

# 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

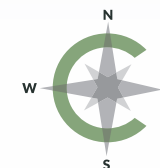
## AVAILABLE SPACE

- 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



CHARTER  
REALTY

[www.CharterRealty.com](http://www.CharterRealty.com)



FOR MORE INFORMATION CONTACT:

DAN ZELSON | 203.227.2922 | [Dan@CharterRealty.com](mailto:Dan@CharterRealty.com)



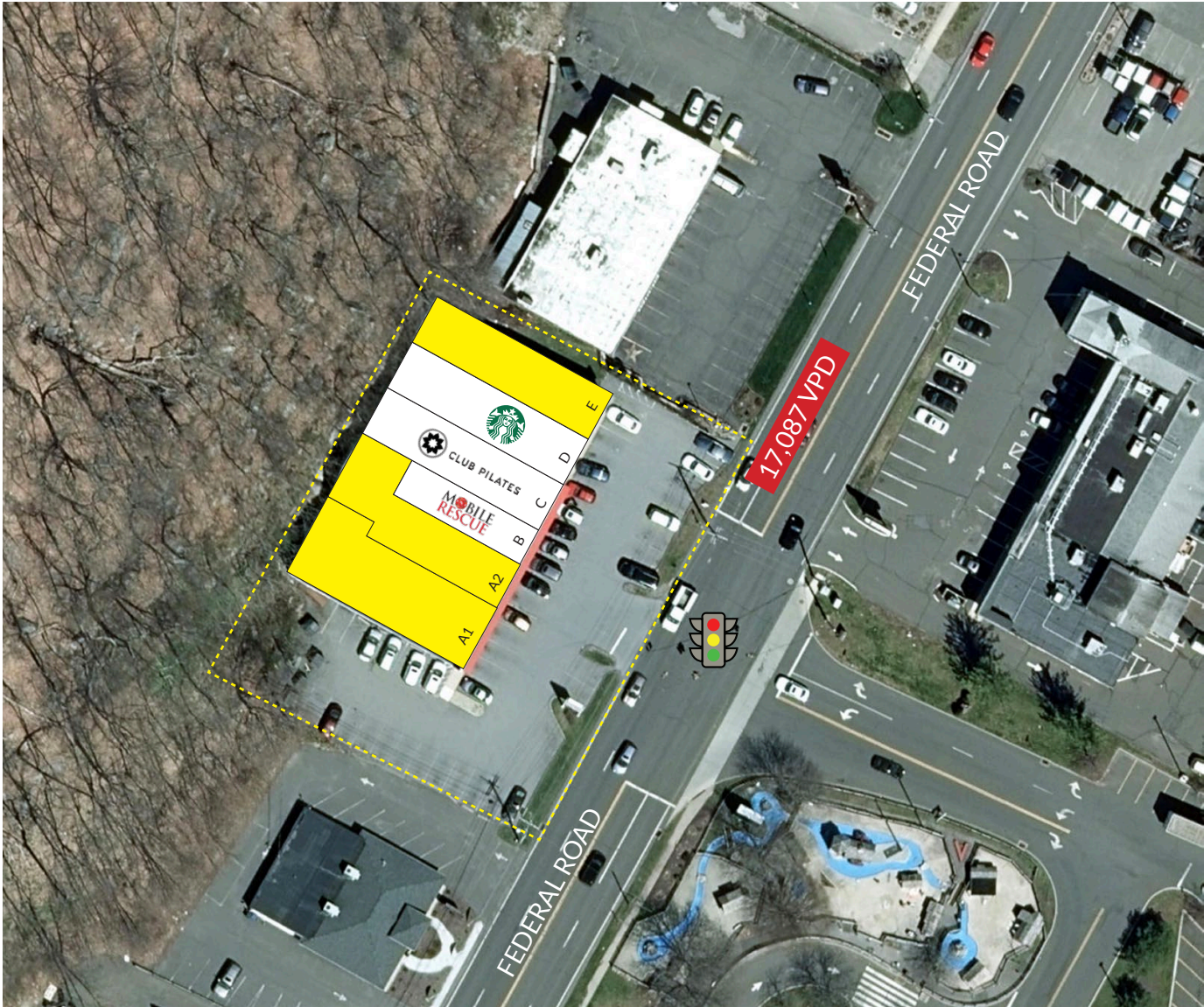
# DRESS BARN PLAZA

132 FEDERAL ROAD | DANBURY, CT 06811

## 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





# DRESS BARN PLAZA

132 FEDERAL ROAD | DANBURY, CT 06811

## 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**

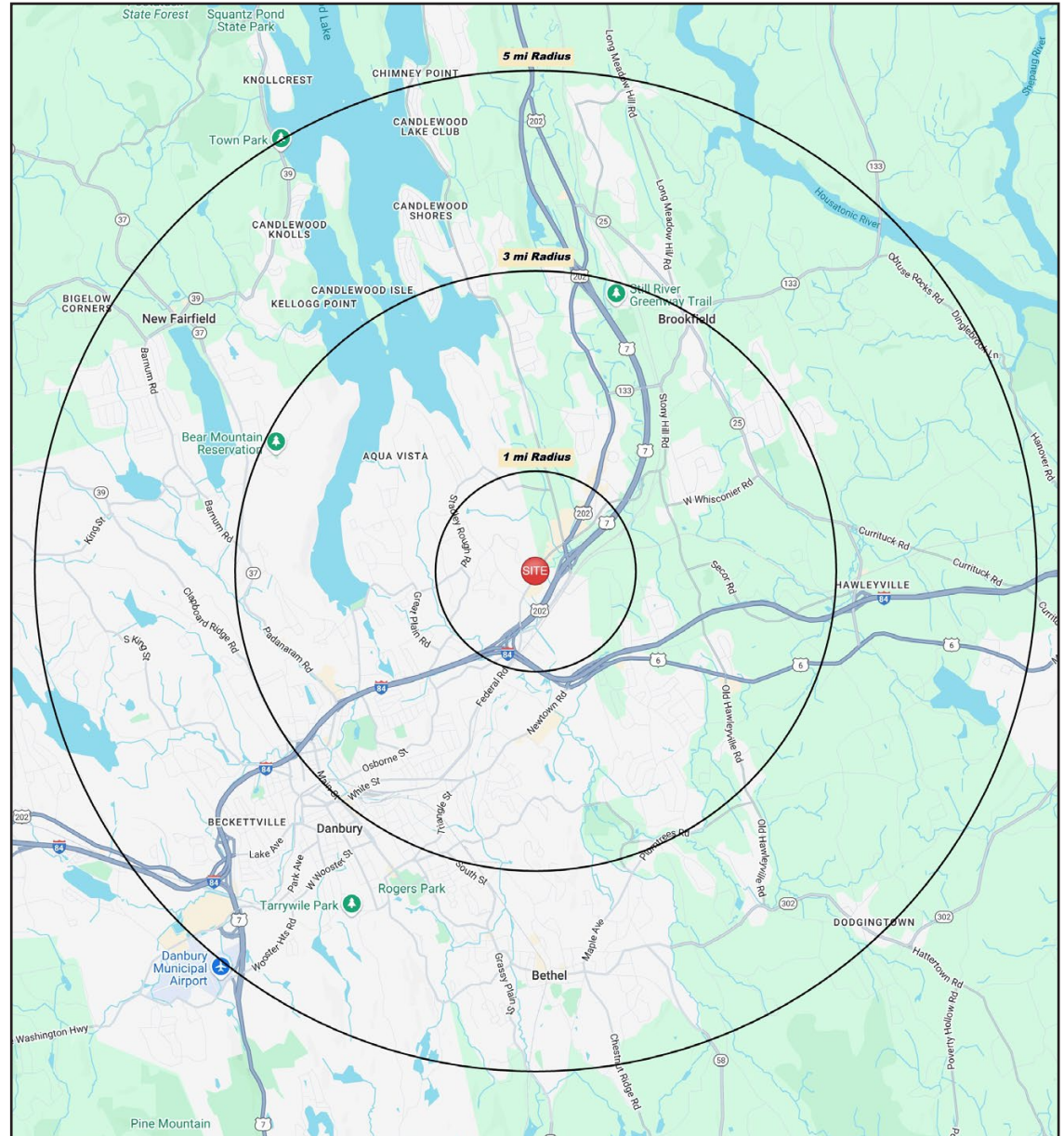
Daytime Population: **92,755**

Median Age: **40.6**



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

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



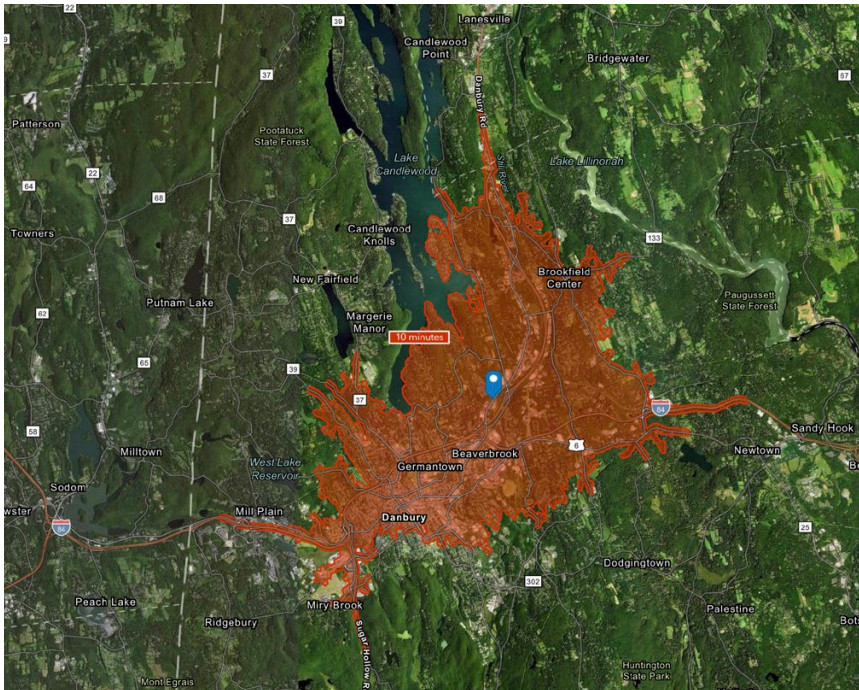
#### CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# DRESS BARN PLAZA

132 FEDERAL ROAD | DANBURY, CT 06811

10 MINUTE DRIVE TIME



## KEY FACTS

55,890

Population

\$95,637

Median Household Income

40.4

Median Age

61,793

Daytime Population

## TAPESTRY SEGMENTS

Savvy Suburbanites

3,792 households

Diverse Horizons

2,973 households

Dreambelt

2,791 households

### Socioeconomic Traits

Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth.

### Socioeconomic Traits

In large interstate corridors / coastal metros, these diverse, often immigrant communities have large families and some single-person households. Residents earn middle incomes, rent older multiunit homes, own few cars, and often use public transit.

### Socioeconomic Traits

These Western suburban neighborhoods house mostly middle-income, working couples aged 35–74. Homes are mid-century builds with ample parking. Residents commute alone, and most properties are valued between \$300K and \$500K.

### Household Types

Married couples

### Household Types

Married couples;  
singles living alone

### Household Types

Married couples

### Typical Housing

Single Family

### Typical Housing

Multi-Units

### Typical Housing

Single Family

## ANNUAL HOUSEHOLD SPENDING

\$4,851

Eating  
Out

\$2,869

Apparel &  
Services

\$8,569

Groceries

\$267

Computer &  
Hardware

\$8,407

Health  
Care

## TOTAL RETAIL SALES

Includes F&B



\$638,501,644

## EDUCATION

Bachelor's Degree  
or Higher



42%

## OWNER OCCUPIED HOME VALUE

Average



\$566,467



### CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.



# DRESS BARN PLAZA

132 FEDERAL ROAD | DANBURY, CT 06811



**CHARTER REALTY**  
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.



# DRESS BARN PLAZA

132 FEDERAL ROAD | DANBURY, CT 06811



**CHARTER REALTY**  
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.



# DRESS BARN PLAZA

132 FEDERAL ROAD | DANBURY, CT 06811



**CHARTER REALTY**  
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.