

# DRESS BARN PLAZA

132 FEDERAL ROAD | DANBURY, CT 06811

AVAILABLE 1,900 SF & 1,955 SF

ANCHORED BY



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 A2: 1,900 SF
- 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:

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

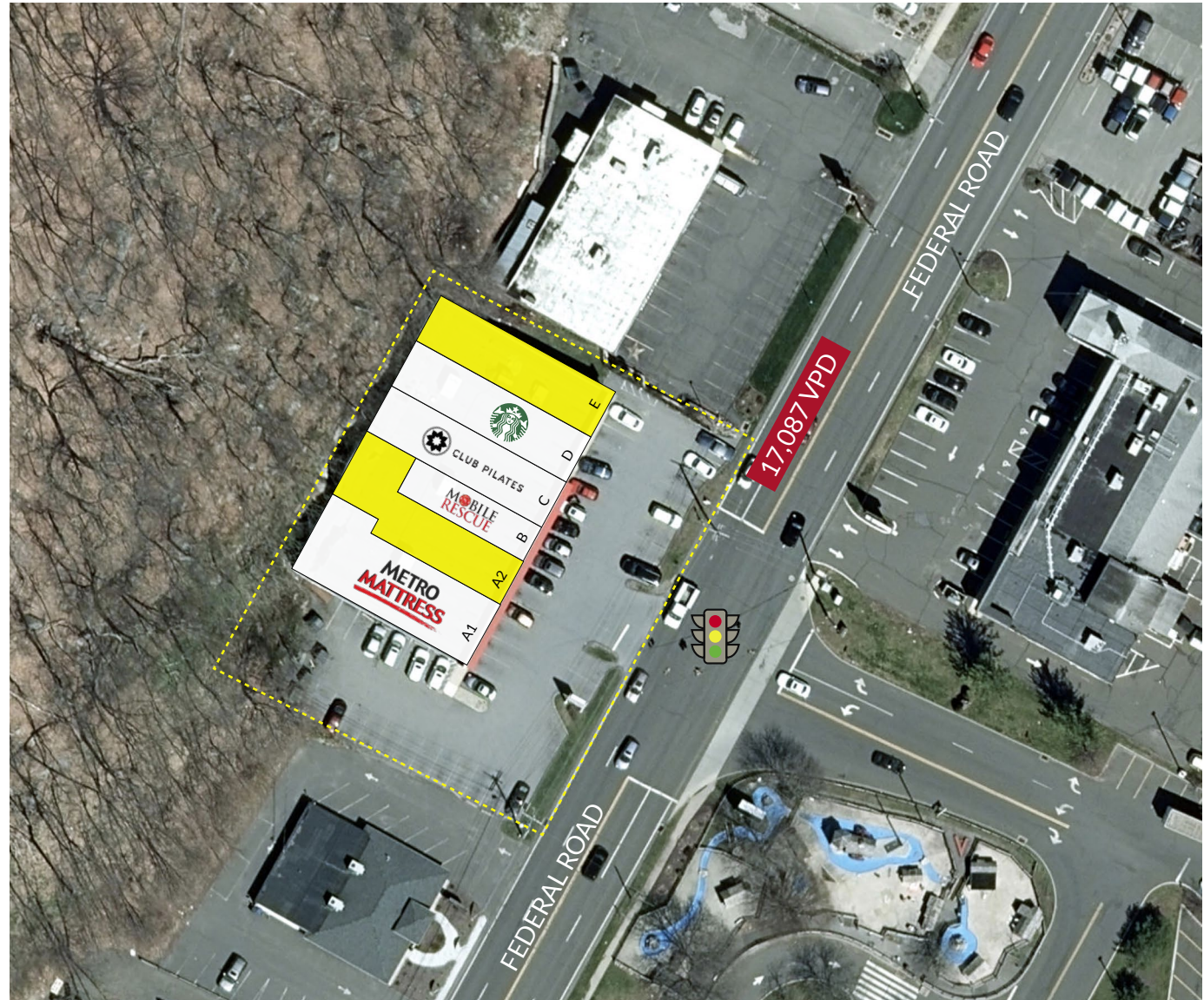
# DRESS BARN PLAZA

132 FEDERAL ROAD | DANBURY, CT 06811

## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
A1	Metro Mattress	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



### 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

## 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**



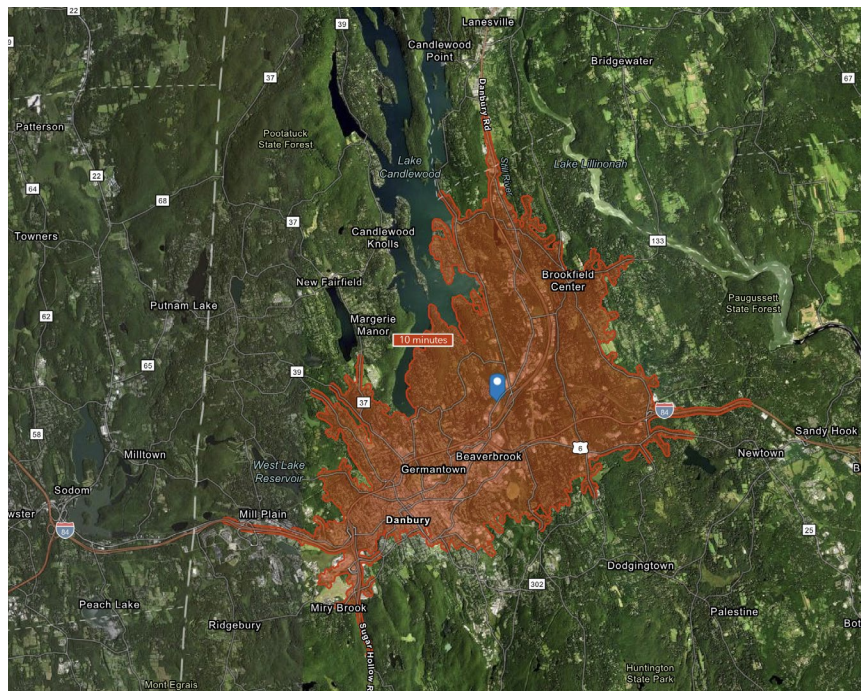
#### CHARTER REALTY

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

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



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

★ SITE

FLOOR DECOR & HOME DEPOT

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

Michaels T.J. MAXX  
BED BATH & BEYOND OfficeMax  
KOHL'S  
Raymour & Flanigan CVS BJ'S

BURGER KING WENDY'S

Stew Leonard's CHASE  
Walgreens

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



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.