



Opportunity Summary

7 Backus Avenue
Danbury Fair Mall
Danbury, Connecticut



Premier Location

Located approximately 65 miles from Midtown Manhattan, this site offers urban amenities with the convenience of immediate highway access and mass transit linking New York, Litchfield, and Fairfield Counties. Centrally located near Western Connecticut's major thoroughfare—Route 7—the site is highly visible and easily accessible.



TOTAL
POPULATION
348,988



DAYTIME
POPULATION
344,720



BACHELOR'S
DEGREE
27.5%



GRADUATE
DEGREE
22%

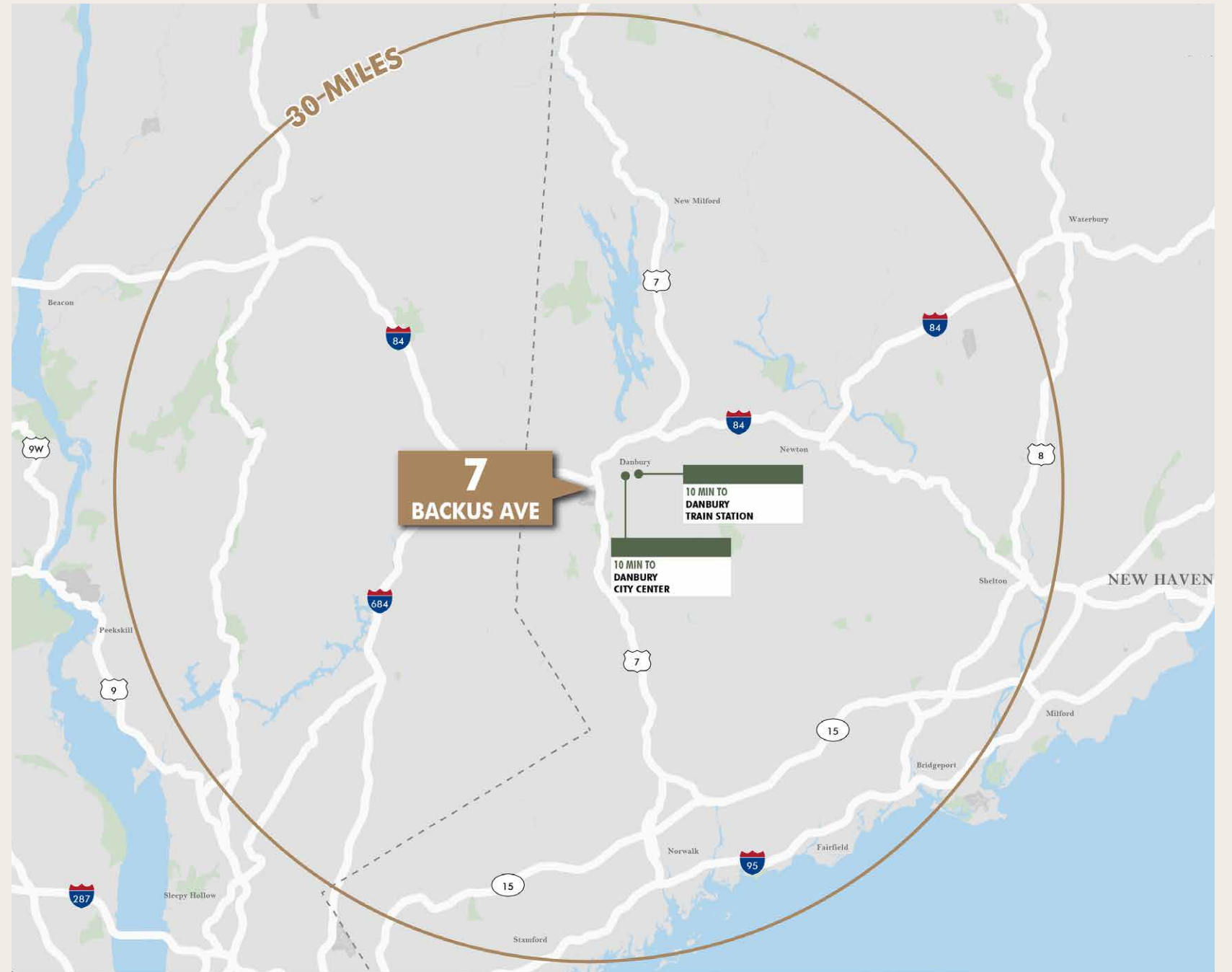


LABOR
FORCE
173,522



MILLENNIALS
AGE 21-34
19%

Demographics reflect the market's office trade area as determined by ESRI.



A Built-In Walkable Environment



DANBURY FAIR

The site is directly connected to the Danbury Fair Mall, a vibrant mixed-use shopping destination and the second largest mall in Connecticut. This location grants a future tenant access to over 190 food, entertainment and retail options within a short walking distance.

EXISTING MALL AMENITIES

SERVICES & RETAIL



Apple Store, AT&T, Barnes & Noble, Bank of America, Bed, Bath & Beyond, Carter's Chase, CVS Pharmacy, Duluth Trading Co., Ethan Allen Furniture, Guitar Center, Lego, Microsoft, People's United Bank, Petco, Sally Beauty, T-Mobile, US Post Office, Verizon, Xfinity

FOOD & BEVERAGE



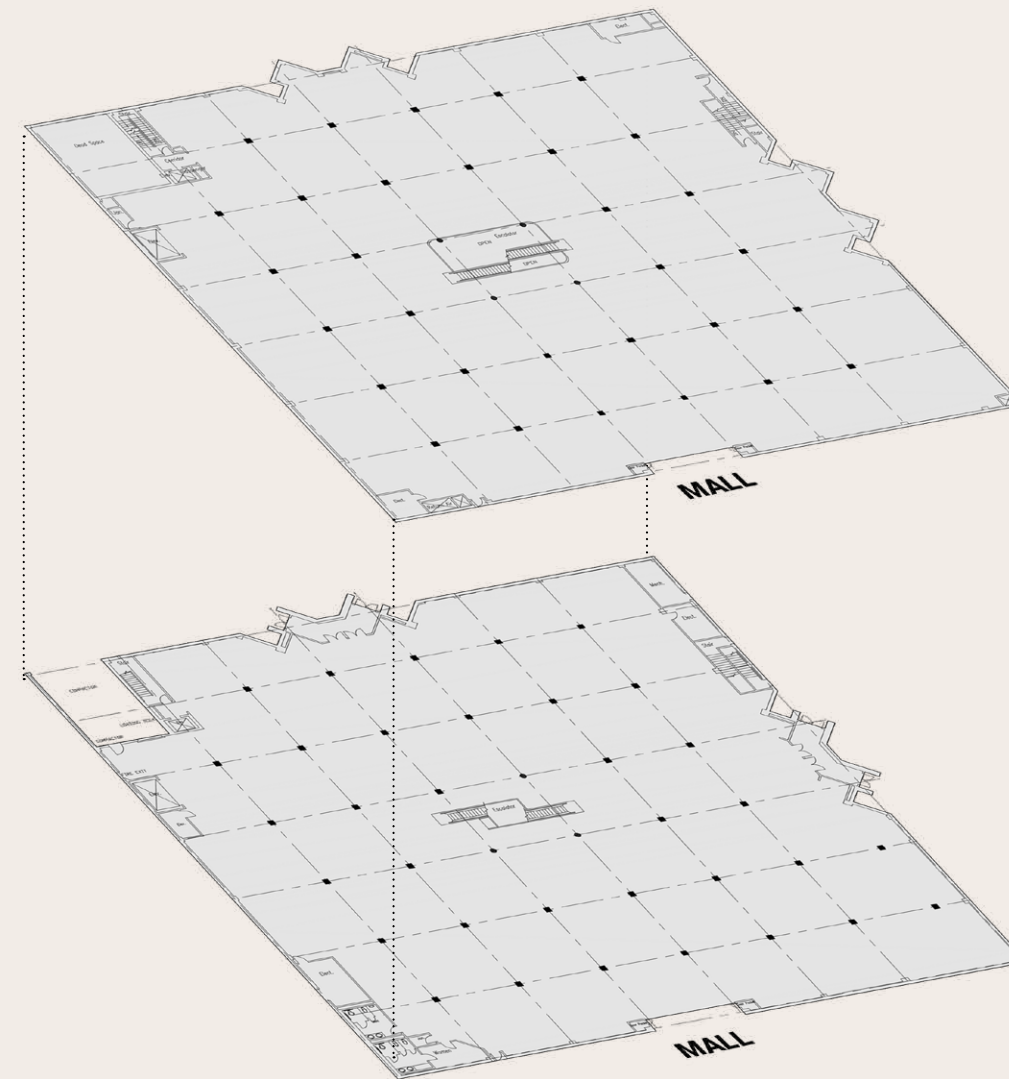
Buffalo Wild Wings, Chick-Fil-A, Cold Stone Creamery, Dunkin' Donuts, McDonald's, Olive Garden, Panera Bread, Red Lobster, Starbucks, Stop & Shop, Subway, Whole Foods Market



Specifications

PROPERTY INFORMATION

Site Acreage	1.19 Acres
Gross Leasable Area	80,034 SF
Floors	Two Levels, Anchor Location
Redevelopment Strategy	Adaptive Reuse of former single-use, retail anchor store
Extensive Parking	5 per 1000 SF; 397 parking spaces





LEVEL 2 | 40,604 SF
CEILING HEIGHT: 14'-9"

LEVEL 1 | 39,430 SF
CEILING HEIGHT: 14'-9"

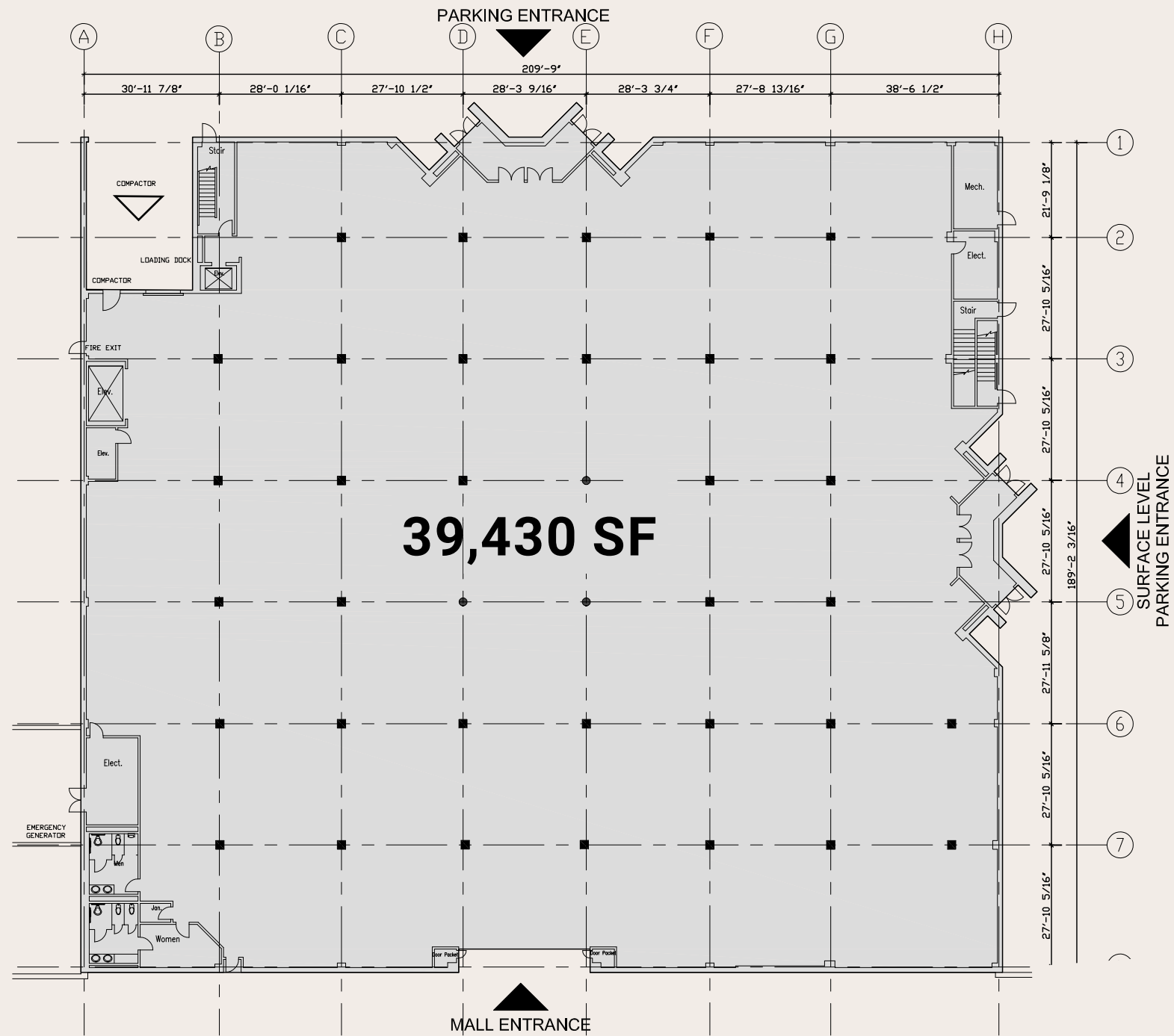
Existing Conditions

LEVEL 1
39,430 SF*

CEILING HEIGHT: 14'-9"
 COLUMN SPANS OVER 28'-0"

-  Key Entrance
-  Loading

*Reflects BOMA Square Footage
 Ceiling Heights are Slab-To-Slab Measurements



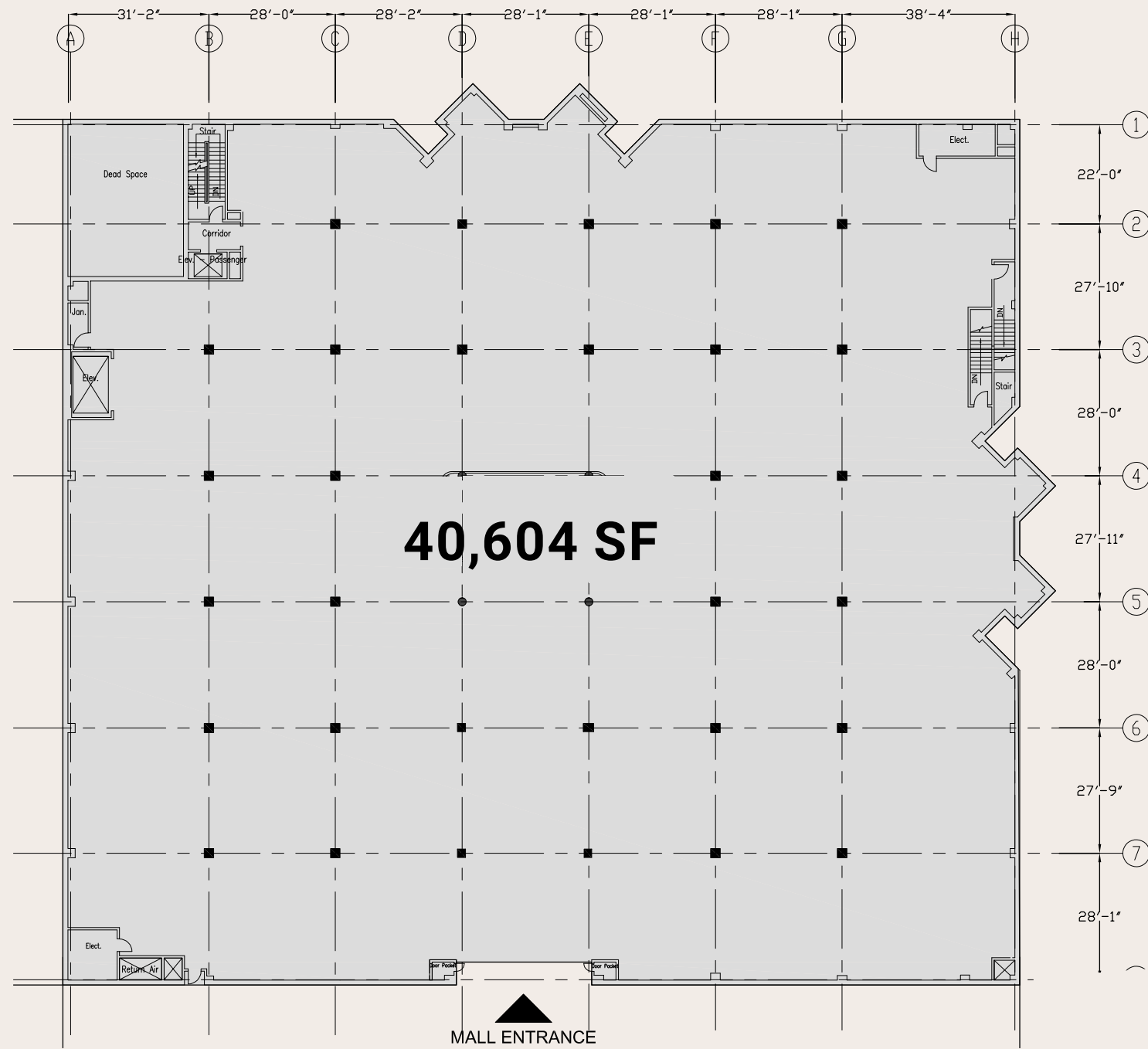
Existing Conditions

LEVEL 2
40,604 SF*

CEILING HEIGHT: 14'-9"
COLUMN SPANS OVER 28'-0"

Key Entrance

*Reflects BOMA Square Footage
Ceiling Heights are Slab-To-Slab Measurements





Leasing Contact

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