

LEASE RATE REDUCTION

**430** MAIN AVENUE  
NORWALK, CT 06851



## Retail/Office Space in Prominent Strip Center for Lease at Reduced Rates

Angel Commercial, LLC, as the exclusive broker, is pleased to offer an exceptional leasing opportunity at **430 Main Avenue in Norwalk, CT**. This prominent 34,583 RSF strip center sits on 1.52 acres and is located at a four-way signalized intersection, providing 220 linear feet of frontage on Main Avenue and two curb cuts for excellent visibility and accessibility. The property features abundant parking with 75 shared spaces and prominent monument signage. The lease rates for all available units have been significantly reduced, making this a prime opportunity for businesses looking to establish a presence in a high-traffic area.

- On the first floor, a divisible 2,380-square-foot retail store (#103 & #104) is available for \$30/RSF NNN (previously \$35/RSF NNN). This space includes an open retail area, an office, and a private restroom.
- The second floor, accessible from both the front and rear of the building, offers on-grade access and features signage along Main Avenue. On this level, #203 is a 1,100 RSF unit with an open area, a windowed office, and a private restroom. An additional 950 SF unit, #205, will be available in January 2025. This space includes a waiting room, an open space (currently used as a classroom), and a private restroom. These units are for lease at \$25/RSF NNN (previously \$27.27/RSF).

Other tenants in the building include two restaurants (Boss Burger and Brasitas), Norwalk Nails, Angel Reflexology, Premium Auto Tag, Studio Arte Dance, and Shangri-La Cannabis Dispensary.

430 Main Avenue is strategically located across the street from the recently revitalized Merritt 7 Corporate Park with over 1.4 million SF of Class A office space and access to the new Merritt 7 Metro-North Station. It is also minutes to over 2,000 new apartments built over the last several years. It is conveniently located half a mile from the Merritt Parkway (Exit 40) and the Route 7 connector, providing direct access to I-95. It is near popular destinations such as Walmart, Stop & Shop, LA Fitness, and the CT Department of Motor Vehicles, as well as hotels like Hilton Garden Inn, Courtyard by Marriott, Even Hotel Norwalk, the Watershed, and Extended Stay America.

For more information, please contact Brett A. Sherman, CCIM, Senior Vice President at Angel Commercial, LLC, at (203)335-6600 Ext. 22.

*No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.*

# 430 MAIN AVENUE NORWALK, CT 06851

## Financial Information

**Lease Rate:** 103 & 104: \$30/RSF NNN  
203 & 205: \$25/RSF NNN

## The Site

**Space Available:** #103 & #104: 2,380 RSF (Divisible), #203: 1,100 SF, 205: #950 RSF

**Max. Contiguous:** 2,380 RSF (#103 & #104)

**Building Size:** 34,583 SF

**Land:** 1.52 Acres

**Zoning:** General Urban Corridor Community District (CD-3C)

**Year Built:** 1990

**Construction:** Brick Veneer

**Stories:** Three

**Tenancy:** Multiple

**Floor:** First & Second

## Features

**Traffic Count:** 15,983 Average Daily Volume

**Parking:** Abundant Parking with 75 Shared Spaces

**Amenities:** Prominent Street Signage, Front & Rear Space Access, Handicap Accessible

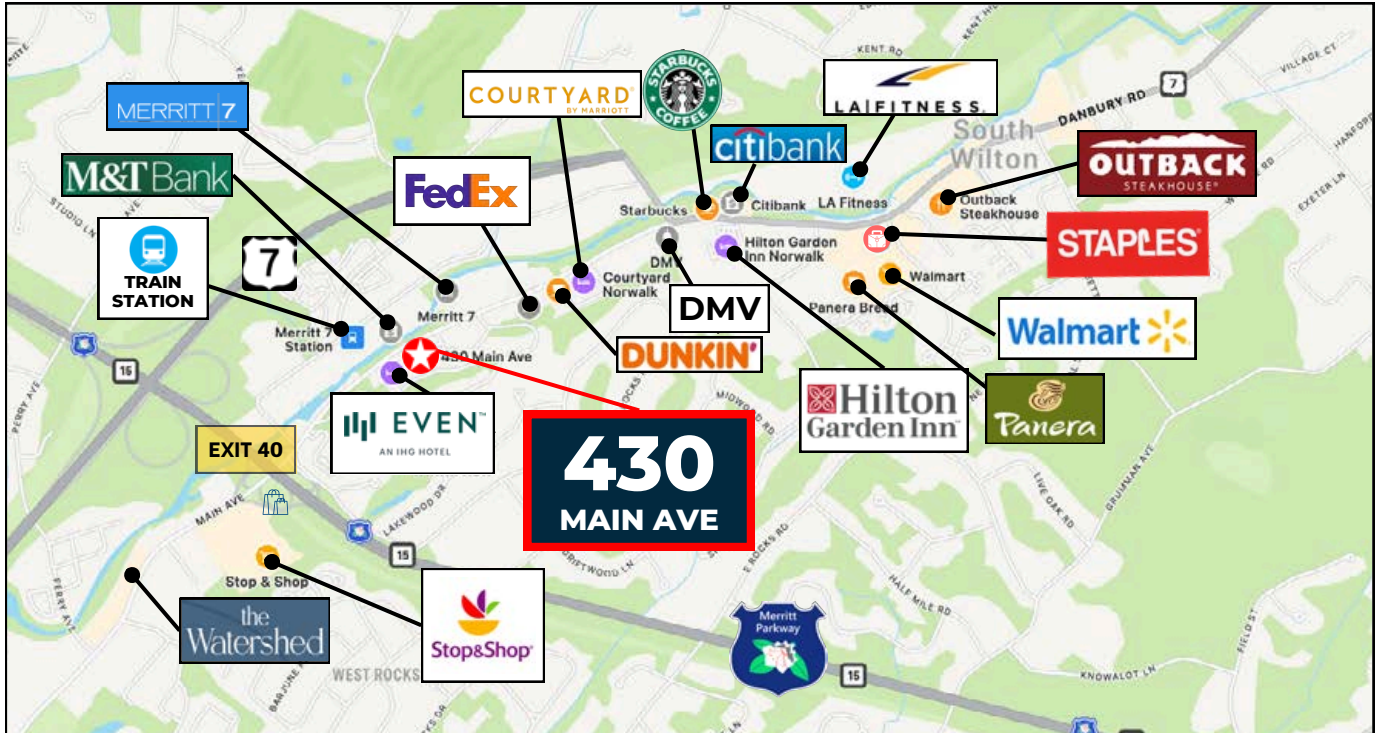
## Utilities

**Water/Sewer:** City/City

**A/C:** Central Air Conditioning

**Heating:** Electric

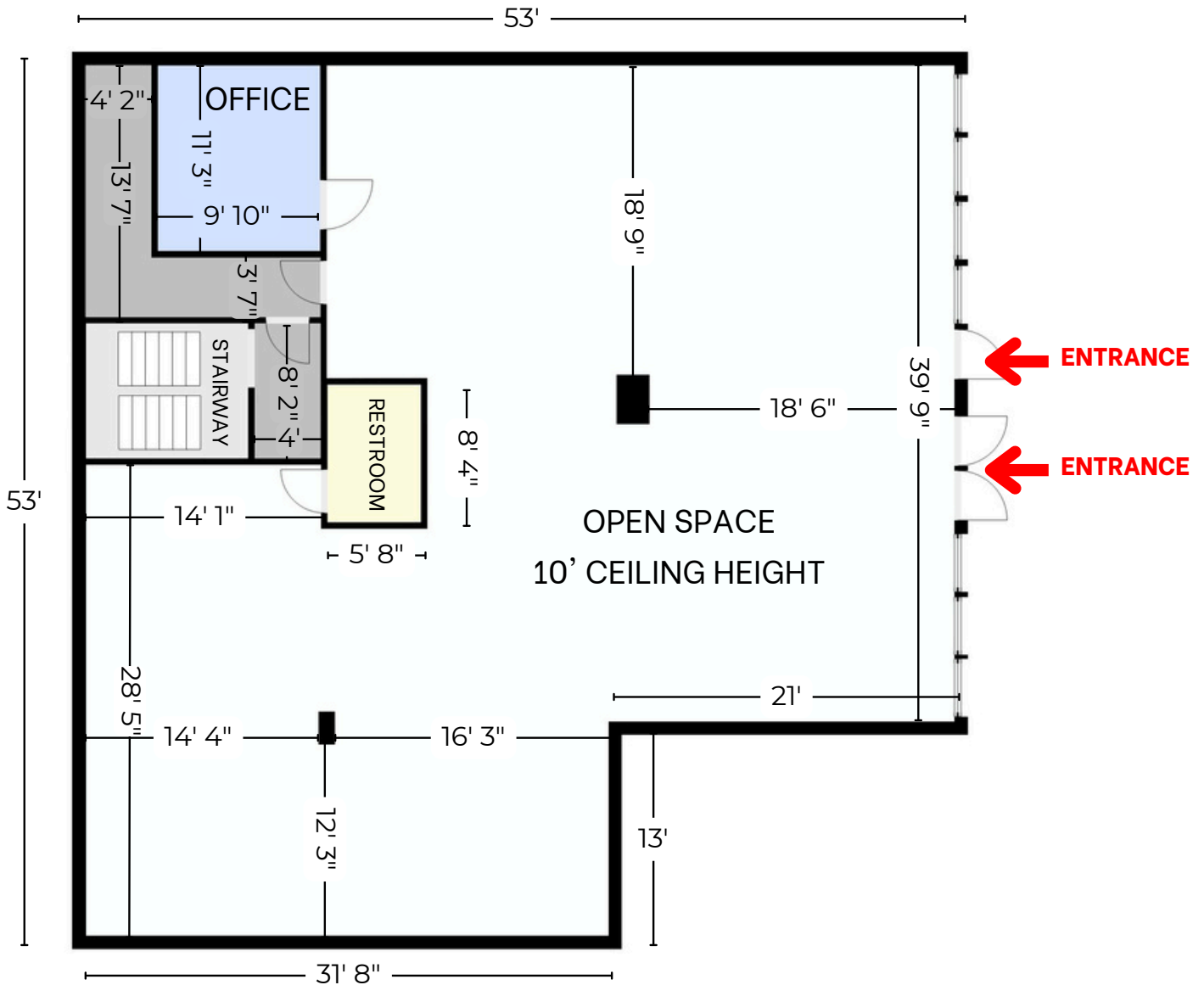
Demographics	1 Mile	3 Miles	5 Miles
<b>Population:</b>	20k	114k	186k
<b>Median HH Income:</b>	\$129k	\$114k	\$147k



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## FLOOR PLAN: #103 & #104 2,380 SF (DIVISIBLE)

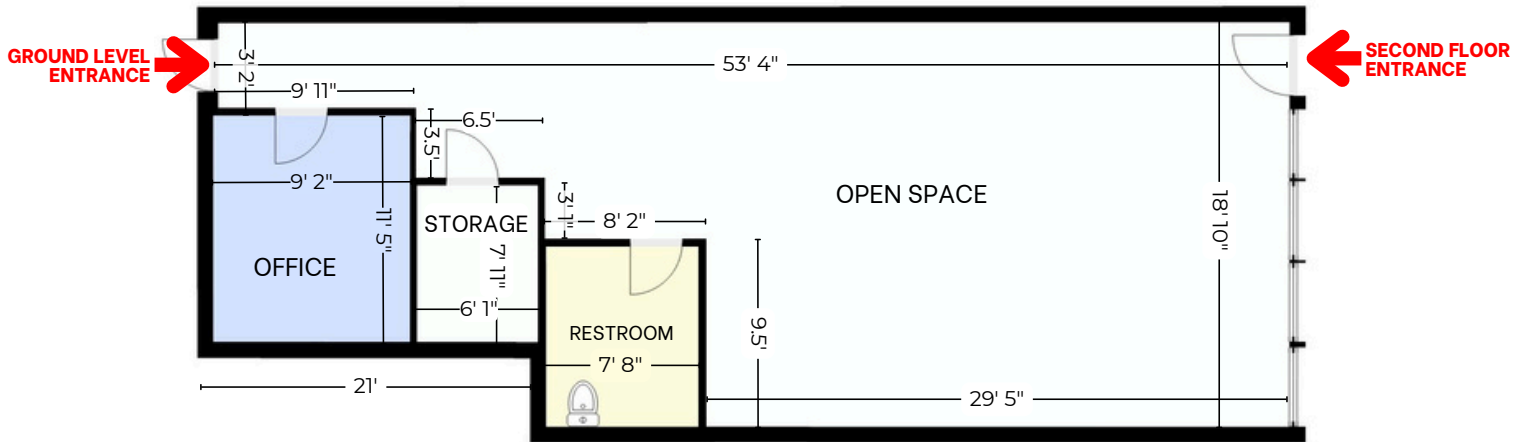


NOT TO SCALE

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## FLOOR PLAN: #203 1,100 SF

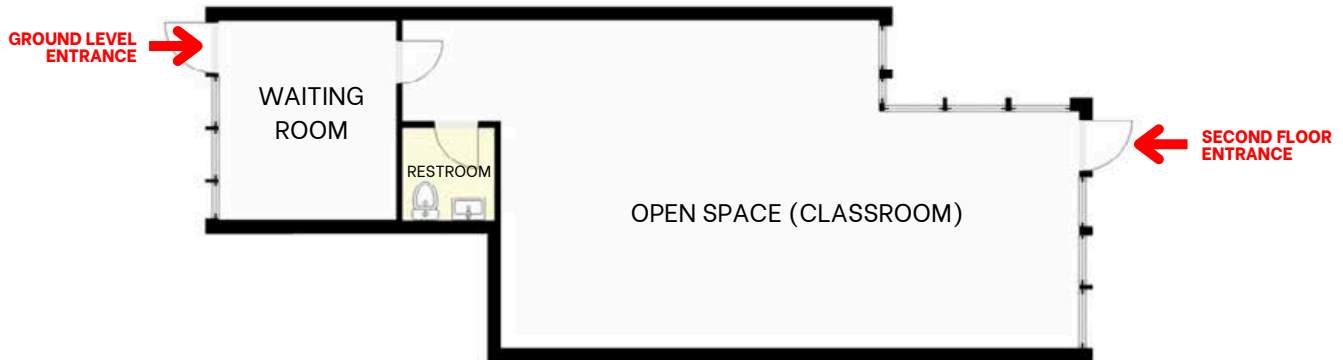


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## LAYOUT: #205 950 SF



This is a general layout of the space.  
Measurements will be taken once the current tenant vacates the unit.

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