

DRESS BARN PLAZA

132 FEDERAL ROAD | DANBURY, CT 06811

AVAILABLE 1,900 SF - 4,898 SF - SPACES CAN BE COMBINED

ANCHORED BY

MOBILE
RESCUE



CLUB PILATES



AMP

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

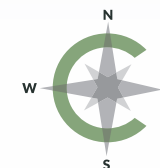
AVAILABLE SPACE

- Space A1: 2,998 SF
- Space A2: 1,900 SF
- Space E: 1,955 SF

* Spaces can be combined

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,342	52,504	121,395
MEDIAN HH INC	\$94,974	\$105,296	\$108,307
AVERAGE HH INC	\$143,809	\$135,907	\$138,300



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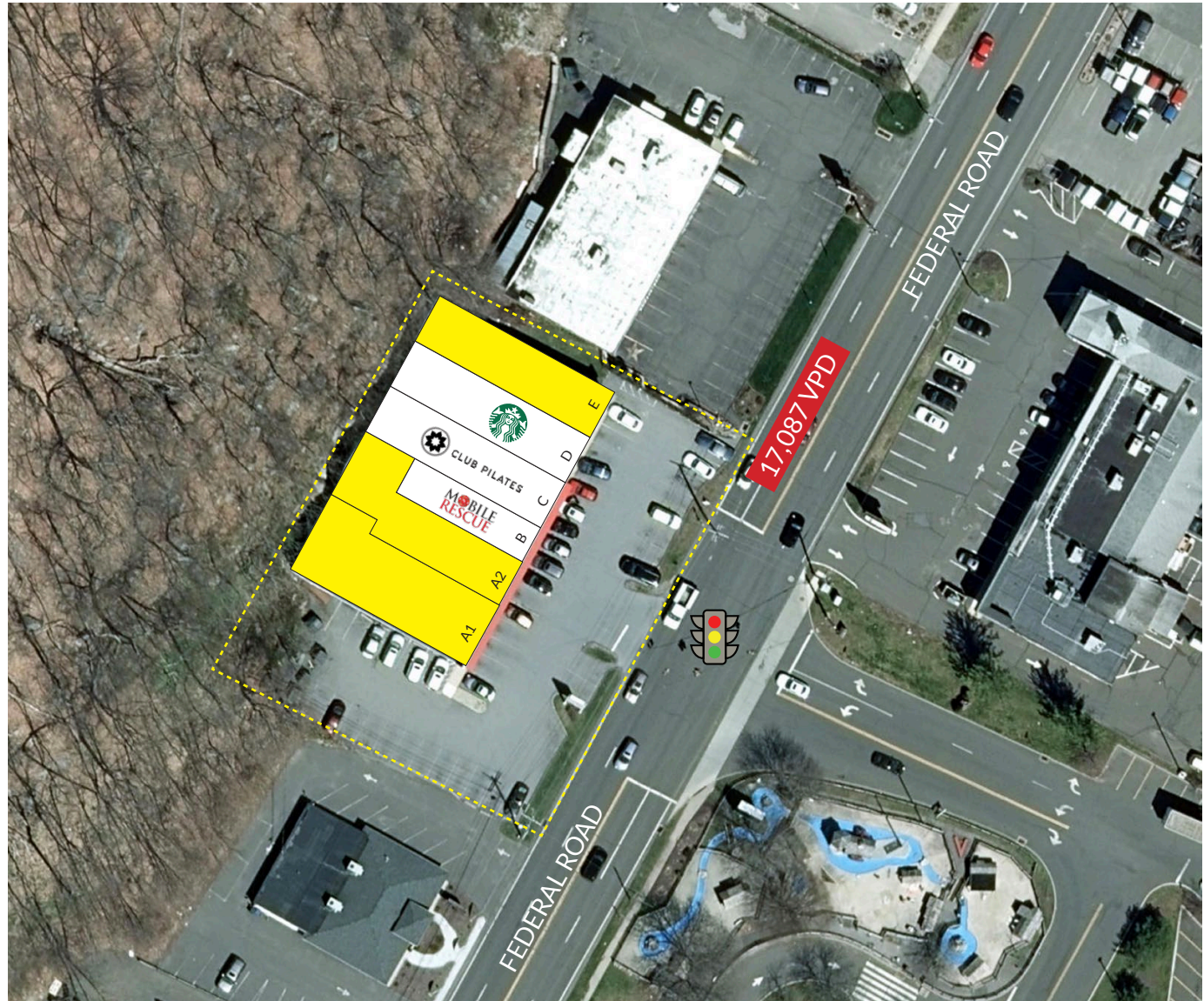
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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
A1	Available	2,998
A2	Available	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: **4,342**

Households: **1,930**

Daytime Population: **6,307**

Median Age: **42.5**



Average Household Income: **\$143,809**

Median Household Income: **\$94,974**

3 MILE RADIUS:



Total Population: **52,504**

Households: **19,608**

Daytime Population: **50,665**

Median Age: **40.1**



Average Household Income: **\$135,907**

Median Household Income: **\$105,296**

5 MILE RADIUS:



Total Population: **121,395**

Households: **45,327**

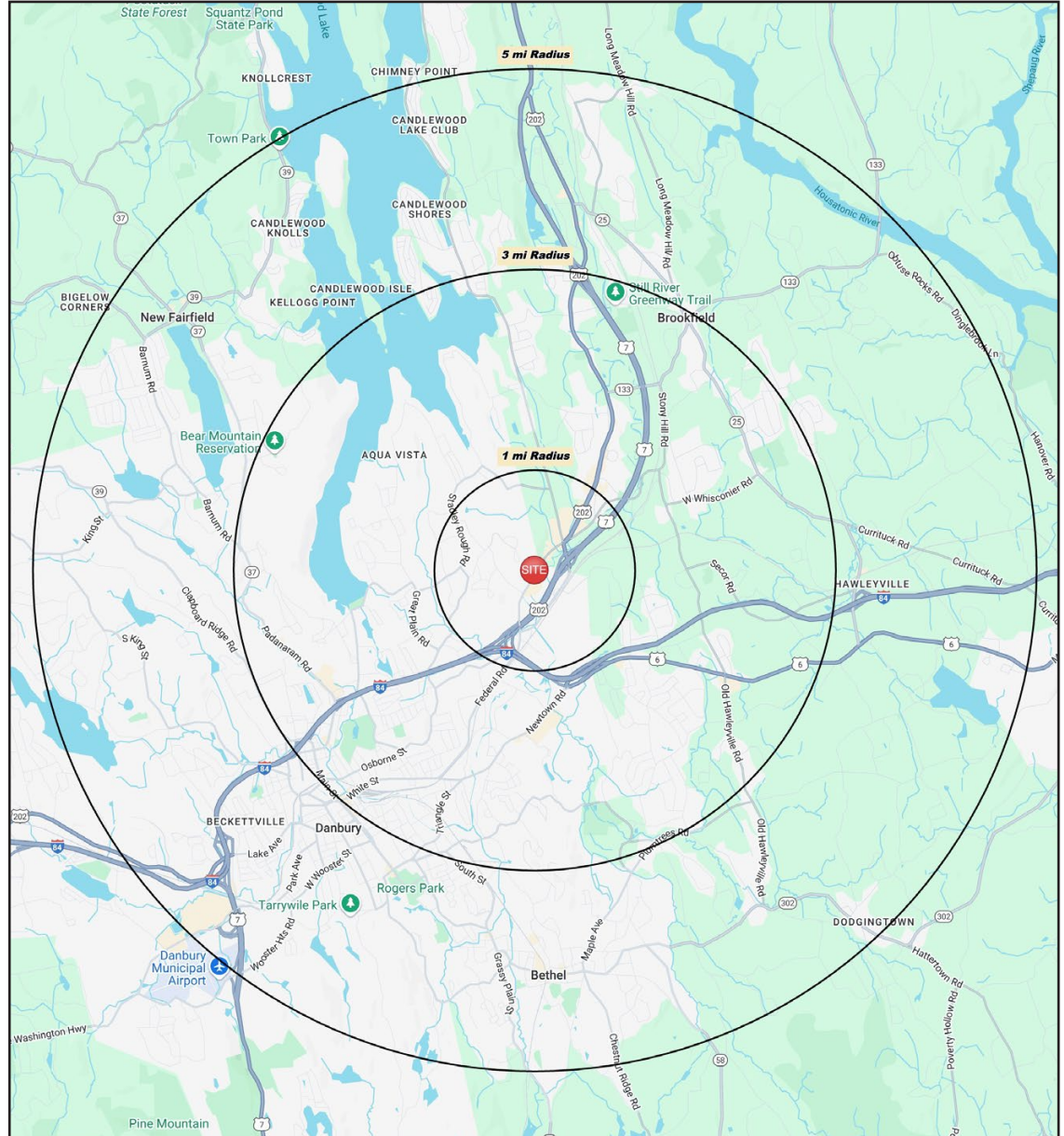
Daytime Population: **92,755**

Median Age: **40.6**



Average Household Income: **\$138,300**

Median Household Income: **\$108,307**



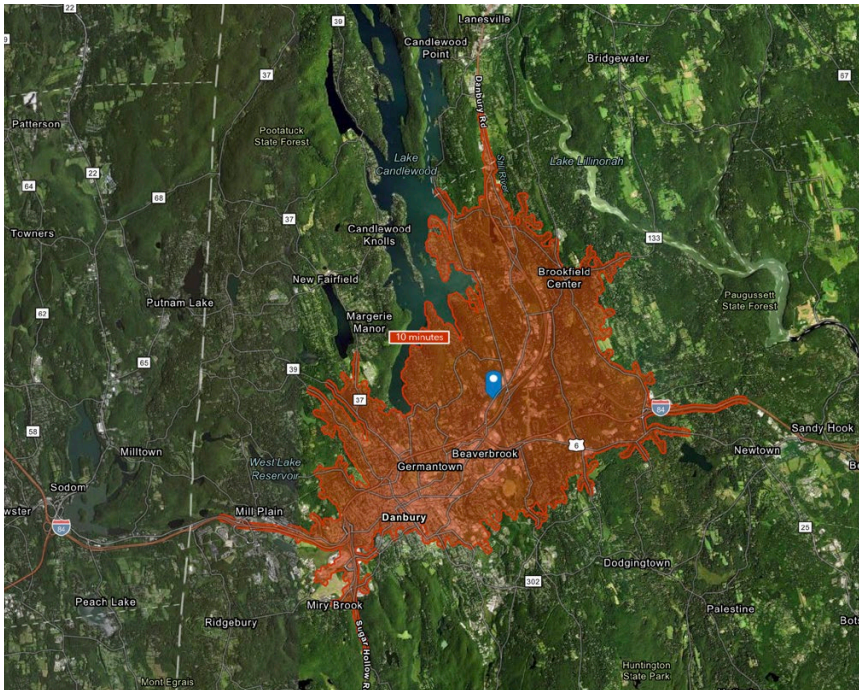
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10 MINUTE DRIVE TIME



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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