



**SCALZO**  
COMMERCIAL  
NEW DEVELOPMENT

# **RIVINGTON PLAZA**

**I-84 Site 9a | Danbury, CT 06810**

**For Sale**





PROPERTY DESCRIPTION

2.14 Acres for sale located in the fastest-growing part of Danbury.

Highly visible location at a major crossroads serving Rivington, Abbey Woods, Crown Point, and other ongoing residential developments.

The highest and best use is Convenience Retail.

The compact Trading area is bounded by I-84, Old Ridgebury, Woodland, and Saw Mill Roads. Rivington contains about 2,000 condo and townhome units, with more on the way. Abbey Woods contains 470 apartments of 1-2-3 bedrooms, and Crown Point adds another 466 apartments of 1-2-3 bedrooms. The Summit contains 600,000 sq. ft. of office with hundreds of employees and the planned development of hundreds of new apartments and a Career Academy for hundreds of students.

This is a retailer’s dream! A relatively small, contained market with no convenience competition. Using a conservative rule of thumb of 2.5 residents per unit this translates to 7,340 current customers with more on the way. The current and future Summit people are not included here and can be considered a bonus population.

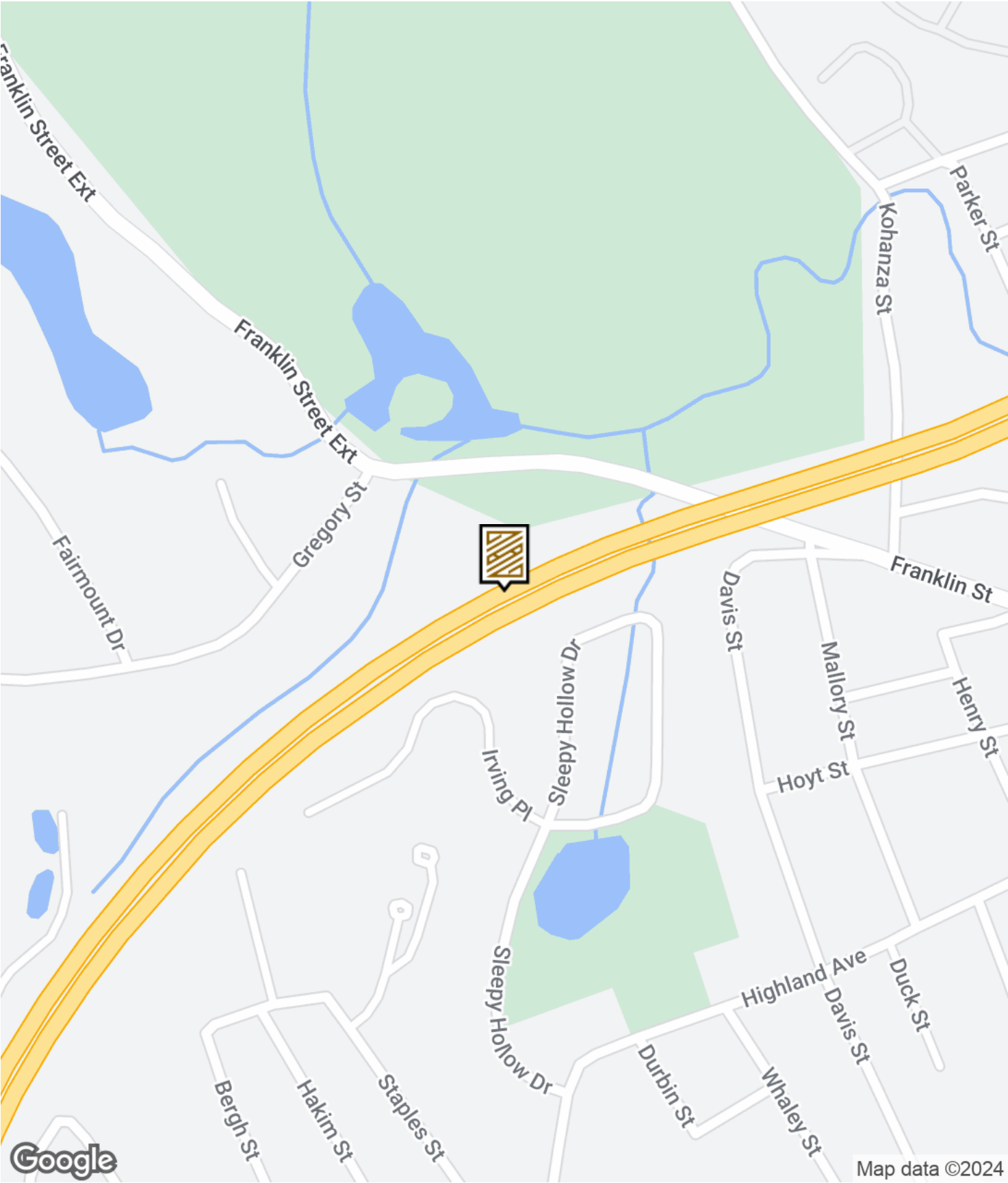
OFFERING SUMMARY

Sale Price:	\$700,000
Lot Size:	2.14 Acres

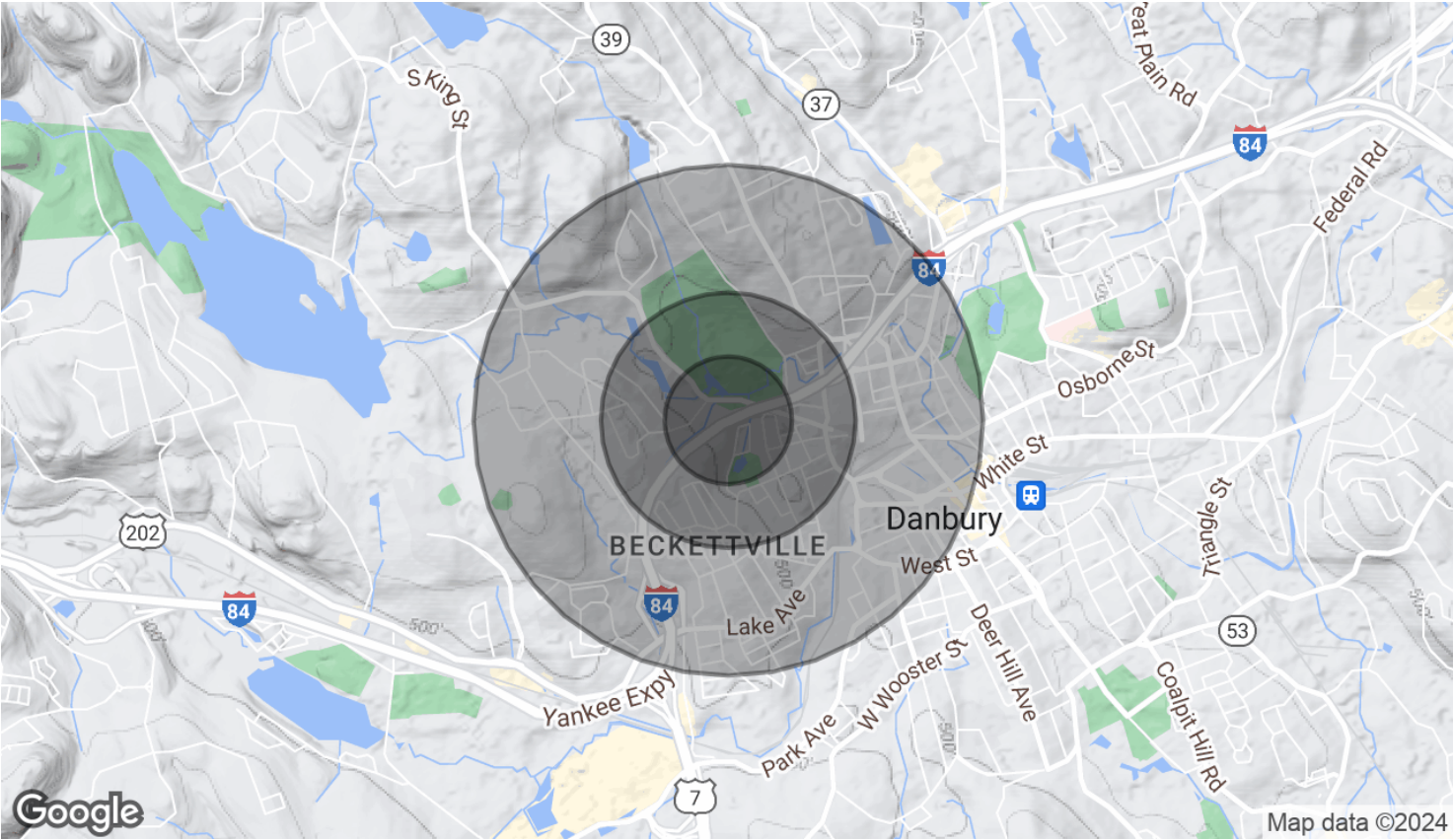
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	368	1,489	5,901
Total Population	985	3,928	15,773
Average HH Income	\$88,650	\$86,231	\$75,878











POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	985	3,928	15,773
Average Age	33.1	36.4	36.2
Average Age (Male)	32.1	35.2	36.8
Average Age (Female)	34.0	37.9	35.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	368	1,489	5,901
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$88,650	\$86,231	\$75,878
Average House Value	\$318,465	\$280,310	\$232,704

2020 American Community Survey (ACS)