

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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FOR MORE INFORMATION CONTACT:

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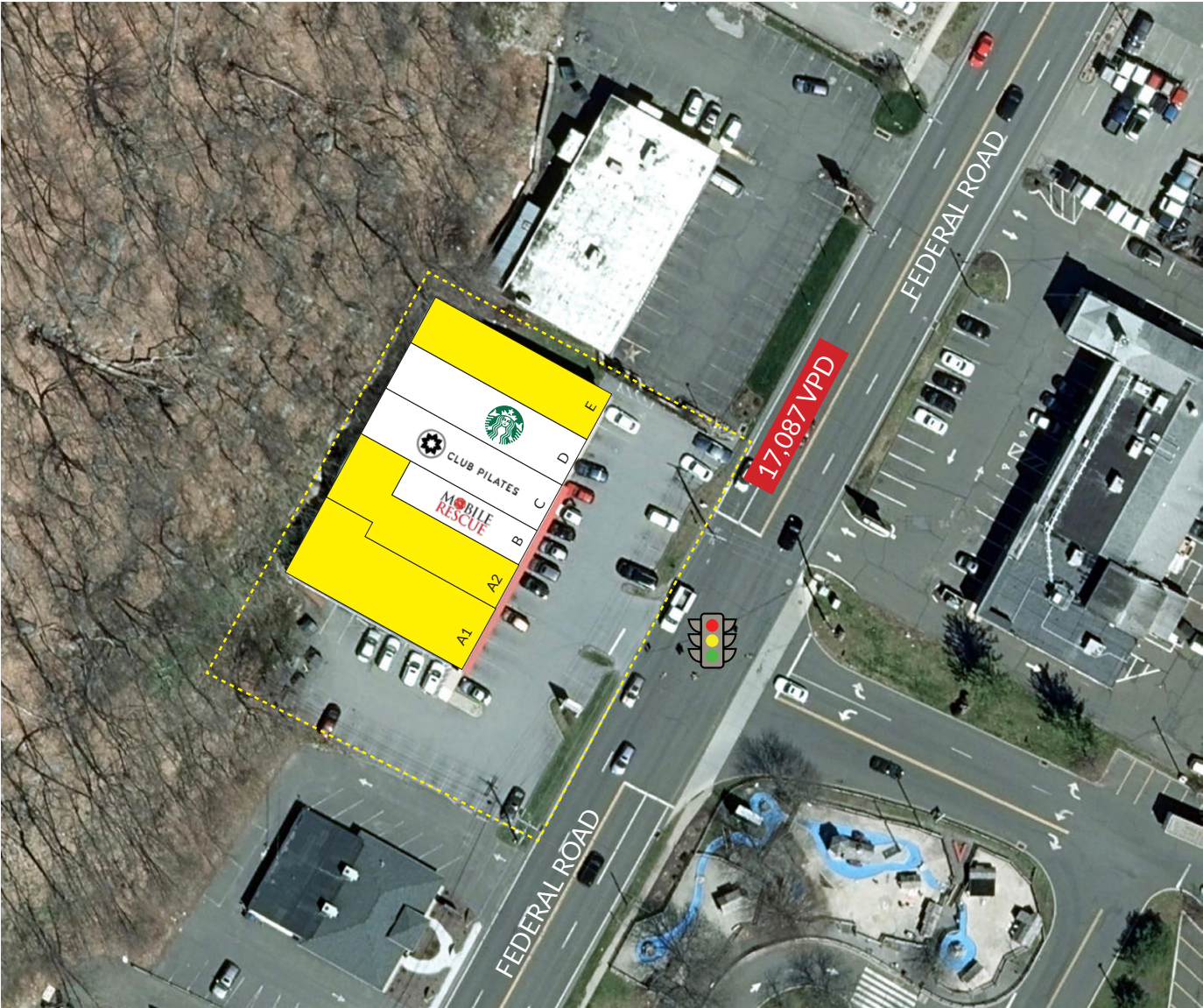
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TENANTS / AVAILABILITY

#	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**

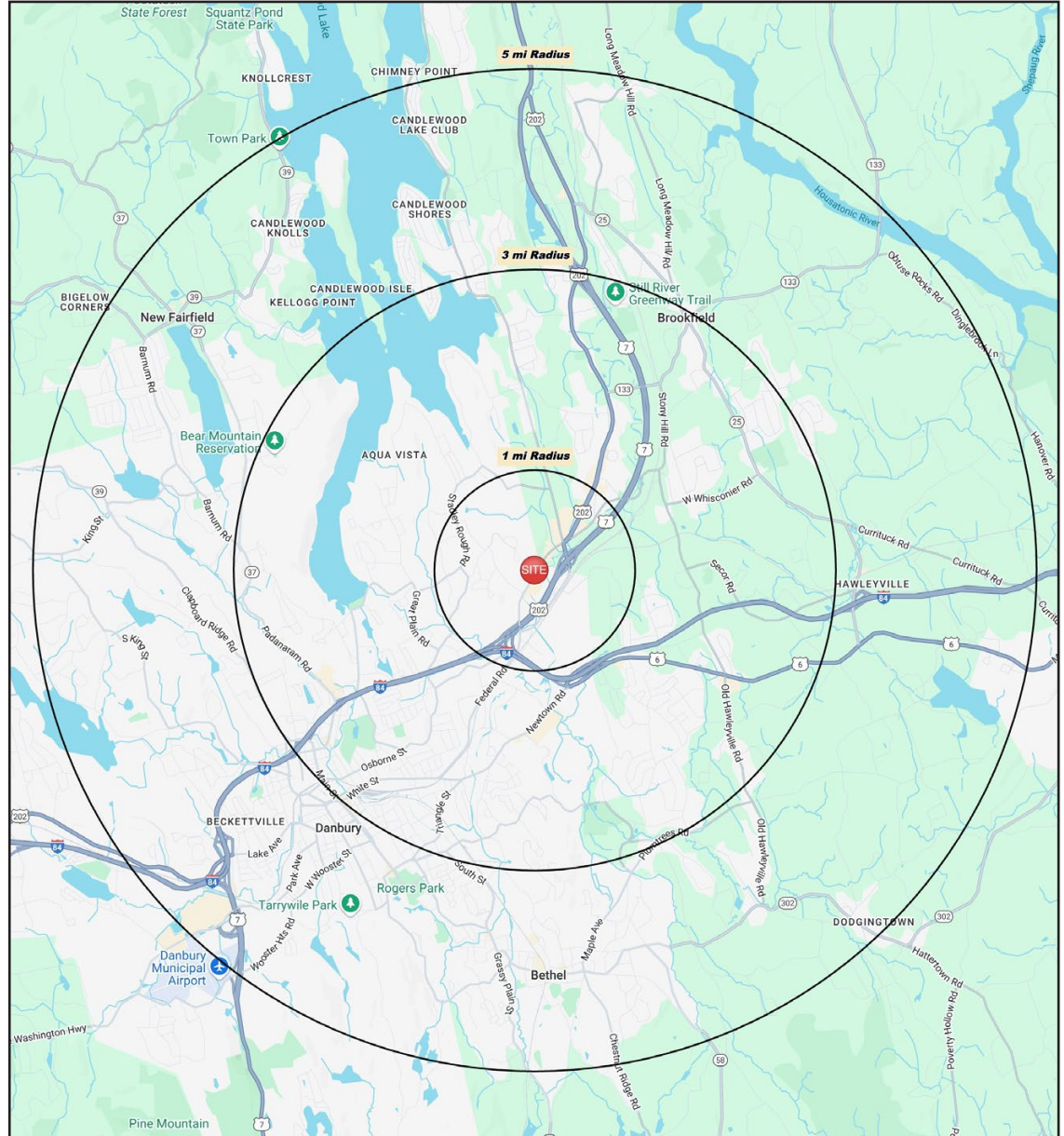
Daytime Population: **92,755**

Median Age: **40.6**



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

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



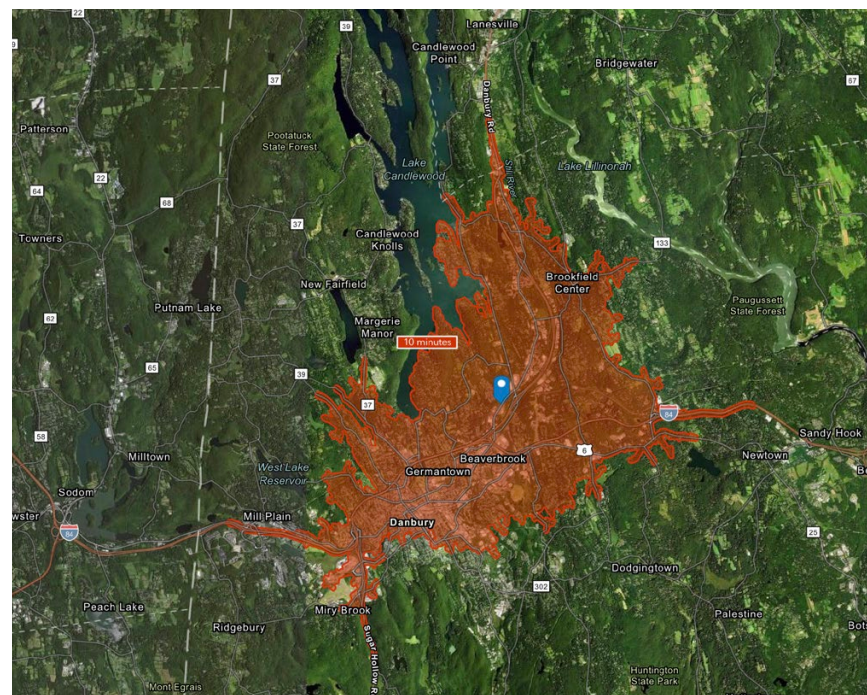
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10 MINUTE DRIVE TIME



KEY FACTS

55,890

Population

\$95,637

Median Household Income

40.4

Median Age

61,793

Daytime Population

TAPESTRY SEGMENTS

Savvy Suburbanites

3,792 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.

Household Types

Married couples

Typical Housing

Single Family

Diverse Horizons

2,973 households

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.

Household Types

Married couples;
singles living alone

Typical Housing

Multi-Units

Dreambelt

2,791 households

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

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$638,809,514

EDUCATION

Bachelor's Degree
or Higher



42%

OWNER OCCUPIED HOME VALUE

Average



\$566,467

ANNUAL HOUSEHOLD SPENDING

\$4,851

Eating
Out

\$2,869

Apparel &
Services

\$8,569

Groceries

\$267

Computer &
Hardware

\$8,407

Health
Care



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