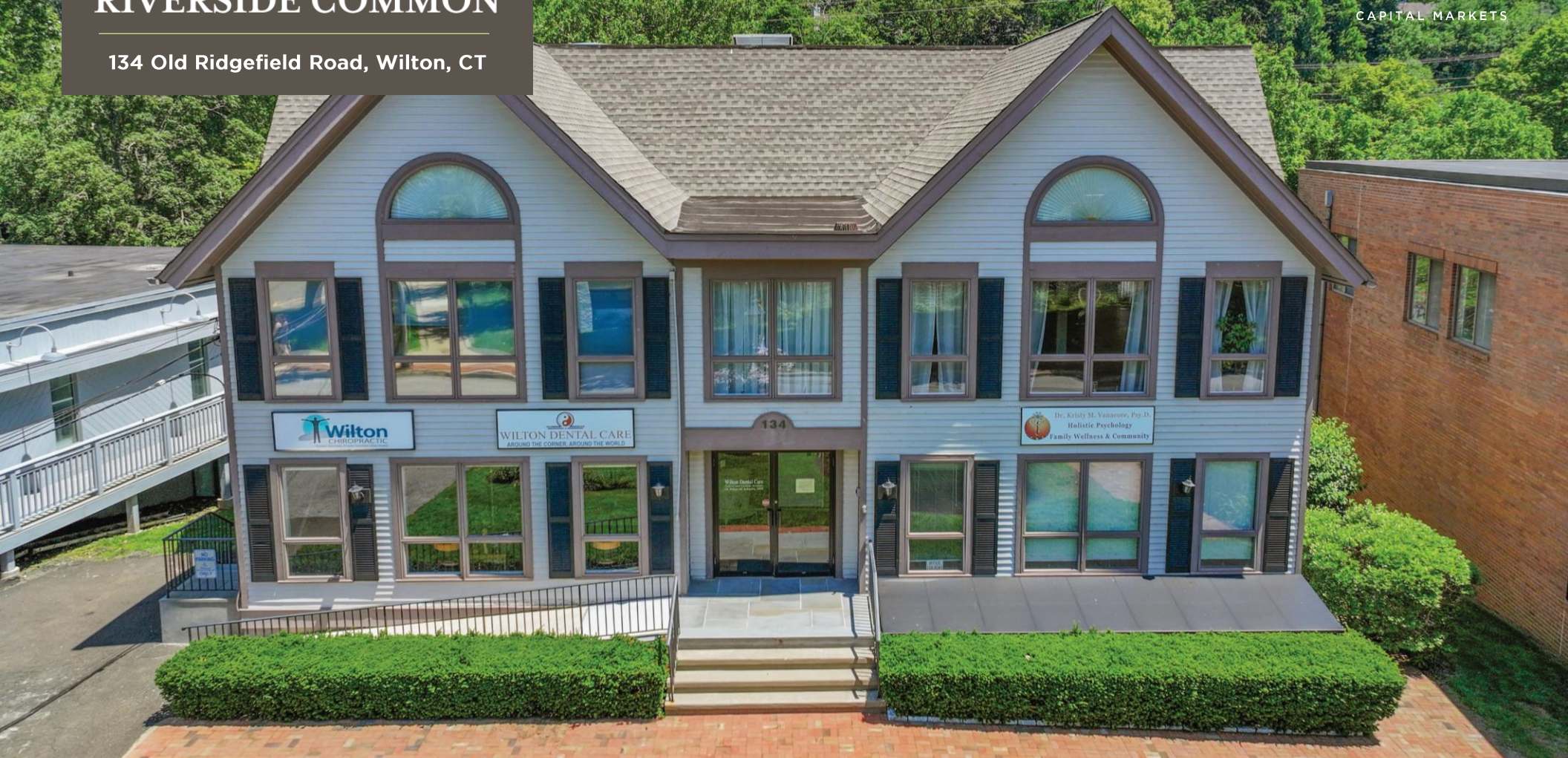


RIVERSIDE COMMON

134 Old Ridgefield Road, Wilton, CT

CUSHMAN &
WAKEFIELD
CAPITAL MARKETS



Asking Price:
\$2,000,000



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 \$2,000,000.

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

AL MIRIN

(203) 326 5822

al.mirin@cushwake.com

KATE SCHWARTZ

(203) 326 5804

kate.schwartz@cushwake.com

MATTHEW TORRANCE

(203) 326 5838

matthew.torrance@cushwake.com

KATHLEEN FAZIO

(203) 326 5848

kathleen.fazio@cushwake.com



107 Elm Street, 8th Floor
Stamford, Connecticut 06902

www.cwinvestmentpropertiesgroup.com



The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been independently verified. No representation or warranty, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and some is submitted subject to errors, omissions, change of price, rental or other conditions without notice. This information is provided for informational purposes only and is not to be used in any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.