

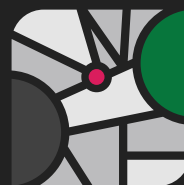
**I AM
YOU ARE
HE IS
SHE IS
WE ARE**

CITY
CENTER
DANBURY

Winner Package

RECIPE FOR SUCCESS

HEAT UP AN **IDEA**
TAKE **ACTION**
MIX IT UP WITH
PASSION AND **BELIEF**
THEN ADD A DASH
OF **PERSISTENCE**



WE ARE
DOWNTOWN
DANBURY

www.citycenterdanbury.com

BENEFITS

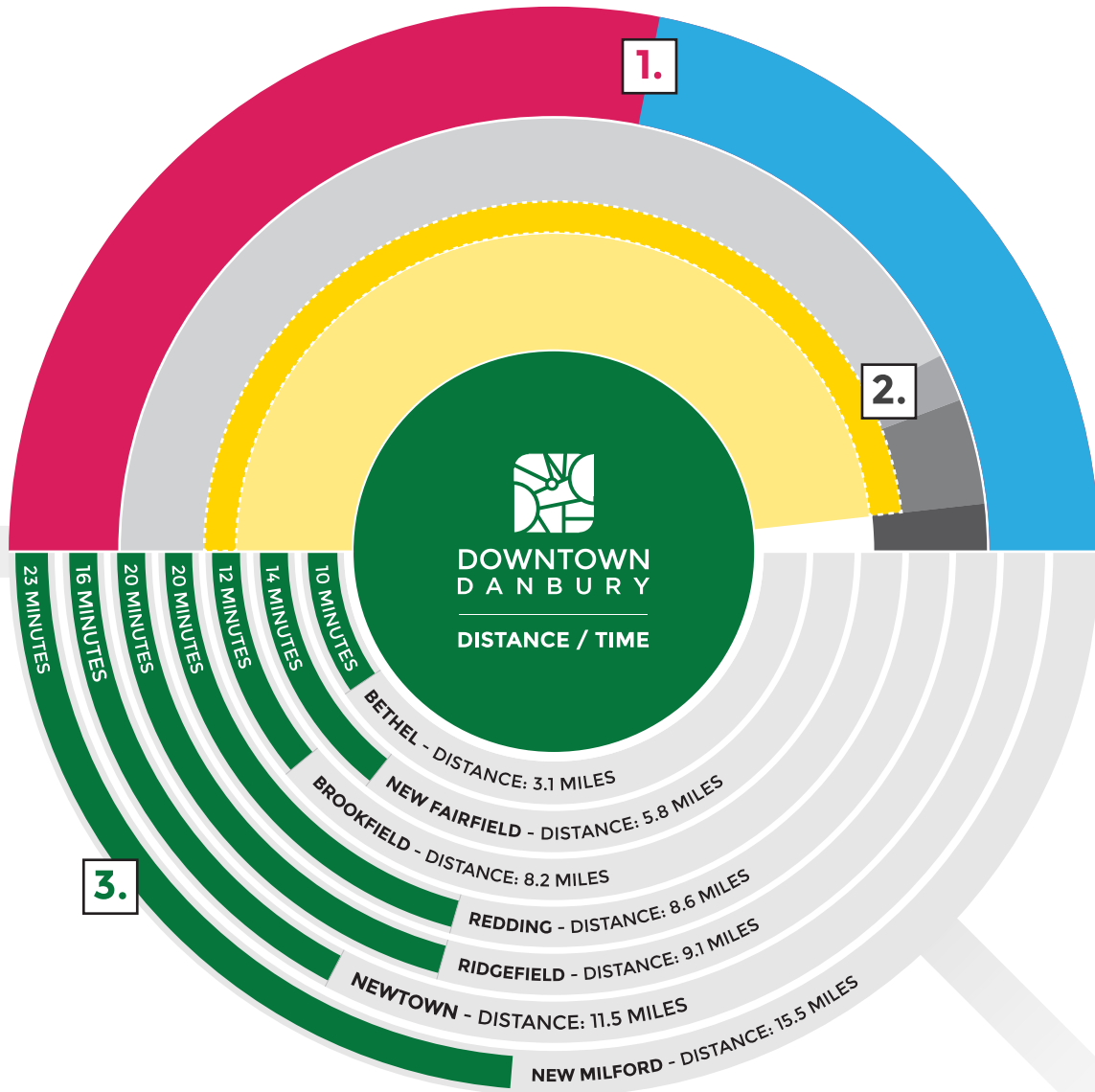
- ✓ Lowest rental rates in the area.
- ✓ Tax incentives offered from the city.
- ✓ Lowered permit and application fees.
- ✓ Top of the pile preferences.
- ✓ Gain a competitive advantage.
- ✓ Supportive zoning regulations.
- ✓ Your project is our priority.

CITYCENTER'S ROLE

CityCenter serves as a business advocate for investors and business owners, connecting them with relevant companies, organizations and individuals, whether it is property owners, local banks, city hall officials, or business consultants. **CityCenter** is at the forefront, as a resource and guide for all things related to Downtown Danbury. Our job is to assist in any possible way to create and maintain a vibrant, successful downtown community.

Be involved in the positive momentum.





1. POTENTIAL CONSUMERS

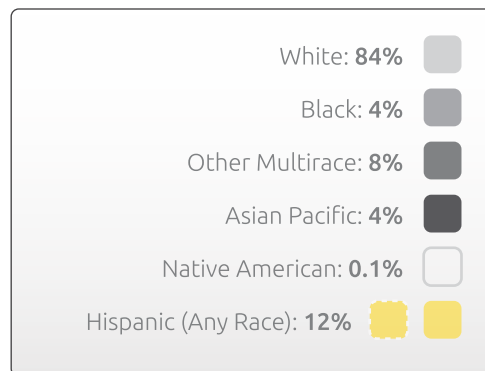
WHO ARE THEY?

Total Population: **219,586**

Male: **49%**

Female: **51%**

2. RACE/ETHNICITY



3. POTENTIAL CONSUMERS

WHERE ARE THEY?
TIME & DISTANCE

OTHER CITIES

NORWALK: 42 MINS | 22.6 MI

STAMFORD: 50 MINS | 30.5 MI

WHITE PLAINS: 43 MINS | 39.4 MI

NYC - GRAND CENTRAL: 82 MINS | 65.2 MI

NIGHT LIFE

ART

SHOPPING

OPEN SPACE

WALKABILITY

CONVENIENT
TRANSPORTATION

MUSIC



DRIVERS

AWESOME FEATURES



NOW IS THE TIME TO INVEST IN DOWNTOWN DANBURY

- With over **\$100 million dollars in financial investment** along Main Street in the past year alone, the momentum is beginning to build.
- **The opportunity is now** here to get in on the ground floor.
- Join the energy and excitement of Downtown Danbury.
- Limitless and lucrative opportunities.

- **Danbury Ice Arena:** Featuring semi-pro hockey (**Danbury Titans**).
- **Rogers Park:** Collegiate level baseball during the summer months.
- **Farmers Market:** June-October at Kennedy Park.
- **374 luxury apartments** being rented at Kennedy Flats.
- **Diverse selection** of apartments to fit your needs.
- **Educational hub:** Western Connecticut State University, Naugatuck Valley Community College, Paul Mitchell School.
- **CityCenter Green:** Featuring concerts and festivals.
- **Great urban alternative** to lower Fairfield & Westchester counties.
 - **Easy access to Metro-North** train station, and public transportation.

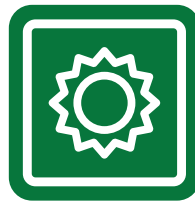
DOWNTOWN DANBURY

ADDITIONAL INFORMATION



Two public parking garages

- Patriot 550 cars.
- Bardo 386 cars.
- 373 on street metered parking spaces.



CityCenter Green:
Outdoor green space hosts music festivals, craft fairs, cultural events, holiday themed events, beer festivals, Taste of Greater Danbury.



Major access roads intersect in Downtown Danbury



Main Street Danbury is on the National Register of Historic Places.



CityCenter Danbury: Business Improvement District.



Farmer's Market every Saturday at Kennedy Park from June-October.



Multiple Cultural Centers.



The Palace Danbury.



The Danbury Library.



Escape the Arts.



Danbury Museum and Historical Society.



Danbury Railway Museum.



Danbury Music Centre.



The Cultural Alliance of Western CT.



Ice Arena: home to FHL



Danbury Innovation Center.



Parks:

- Elmwood Park.
- Kennedy Park.
- Rogers Park.



Academics:

- Western Connecticut State University.
- Naugatuck Valley Community College.
- Paul Mitchell School.



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DANBURY**

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CONTACT INFO

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