

# 542

WESTPORT AVENUE  
NORWALK, CT  
06851

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## PREMIER SHOPPING CENTER FOR TENANTS



714 Parking Spaces  
Including 155  
Covered Spaces



Prominent Building  
& Monument  
Signage



High Traffic Area  
with 18,175 Average  
Daily Volume



Affluent  
Suburban  
Population



## VISIBLE ROUTE 1 LOCATION BORDERING WESTPORT, CT



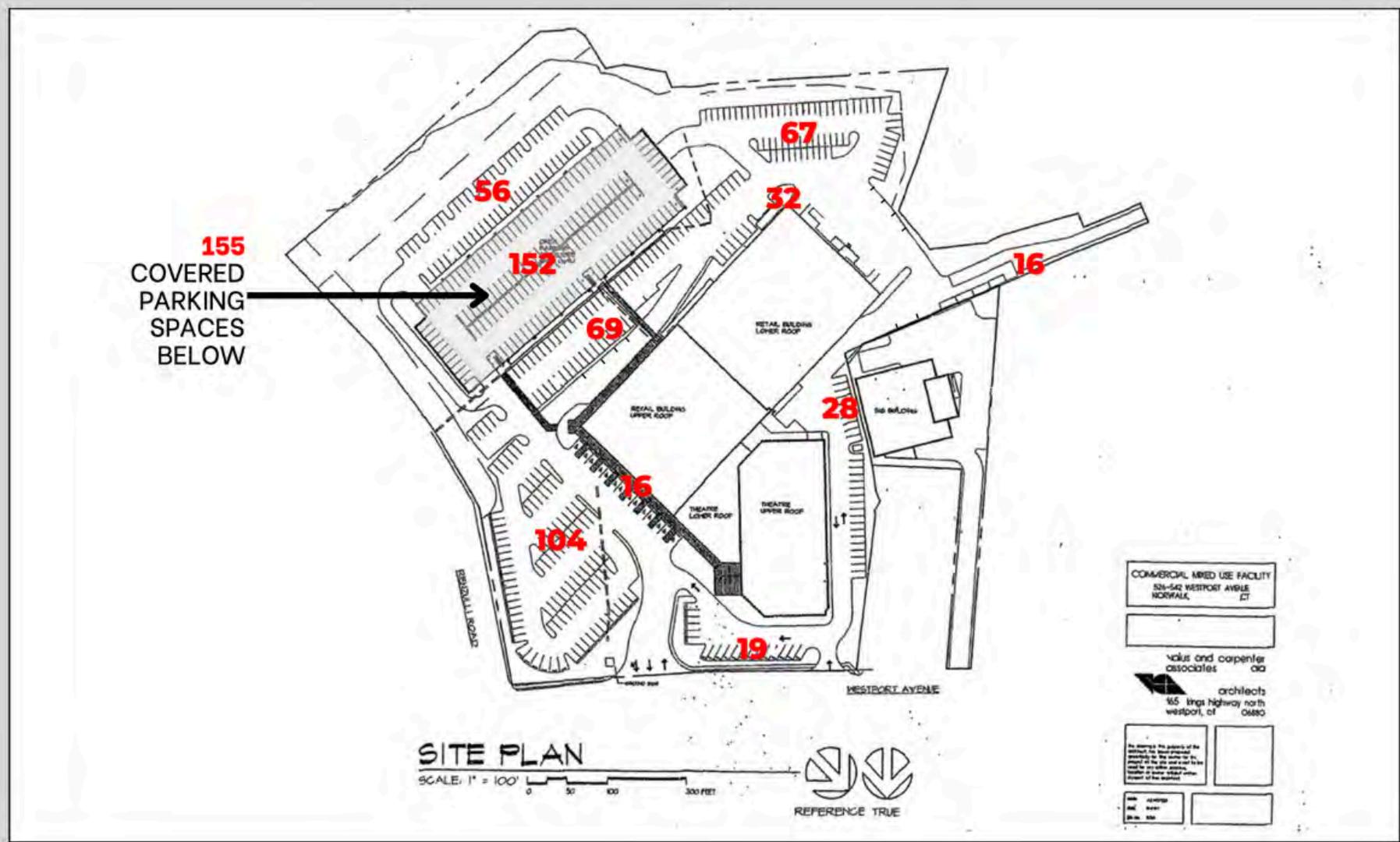
Amenities include restaurants, retail stores, banks, and sports/fitness facilities.



Minutes to I-95, Exit 17, and the Westport Metro-North Train Station.

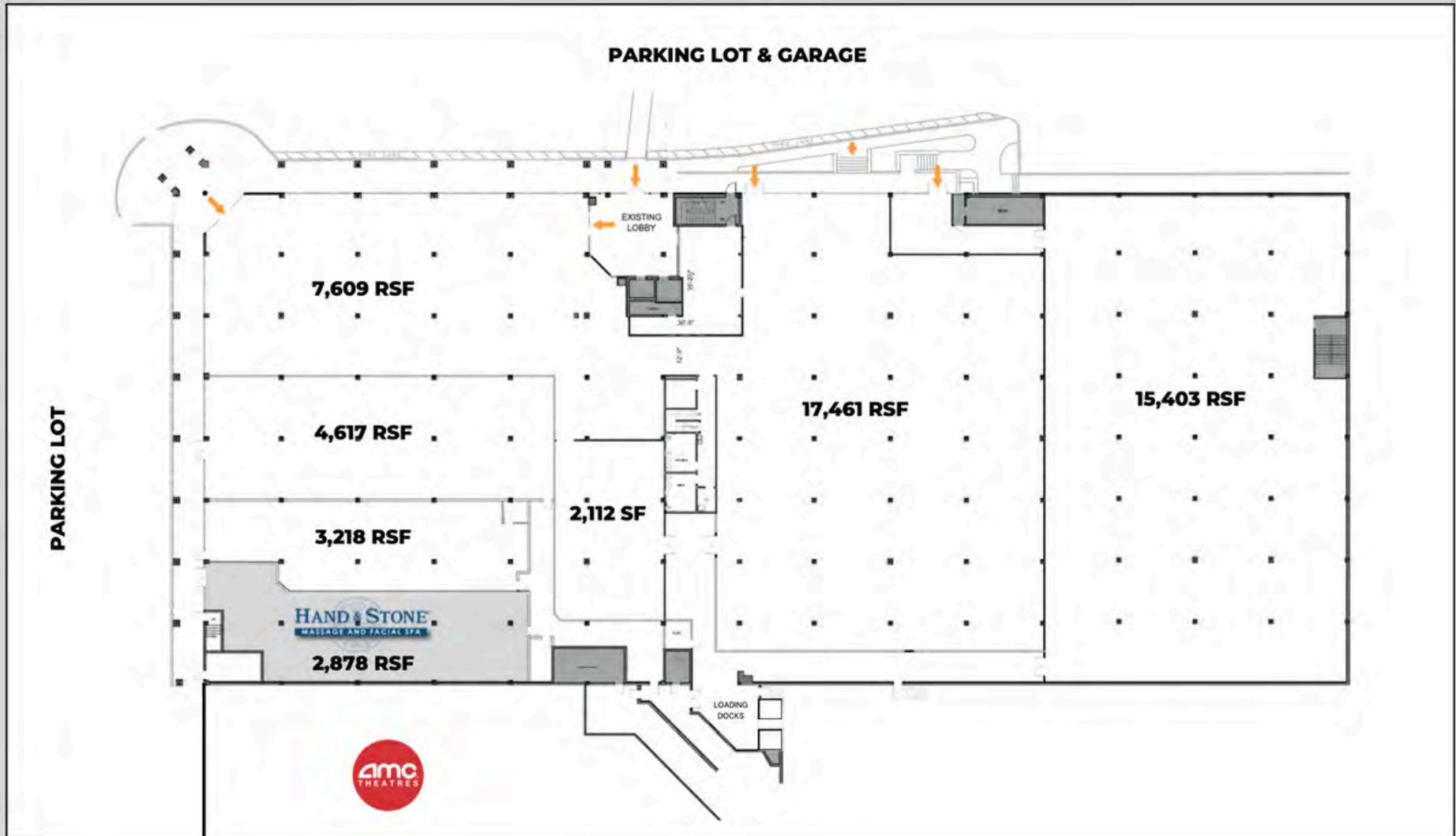
# PARKING PLAN: 714 SPACES (INCLUDING 155 COVERED SPACES)

# 10.37 Acres



# FLOOR PLAN: GROUND LEVEL - RETAIL

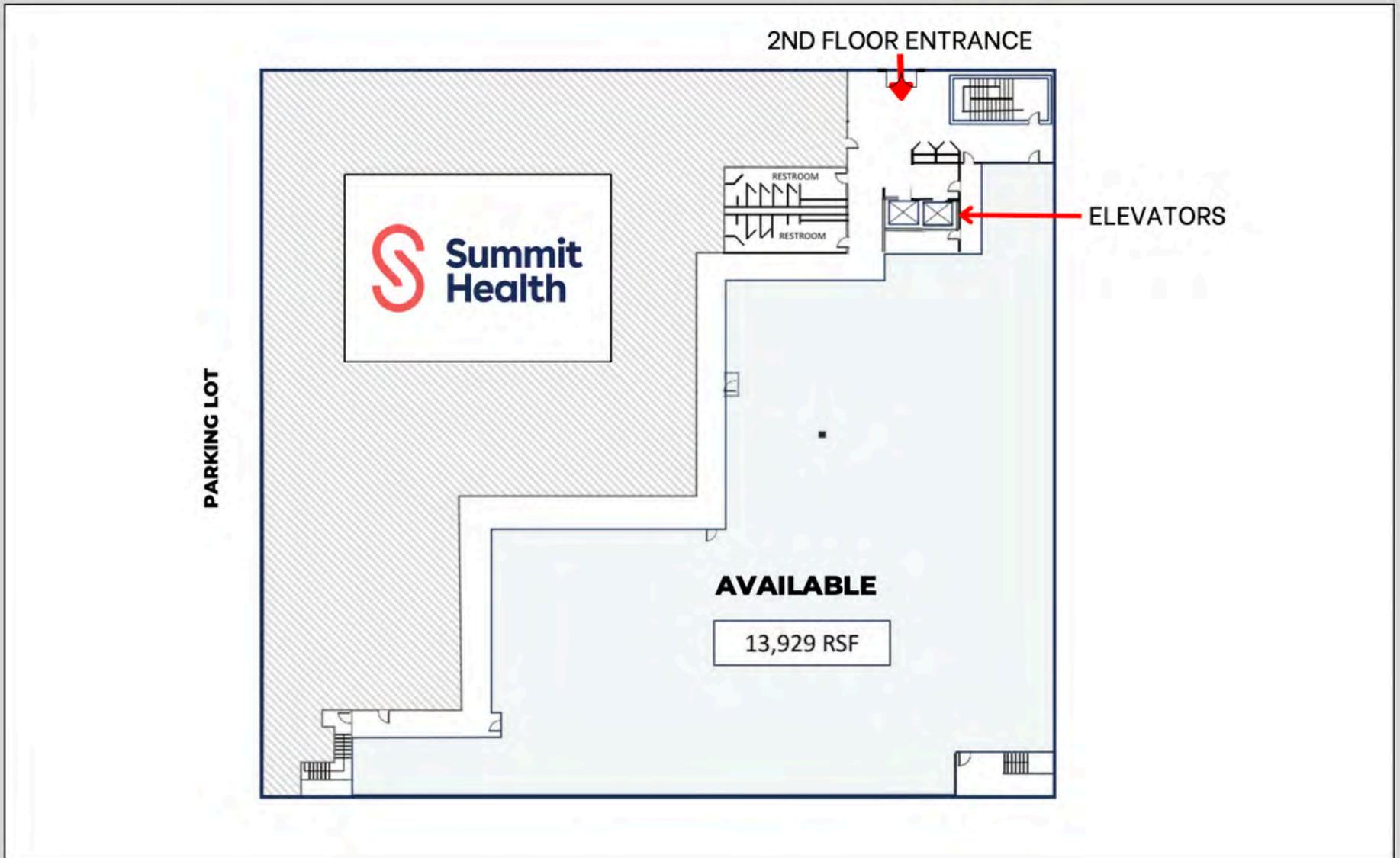
**53,298 RSF**  
AVAILABLE: 50,420 RSF



NOT TO SCALE

FLOOR PLAN:  
SECOND FLOOR - OFFICE/MEDICAL

13,929 RSF



NOT TO SCALE



Prominent Signage Attracts Visitors to 145,000 SF Shopping Center



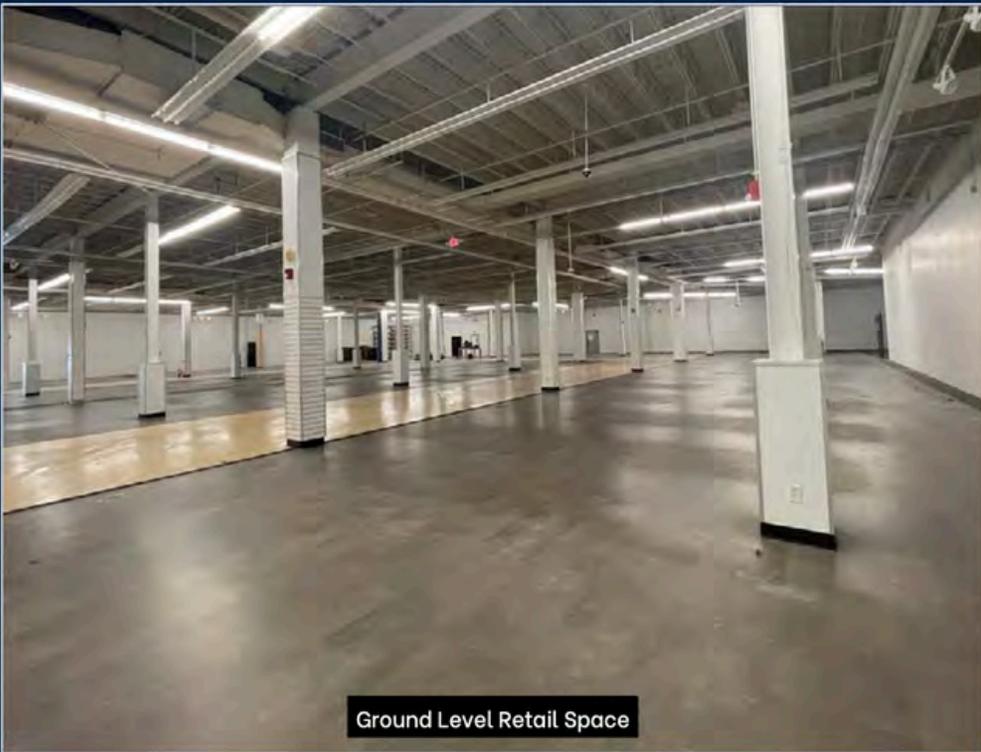
50,420 RSF of Retail Space Available



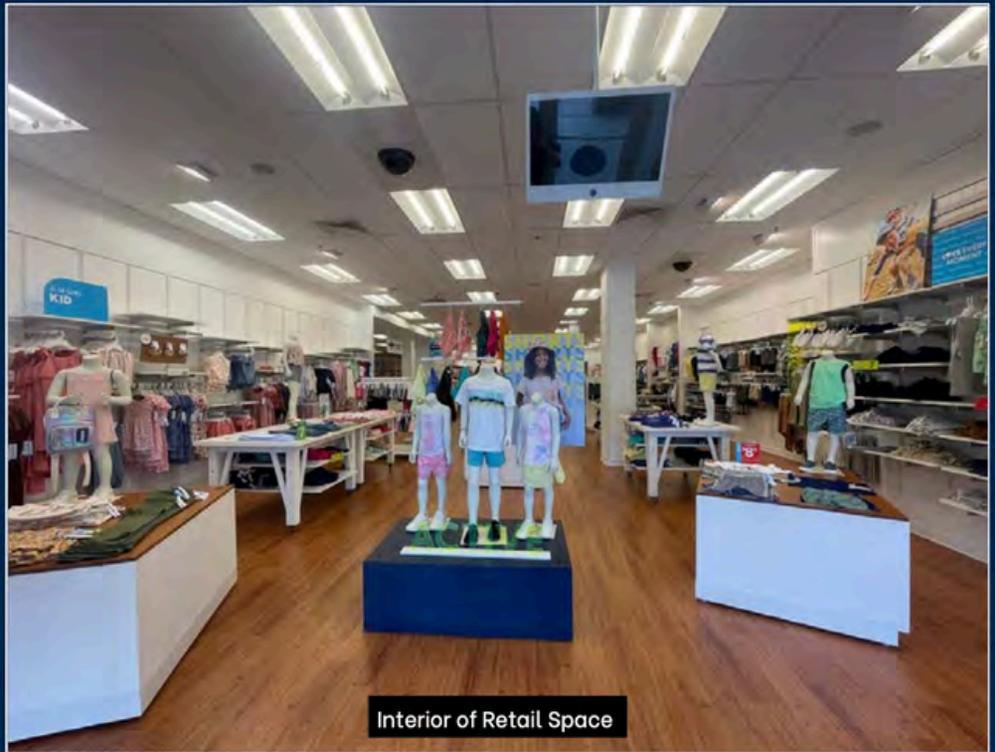
Parking Garage Provides 155 Covered Spaces



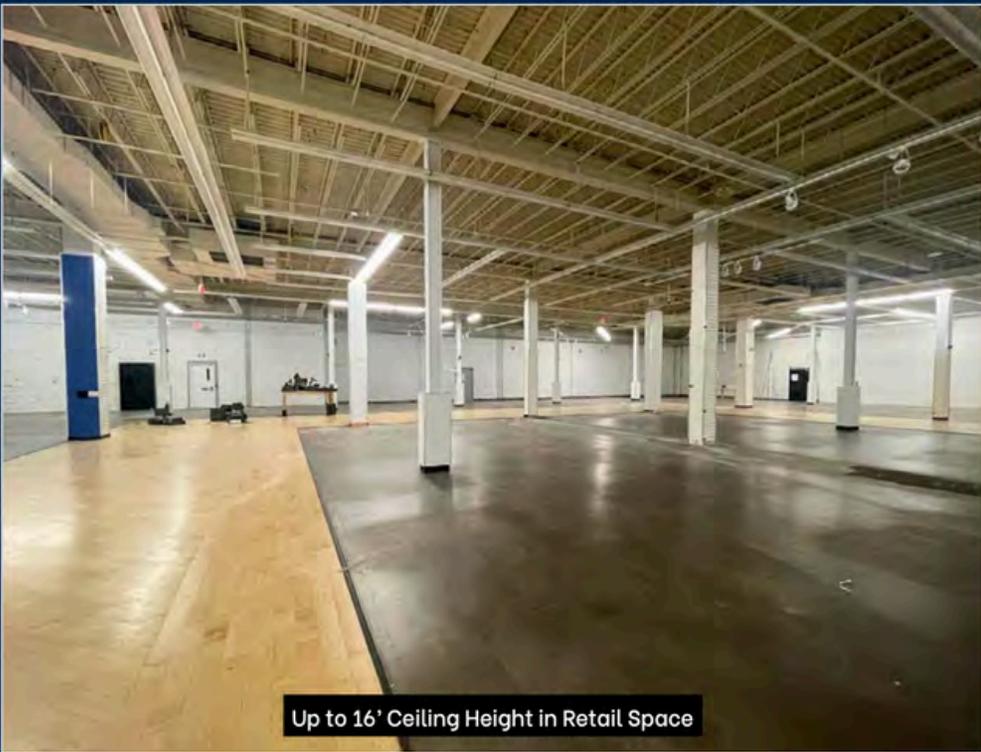
714 Parking Spaces (Surface and Garage)



Ground Level Retail Space



Interior of Retail Space



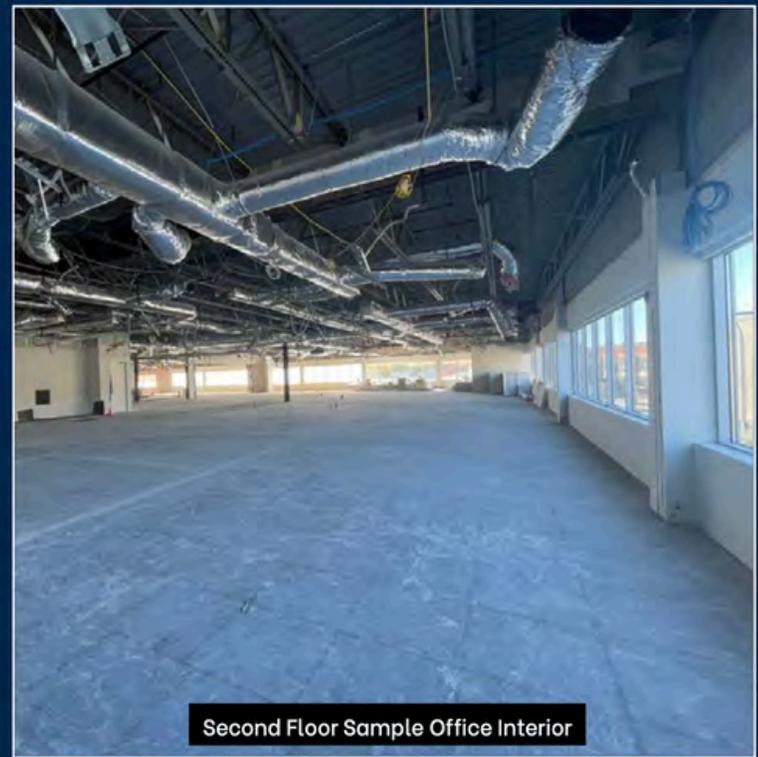
Up to 16' Ceiling Height in Retail Space



Two Loading Docks



Rear Promenade Redesign and Awning



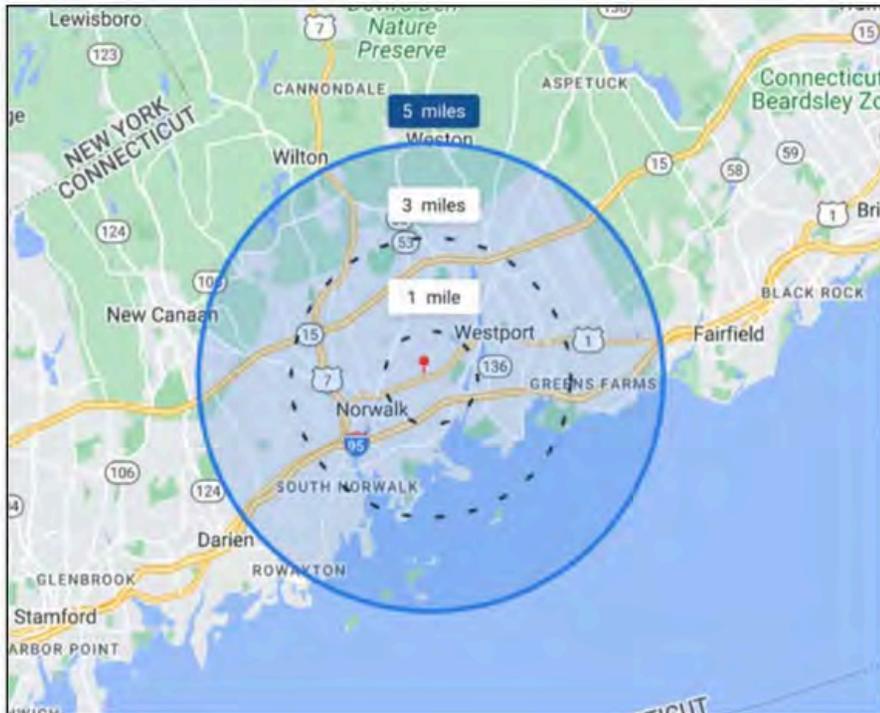
Second Floor Sample Office Interior



13,929 RSF Second Floor Windowed Office Space

# DEMOGRAPHICS

## FIVE MILES



### Household Income

**\$136k**  
Median Income

**\$143k**  
2028 Estimate

**↑ 5%**  
Growth Rate

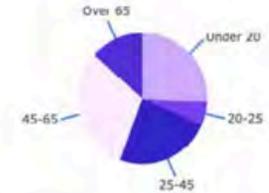


### Age Demographics

**41**  
Median Age

**42**  
2028 Estimate

**↑ 2%**  
Growth Rate



### Housing Occupancy Ratio

**12:1**

14:1 predicted by 2028



### Renter to Homeowner Ratio

**1:2**

1:2 predicted by 2028



### Number of Employees

**131k**

### Top Employment Categories

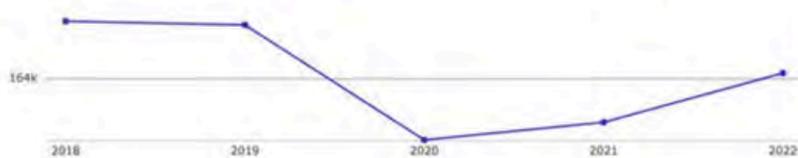


### Population

**164k**

**0%** Compared to 153k in 2021

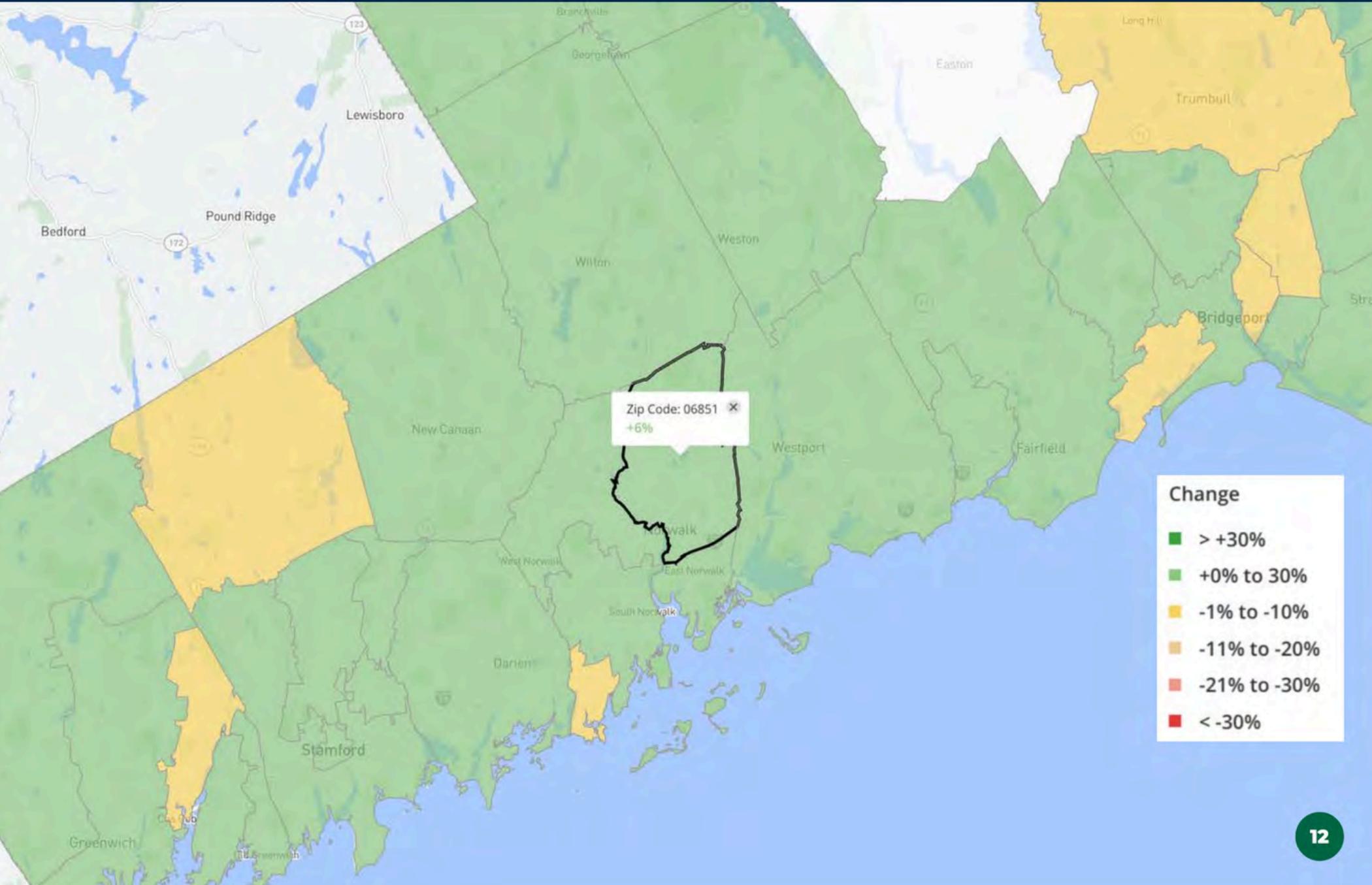
**0%** Compared to 164k in 2018



# REGIONAL FOOT TRAFFIC CHANGE

May 2023 - MAY 2024

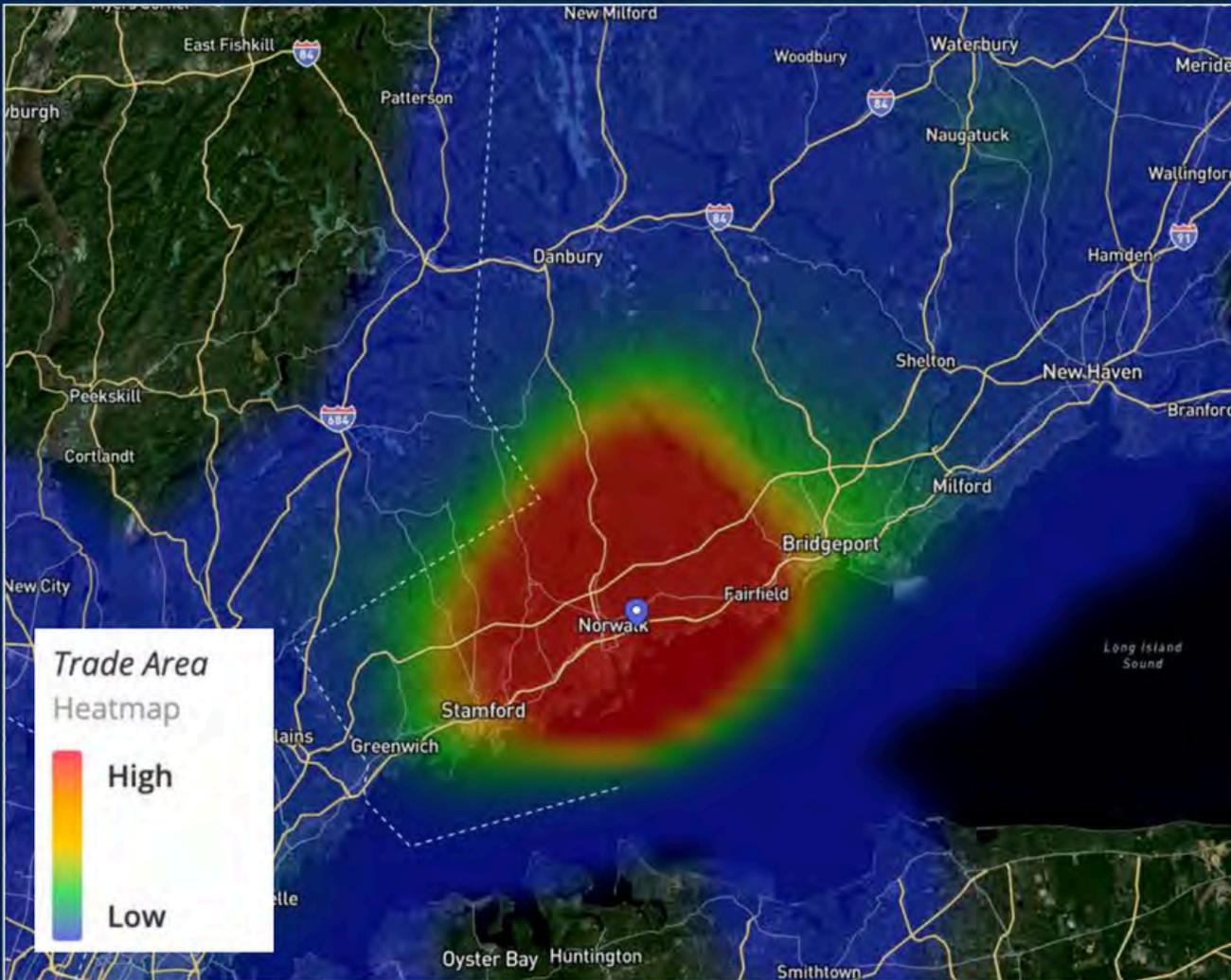
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# METRICS & MARKET LANDSCAPE

**542** WESTPORT AVENUE  
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The Shopping Center at 542 Westport Avenue is in a very high trade area. The map below illustrates where visitors come from, by home or work location, to identify the pockets that generate visitation.



**May 2024**

MONTHLY  
VISITS

**71.6k**

UNIQUE VISITORS

**23.8**

VISIT FREQUENCY

**3.01**

AVERAGE STAY

**82 MIN.**

# THANK YOU

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