and a half times more income than the US median. Residents are well educated & climbing the ladder in STEM (science, tech, engineering, & math) occupations.

Household Types

Almost half of households are married couples, and 29% are single-person households.

Typical Housing

Single Family; Multi-units

Pleasantville

3,305 Households

Socioeconomic Traits

66% college educated. Higher labor force participation rate. Many professionals in finance, information/ technology, education, or management.

Household Types

Older married-couple families, more w/o children under 18, but many w/ children over 18. years

Typical Housing

Single Family

**TOTAL
RETAIL SALES**

Includes F&B



\$698,201,227

EDUCATION

Bachelor's Degree
or Higher



37%

**OWNER OCCUPIED
HOME VALUE**

Average



\$412,128

ANNUAL HOUSEHOLD SPENDING

\$3,931

Eating
Out

\$2,394

Apparel &
Services

\$7,230

Groceries

\$283

Computer &
Hardware

\$6,928

Health
Care



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★ SITE

FLOOR DECOR & PAINT
THE HOME DEPOT

Starbucks
CLUB PILATES
METRO MATTRESS
MOBILE RESCUE
SUBWAY
PARTY DEPOT
Danbury Convenience Store

Michaels
Where Creativity Happens
T.J. MAXX
OfficeMax
BED BATH & BEYOND
KOHL'S
Raymour & Flanigan
CVS BJS

BURGER KING
Wendy's
HANDCRAFTED

Stew Leonard's
CHASE
Walgreens

THE VITAMIN SHOPPE
verizon
DXL DESTINATIONAL
Robeks
TOWN FAIR TIRE
ME Massage Envy
KFC
MATTRESS FIRM
salsa fresca MEXICAN GRILL



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