

94

WASHINGTON STREET  
NORWALK, CT

## 2,080 RSF GROUND FLOOR RETAIL/OFFICE IN DOWNTOWN SONO FOR SALE OR LEASE

### PROPERTY HIGHLIGHTS:

- **Prime Downtown SoNo location** in one of Fairfield County's highest-traffic retail and dining corridors
- **Ground-floor retail / storefront space** with excellent visibility
- Surrounded by dense residential units, lofts, and luxury apartments
- Walking distance to municipal parking garages and lots
- Ideal for retail, wellness, boutique office, salon, gallery, professional services, or specialty use

### PROPERTY DETAILS:

- **Ground Level:** 4,038 SF Total  
2,038 SF Available
- **Basement:** 4,038 SF Available
- **Zone:** WSDD
- **Lot Size:** .33 Acres
- **Parking:** Municipal Permit
- **Year Built:** 1982
- **Taxes:** \$14,200
- **Lease Rate** \$25.00 PSF NNN  
Street  
\$10.00 PSF NNN  
Basement

**SALE PRICE: \$799,000**



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### PROXIMITY TO:

- 0.2 Miles to South Norwalk (SoNo) Metro-North Train Station
- .4 miles to SoNo Collection mall
- 2.0 Miles to Norwalk Hospital
- 1.3 miles to Route 7 Connector
- 1.5 miles to I-95 Northbound & Southbound on-ramp
- .3 miles to Norwalk Maritime Aquarium

### CONVENIENT ACCESS:

- Walkable to South Norwalk Metro-North Train Station
- Steps from local bus service
- Quick Access to I-95 and Route 7 Connector
- Surrounded by a high-density residential and retail district
- Heavy Pedestrian traffic + consistent year-round footfall
- Easy access to public parking garages and on-street parking



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