

Exclusive Acquisition Opportunity

9 Old Sugar Hollow Road
Danbury, CT

\$1,200,000



Private Corporate Building Overlooking the Airport

12,720 SF, three-level elevator-served building, divisible to +/-2,120 SF

2.22 private acres with over fifty parking spaces (4/1000 SF)

New Pricing: \$1,200,000 (+/- \$94/SF)

*Building
Opportunities*

Opportunity for Owner-Occupants and Investors

Suitable as a corporate HQ, offices for regional service providers, and professional practices, this property offers a unique opportunity for not only single owner-occupants, but also for owner-investors seeking rental income.

This excellent location is easily reached with convenient access from I-84 & CT Rt. 7. The property is just minutes from the Danbury Airport, the Danbury Fair Mall, Shops at Marcus Dairy, and it is neighbors with several new showrooms for luxury auto dealerships.



Intelligently Designed for Any Need

- Elevator served building, handicap accessible
- Each +/-4,240 SF floor can be split to 2,120 sf with minimal common areas & using existing, separate electrical services

Space for Your Business to Grow

- 2.22 acres with a wooded view of the airport
- Located in Danbury's coveted IL-40 Zone
- Ample parking (50+ spaces) for almost any requirement

9 Old Sugar Hollow Road, Danbury, CT

An Unparalleled Presence in the Western Danbury Market

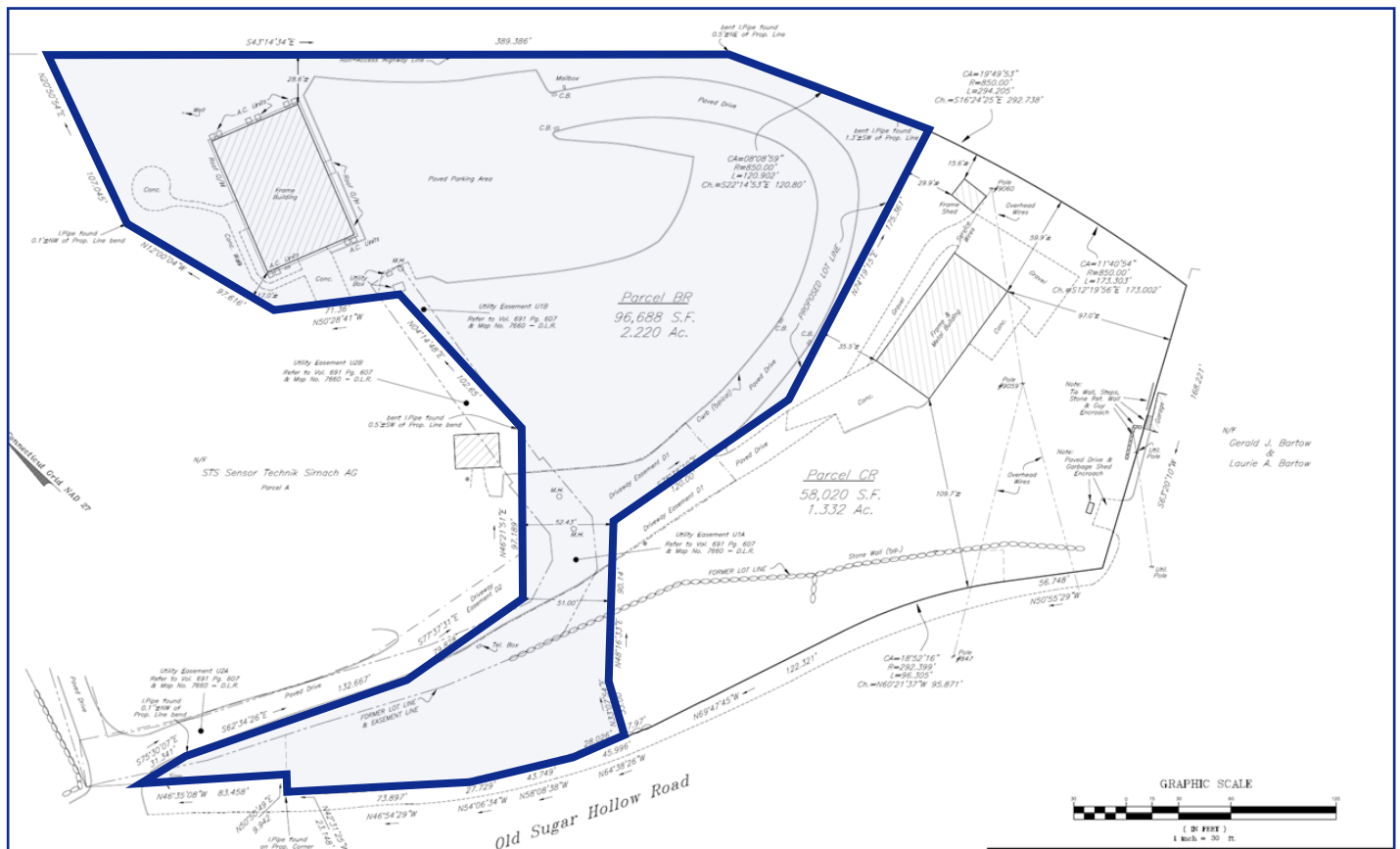
Within a private, wooded setting near major commercial hubs, even as a stand-alone office building, 9 Old Sugar Hollow Road replicates a Corporate Campus environment while just minutes from retail, restaurants & complementary amenities.

Aerial View Looking Northwest



- | | | | | | |
|---|---|---|--------------------------------------|---|-------------------------------------|
| 1 | 9 Old Sugar Hollow Road | 4 | Danbury Square & Airport Plaza | 7 | Bruce Bennett Nissan |
| 2 | Danbury Fair Regional Mall | 5 | Mercedes-Benz of Danbury | 8 | Danbury Airport Terminal |
| 3 | Whole Foods and the Shops at Marcus Dairy | 6 | Porche, Audi & Volkswagen of Danbury | 9 | ARKA (Danbury Mission Technologies) |

Site Plan



Floor Plans

[Virtual Tour](#)

1st Floor



2nd Floor



3rd Floor



5-Mile Demographics

Key Facts

107,108

Population



2.6

Average
Household Size

40.2

Median Age

\$93,470

Median Household
Income

Education



24.2%

High School
Graduate



20.8%

Some College/
Associate's Degree



42.5%

Bachelor's/Grad/
Prof Degree

Business



6,430

Total Businesses



61,034

Total Employees

Employment



59.5%

White Collar



19.6%

Blue Collar



20.9%

Services

3.1%

Unemployment
Rate

Income



\$93,470

Median Household
Income



\$51,639

Per Capita Income



\$263,694

Median Net Worth

Danbury's Major Employers

Northwell Health (formerly Nuvance Health)

Boehringer-Ingelheim Pharmaceuticals

IQVIA Holdings - Data Processing

Western CT State University

Linde Inc (formerly Praxair, Inc.)

ARKA, Danbury Mission Technologies (formerly UTC B.F. Goodrich)

Bluecrest (formerly Pitney Bowes)

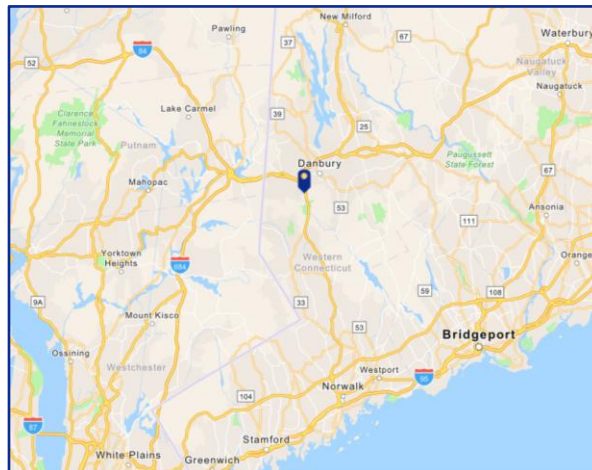
*Non-municipal 2023 employment data source: City of Danbury Department of Finance

Approx. Drive-Times

Danbury Metro
North Station 10 min

Westchester
County Airport 35 min

Stamford, CT 50 min



Approx. Drive-Times

Hartford, CT 75 min

Manhattan, NYC 90 min

Boston, MA 190 min

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9 Old Sugar Hollow Road is a Unique & Exceptional Opportunity for Users & Investors



As Exclusive Advisor & Representative of Ownership ("Seller"), Ryer Associates is selectively offering the opportunity to acquire the fee simple interest in this Property and improvements to Investors, Users & their Advisors through the commercial Brokerage community.

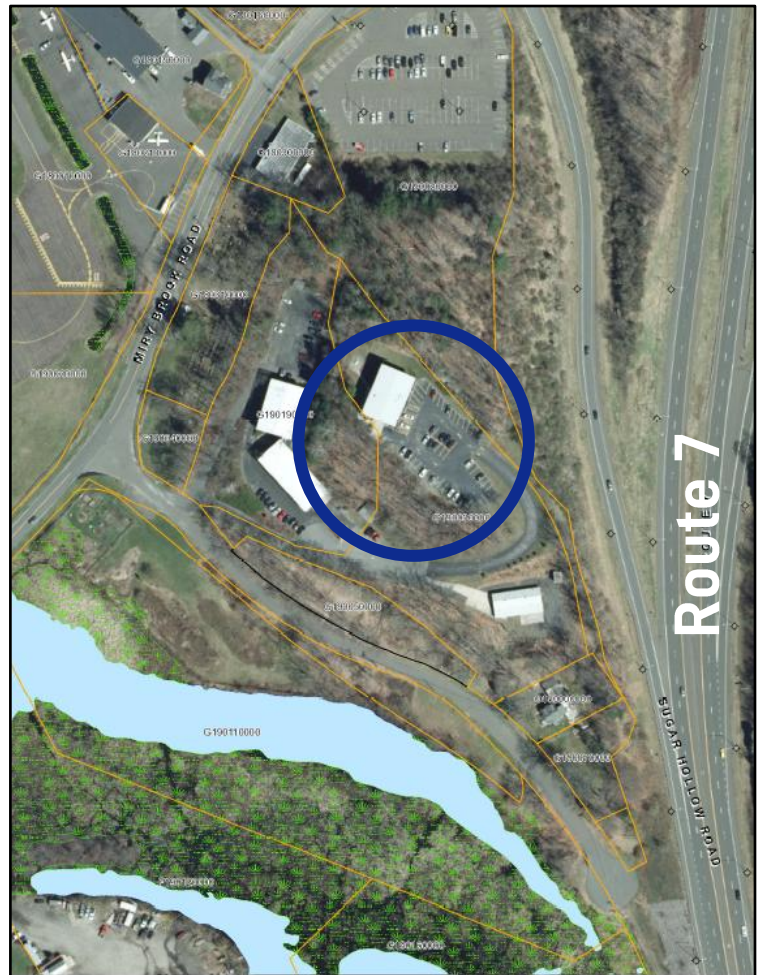
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