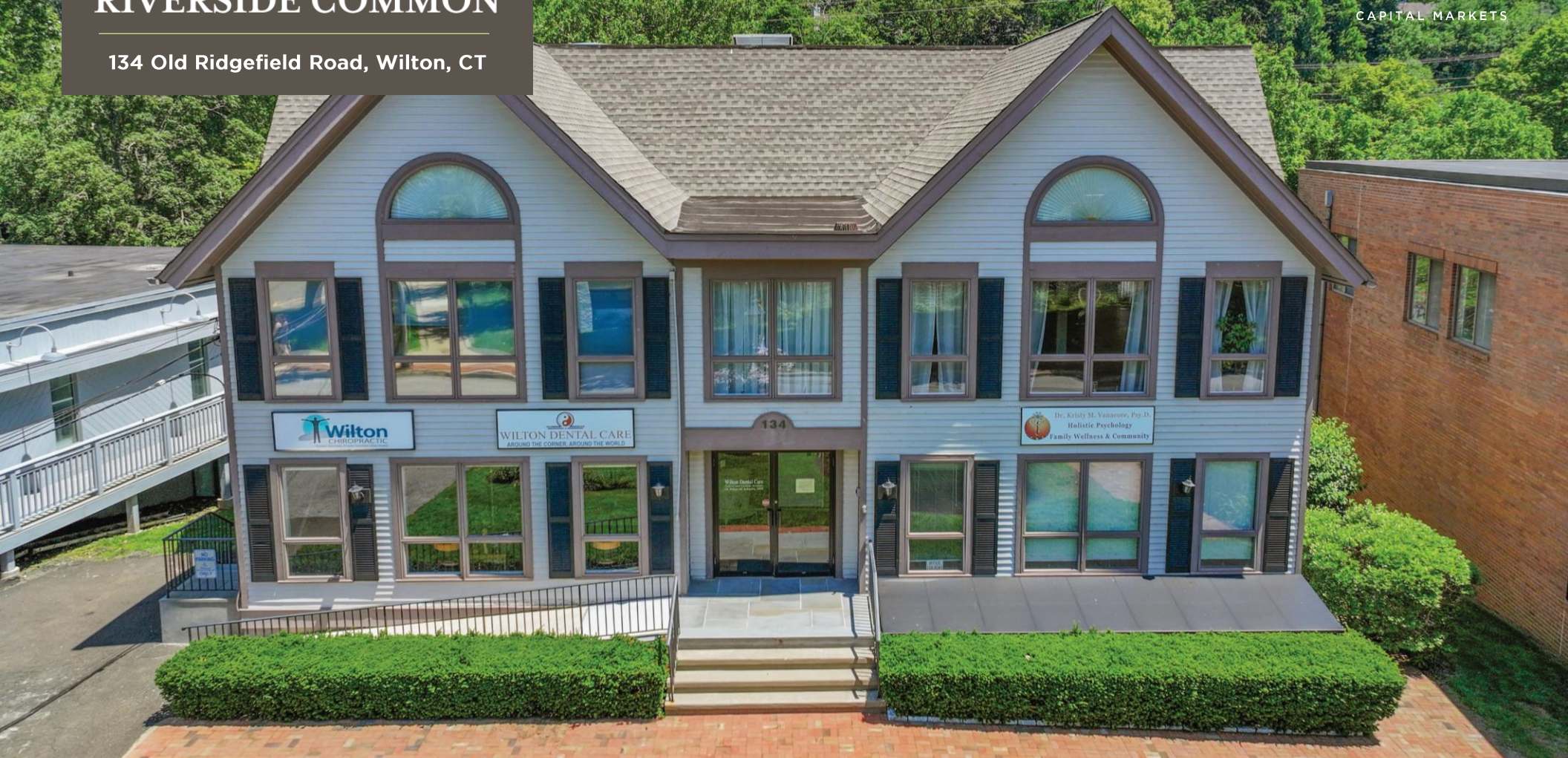


RIVERSIDE COMMON

134 Old Ridgefield Road, Wilton, CT

CUSHMAN &
WAKEFIELD
CAPITAL MARKETS



Asking Price:
\$2,450,000



Building Area:
8,642± SF + 1,658± SF
fully furnished lower level



Site Area:
0.50± acres



Frontage:
75'±



Parking:
21 spaces

Cushman & Wakefield's Capital Markets Group is pleased to present the opportunity to purchase Riverside Common, located at 134 Old Ridgefield Road in Wilton, Connecticut for \$2,450,000.

Riverside Common is a 8,642± SF office building that includes a fully finished 1,658± SF lower level and has 21 on-site parking spaces. The 0.50-acre site is optimally located within the Town Center of Wilton, directly across the street from the Wilton Public Library and one block from the 87,000± SF Wilton River Park shopping center.

This highly visible site with 75.0'± of frontage on the eastern side of Old Ridgefield Road sets the property amid approximately 150,000 SF of retail, dining and services, including Stop & Shop, Starbucks, Sobol, CVS/Pharmacy, Parlor Pizza, Cactus Rose Cantina, and Aranci 67 to name a few. Riverside Common's location is also proximate to a diverse labor market and the affluent neighboring residential communities in the towns of Ridgefield, Weston, Westport, New Canaan and Darien, as well as within minutes of downtown Westport and 1 MSF of retail along Route 7.

RIVERSIDE COMMON

134 Old Ridgefield Road, Wilton, CT

**Visibility & Convenience—
Walkable Town Center Setting**

Easily Accessible Location

Exceptional Demographics

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