

# Norwalk, CT

# RETAIL SPACE FOR LEASE

## 650 Main Avenue (Route 7)

## Walmart Center



### AVAILABLE:

1,200 SF End Cap  
 7,200 SF (75' x 110'-4") Currently Petco

### CO-TENANTS:

Walmart, ULTA, Panera Bread, Just Salad (Coming Soon), Staples, Qdoba Mexican Grill, and Aspen Dental

### NEIGHBORING RETAILERS:

TJ Maxx, Super Stop & Shop, Starbucks, LA Fitness, Verizon, Massage Envy, Outback Steakhouse, FedEx Office, CVS, Mattress Firm, AT&T, Michael's and many more

### TRAFFIC COUNTS:

29,500 Cars Per Day on Route 7

### ADDITIONAL INFORMATION:

- 165,409 SF Shopping Center
- Excellent Visibility on Route 7
- 584 Parking Spaces

### RENT:

Call for Details

### CAM/TAXES:

\$6.60/SF

### AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,839	51,886	140,575
Daytime Population	10,682	38,766	94,178
Avg. HH Income	\$176,393	\$157,969	\$156,874

**For More Information,  
Please Contact:**

**914-237-3400**

**Jeff Kintzer – Ext. 103  
 Jeff@RoyalPropertiesInc.com**



**ROYAL**  
 PROPERTIES

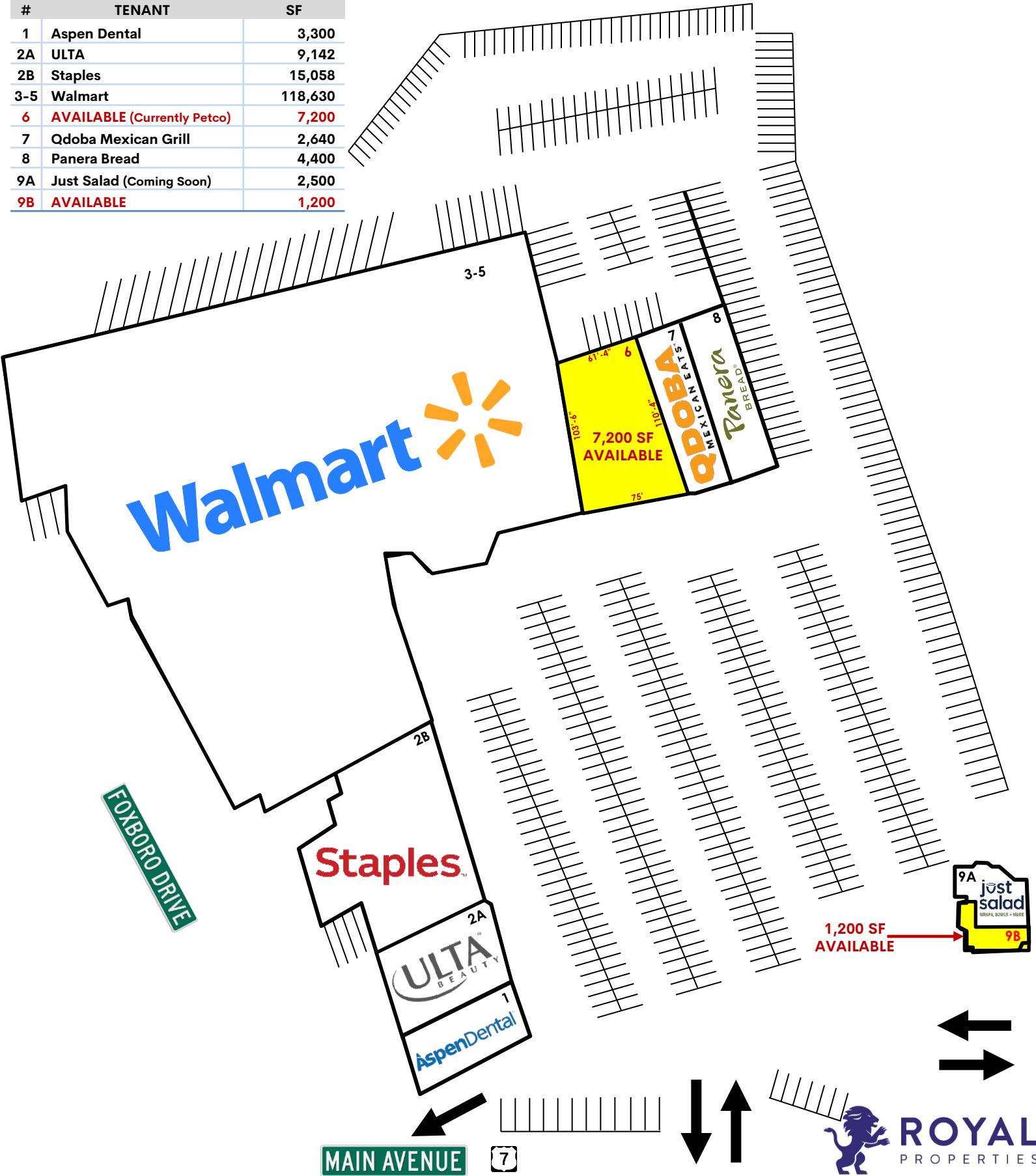
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#	TENANT	SF
1	Aspen Dental	3,300
2A	ULTA	9,142
2B	Staples	15,058
3-5	Walmart	118,630
6	AVAILABLE (Currently Petco)	7,200
7	Qdoba Mexican Grill	2,640
8	Panera Bread	4,400
9A	Just Salad (Coming Soon)	2,500
9B	AVAILABLE	1,200

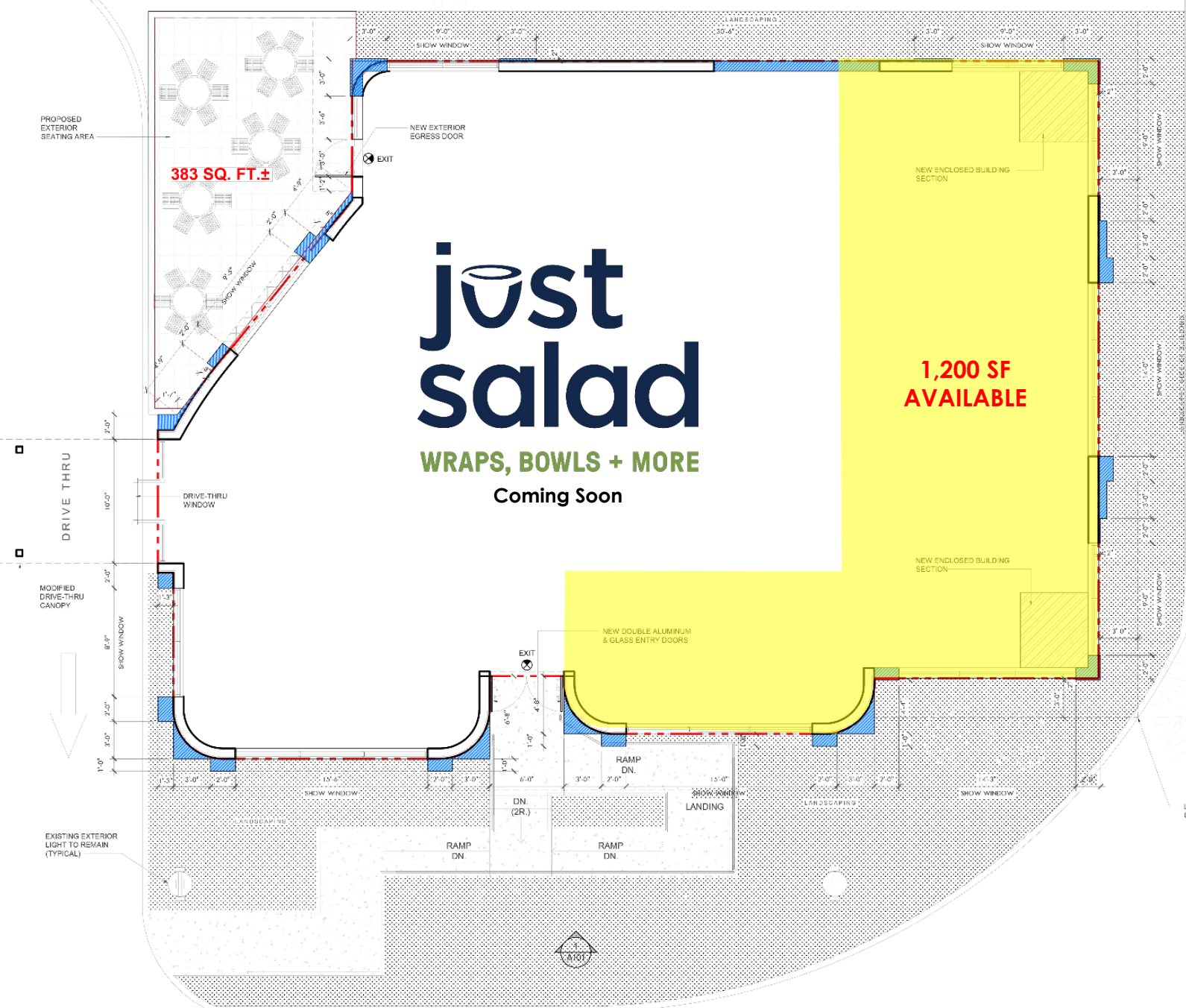




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