

MEDICAL OFFICE SPACE

69 EAST AVE, NORWALK

FOR LEASE OR SALE



COLDWELL BANKER
COMMERCIAL
REALTY



THE OFFERING

Coldwell Banker Commercial is pleased to present 69 East Avenue, Norwalk for lease or sale. This prime medical/office building totals 14,200 SF, with 7,100 SF available for lease. Located in a highly visible East Avenue location, the property offers ample on-site parking for staff, patients, and clients.

PROPERTY SUMMARY

Lease Rate: \$28 PSF NNN

Building RSF: 14,200

Available RSF: 7,100

Zoning: RB

Parking: 5.02/ 1000 SF

Site Area: 1.07 Acre

REGIONAL ACCESS

I-95 .24 Miles

NYC 53 Miles

Norwalk Hospital: 1 Mile

Yale Children's Hospital: 1 Mile

PROPERTY HIGHLIGHTS



PRIME MEDICAL/OFFICE SPACE AVAILABLE FOR LEASE

7,100 SF of divisible medical/office space. Healthy tenant improvement budget allows for greater customization of the space to best suit your business needs.



EXCEPTIONAL LOCATION & ACCESSIBILITY

High traffic area, close to I-95. Easily accessible to downtown Norwalk and just a few minutes walk to the train. With a flexible layout designed to meet a variety of tenant needs, the property is just minutes from downtown Norwalk, and I-95, making it an ideal choice for healthcare providers or professional office users.



STRONG BUSINESS ENVIRONMENT

The property is minutes from Norwalk Hospital and other professional medical offices. The first floor is home to a busy pediatric practice and pediatric urgent care, while the available second-floor space is easily accessible by elevator.



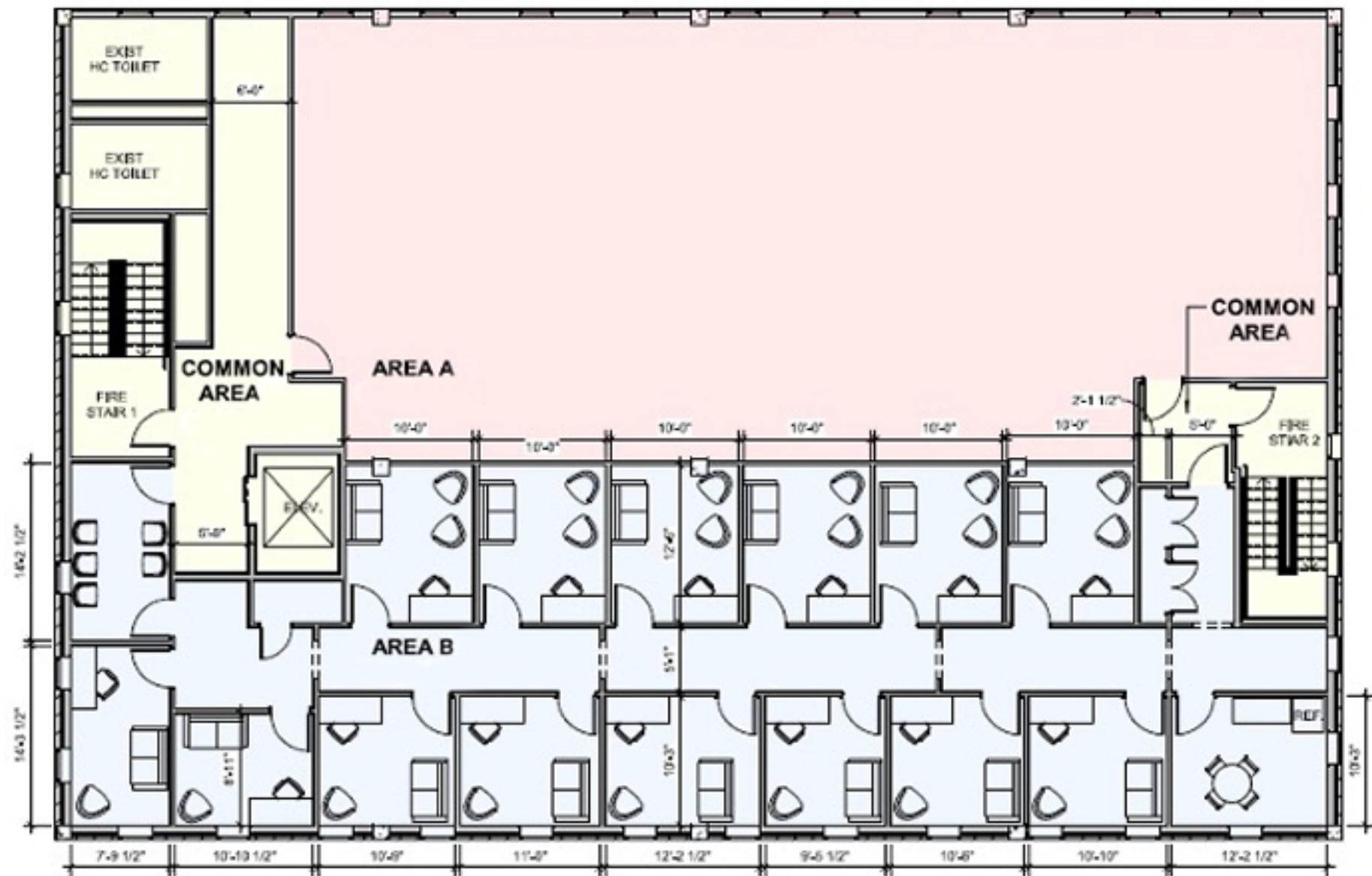
CONCEPTUAL RENDERING

FULL FLOOR TENANT



CONCEPTUAL RENDERING

SHARED SUITE OFFICE RENTAL



BUILDING DETAILS

SITE DETAILS

Property Address	69 East Ave, Norwalk, CT. 06851
Site Area	1/07 AC
Zoning	RB
Elevators	1
Parking	5.02/1000 SF

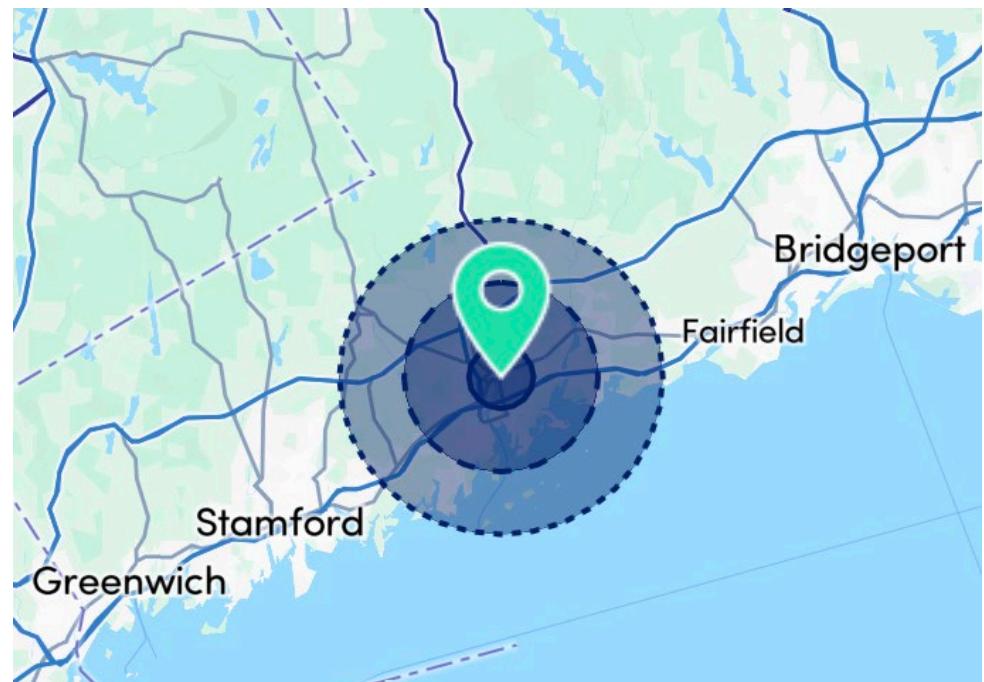


LOCATION & DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2025 Estimate			
Total Population	22,774	96,983	145,100
2030 Projected Population			
Total Population	23,086	98,611	146,267
2010 Census			
Total Population	18,648	85,550	129,682
Daytime Population			
2024 Estimates	27,298	102,396	154,262
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2025 Estimate			
Total Population	9,298	38,357	55,112
2030 Projected Population			
Total Population	9,539	39,050	55,654
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
Per Capita Income	\$ 59,009	\$ 68,994	\$ 92,151
Average Household Income	\$ 142,991	\$ 174,448	\$ 242,616
Median Household Income	\$ 109,949	\$ 122,565	\$ 144,563



HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimates			
\$500,000+	4%	5%	7%
\$250,000 - \$499,999	4%	6%	8%
\$200,000 - \$249,999	10%	14%	20%
\$150,000 - \$199,999	16%	14%	13%
\$125,000 - \$149,999	9%	8%	7%
\$100,000 - \$125,000	12%	10%	9%
\$80,000 - \$99,999	11%	9%	7%
\$65,000 - \$79,999	7%	7%	6%
\$55,000 - \$64,999	4%	5%	4%
\$45,000 - \$54,999	4%	3%	4%
\$35,000 - \$44,999	6%	5%	4%
\$25,000 - \$34,999	3%	4%	3%
\$15,000 - \$24,999	2%	2%	2%



LEASE/SALE CONTACTS

SEAN MCDONNELL

Health Care Lead

203.581.6600

Sean.mcdonnell@cbrealty.com

SARAH LINDER

Commercial Associate

203.739.5922

Sarah.linder@cbrealty.com

GLOBAL POWER

Coldwell Banker Commercial® is one of the most recognized and well-respected names in real estate¹, commanding a global geographical footprint with representation in primary, secondary and tertiary markets in North America and around the globe. ■

39

COUNTRIES/
TERRITORIES

500+

MARKETS²

3,100+

AFFILIATED
PROFESSIONALS³

COLDWELL BANKER COMMERCIAL IS:

- One of the top 20 firms in the U.S. for sales transaction market share in 2022 by MSCI Real Capital Analytics
- One of the top 15 firms in the U.S. based on transaction volume during the first half of 2023 by Green Street Advisors
- In the top 15 on the Lipsey Company's "Top 25 Commercial Real Estate Brands" in 2023
- Ranked third in number of Certified Commercial Investment Member (CCIM) company designees in 2022, CCIM Preferred Education Partner

1.4M

CBCWORLDWIDE.COM
PAGE VIEWS ANNUALLY^{*}

TOTAL 2022
SALES VOLUME
\$9.82B*

1. Source: CBC Consumer Research 2021. 2. Marketing with a population over 100,000 with a local Coldwell Banker Commercial affiliated office. 3. Based upon sales professionals appearing on CBCWORLDWIDE.COM as of December 31, 2022.



**COLDWELL BANKER
COMMERCIAL**
REALTY

CBCWORLDWIDE.COM