

LEASE RATE REDUCTION

430 MAIN AVENUE NORWALK, CT 06851



ANGEL 
COMMERCIAL, LLC

2425 Post Road, Suite 303
Southport, CT 06890
angelcommercial.com

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

BROKER

Brett A. Sherman, CCIM
Senior Vice President

bsherman@angelcommercial.com
203.335.6600 Ext. 22



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.

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, Wet Sprinkler

Utilities

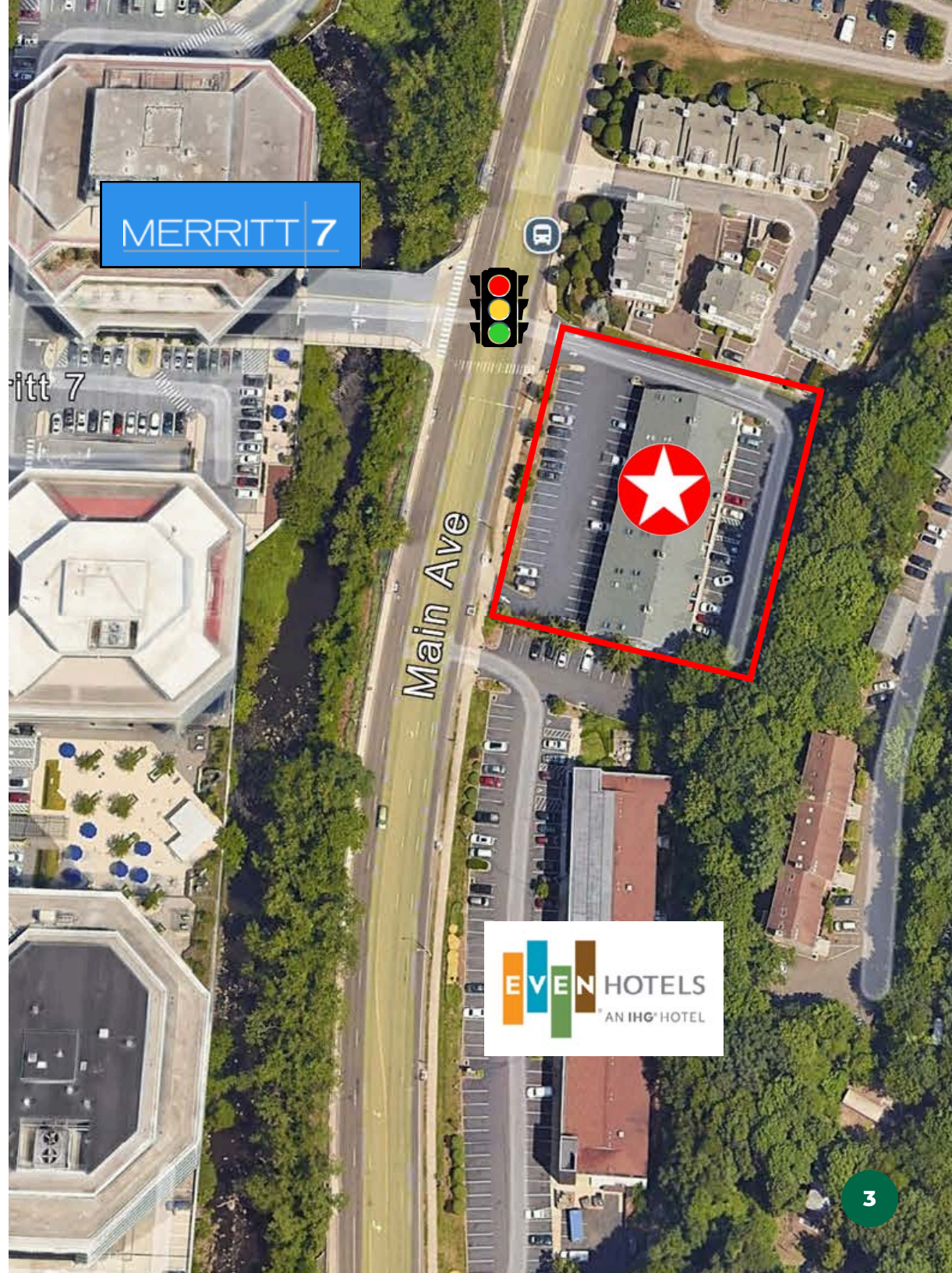
Water/Sewer: City/City

A/C: Central Air Conditioning

Heating: Electric

Demographics

	1 Mile	3 Miles	5 Miles
Population:	20k	114k	186k
Median HH Income:	\$129k	\$114k	\$147k





PROMINENT STRIP CENTER MINUTES FROM ROUTE 7



Great Visibility with
220 Linear Feet of
Frontage



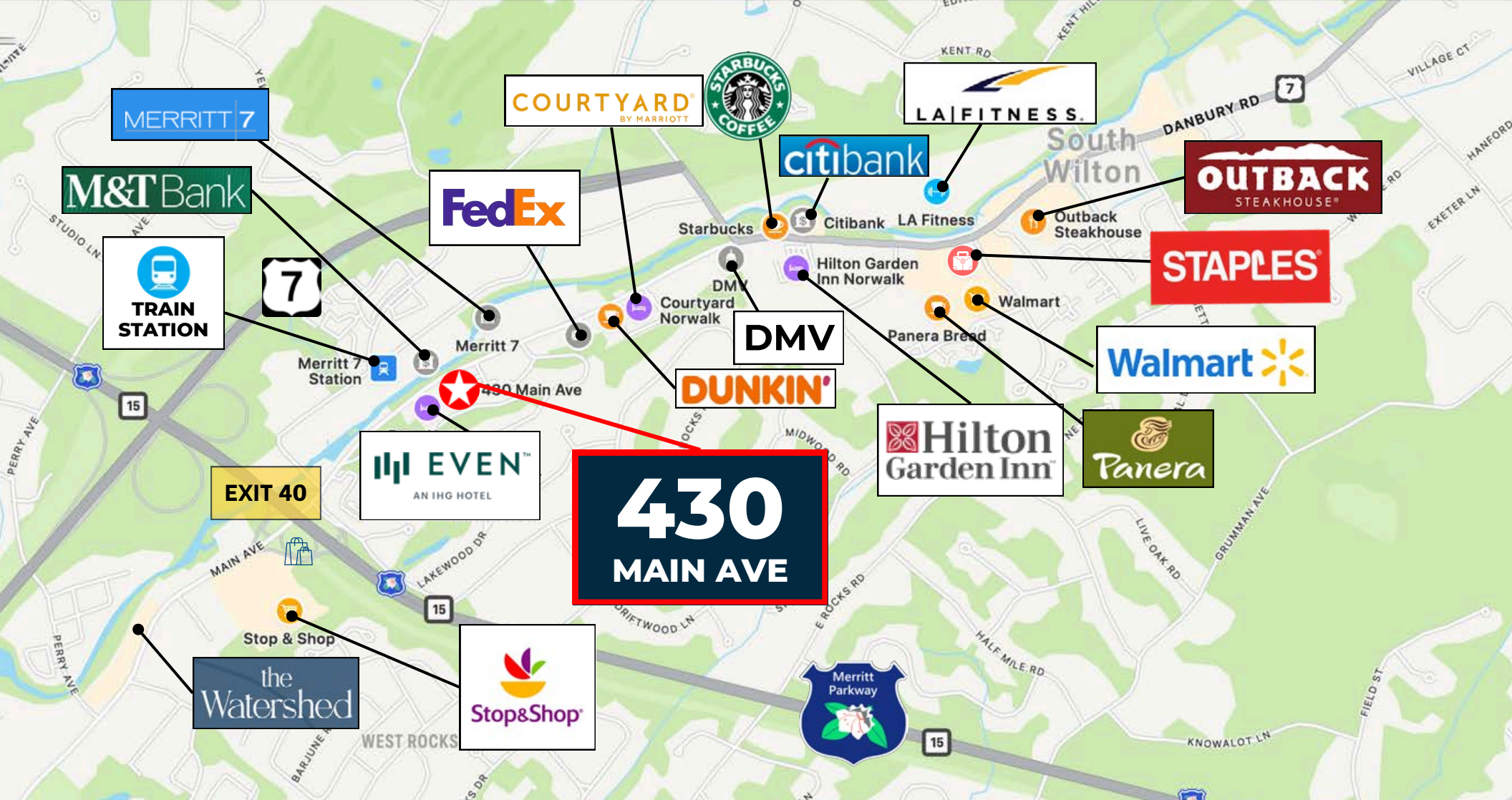
Prominent Signage
Visible from Both
Directions



Easily Accessible
at Signalized
Light



Abundant
Parking with 75
Shared Spaces



CONVENIENT LOCATION WITH NEARBY AMENITIES



Amenities include restaurants, retail stores, hotels, supermarkets, and the CT Department of Motor Vehicles



Steps to the Merritt 7 Train Station and Minutes to Route 7 with easy connections to the Merritt Parkway and I-95

ONLY THREE VACANCIES IN THIS 34,583 SF MIXED-USE BUILDING

10 Leased Spaces

3 Vacant Spaces

9 Apartments

THIRD FLOOR	APARTMENT	APARTMENT	APARTMENT	APARTMENT	APARTMENT	APARTMENT	APARTMENT	APARTMENT	APARTMENT
SECOND FLOOR	STUDIO ARTE DANCE	LEASED	LEASED	#205 950 SF VACANT Available Jan 2025	STAIRS	PREMIUM AUTO TAG	#203 1,100 SF VACANT	SHANGRI-LA ADMIN OFFICES	ANGEL REFLEXOLOGY
FIRST FLOOR	BOSS BURGER	NORWALK NAILS	BRASITAS			#103 & #104 2,380 SF (DIVISIBLE) VACANT	SHANGRI-LA CANNABIS DISPENSARY		



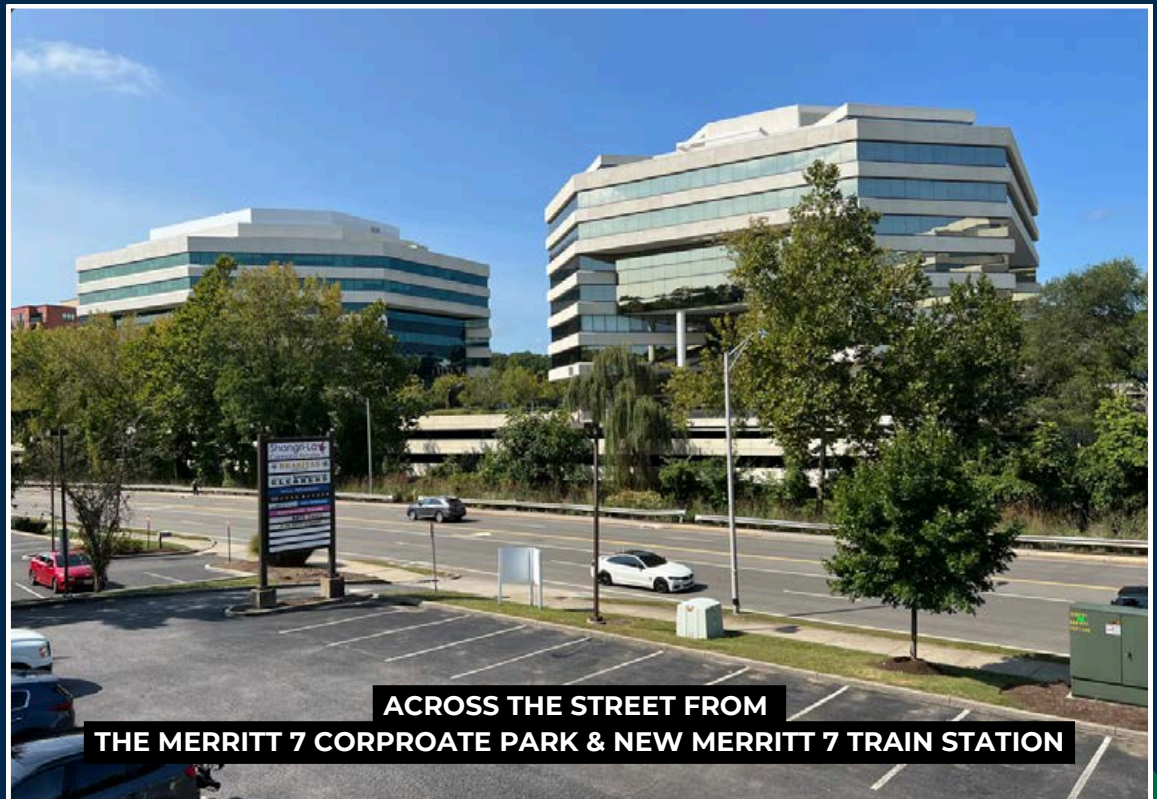
PROMINENT SIGNAGE



PARKING FOR SECOND LEVEL UNITS



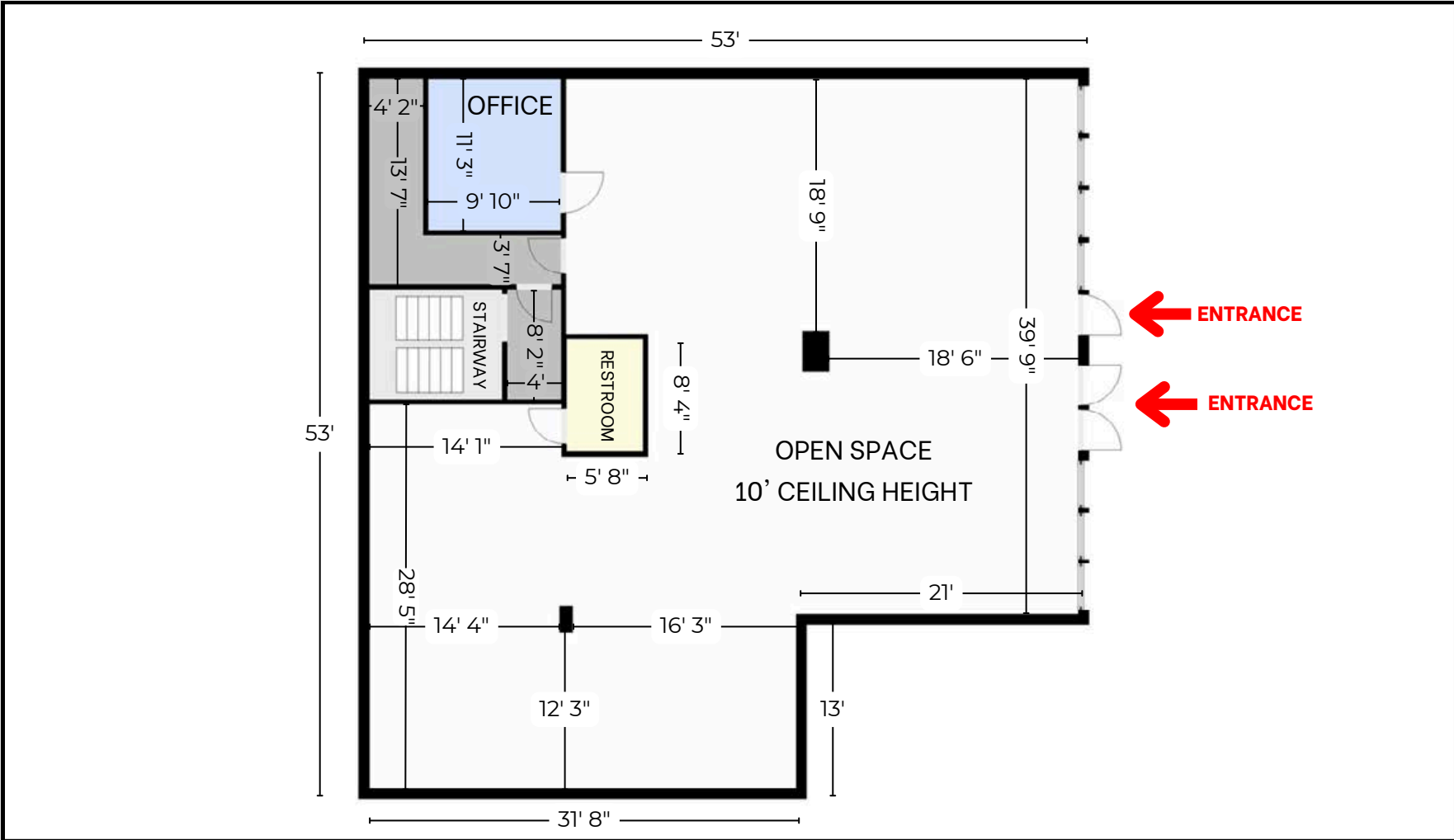
DRIVEWAY TO SECOND LEVEL WITH ONGRADE ACCESS



ACROSS THE STREET FROM THE MERRITT 7 CORPROATE PARK & NEW MERRITT 7 TRAIN STATION

**FLOOR PLAN:
#103 & #104**

**2,380 SF
DIVISIBLE**



NOT TO SCALE



#103 & #104 - ENTRANCE



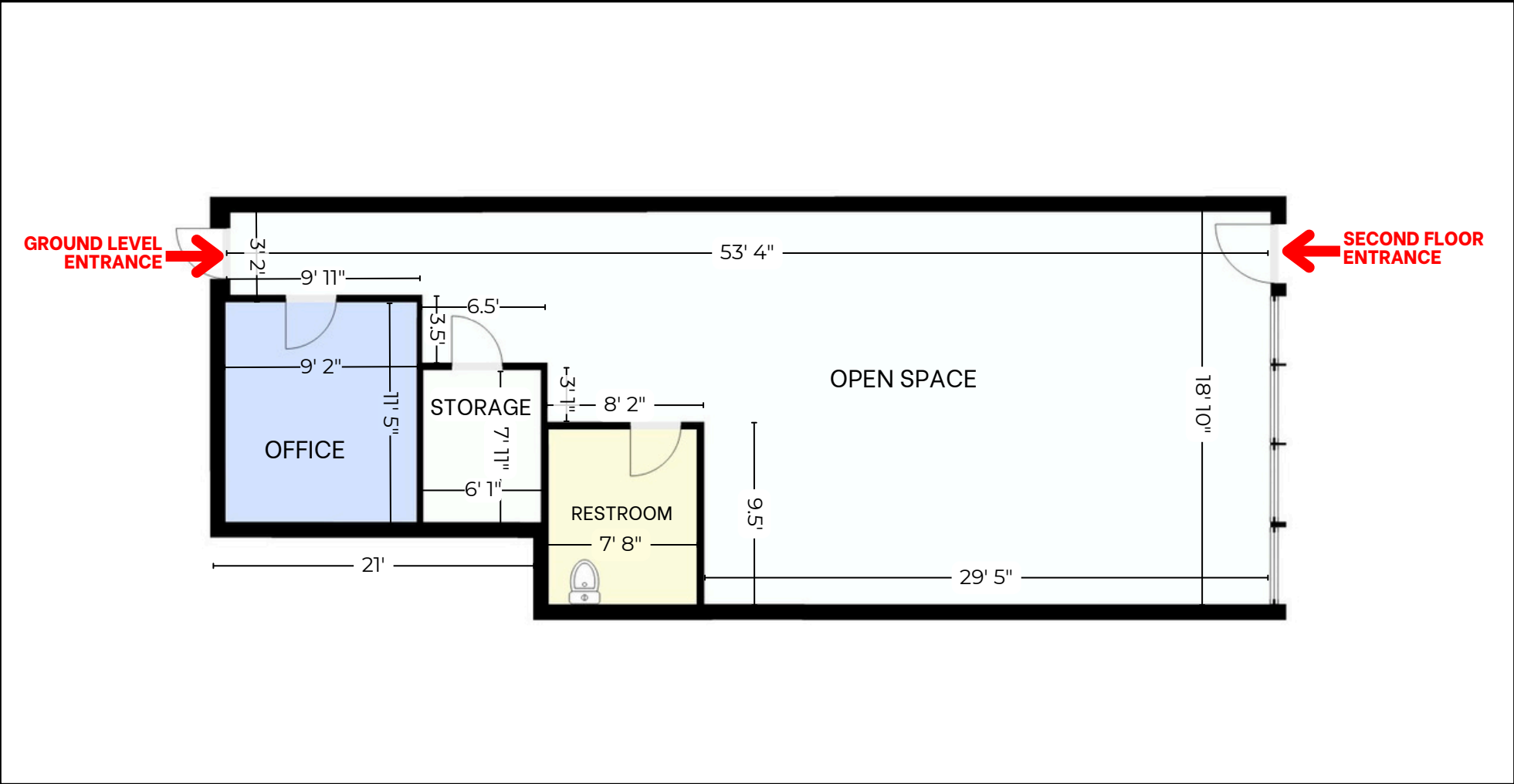
#103 & #104 - WINDOWED OFFICE



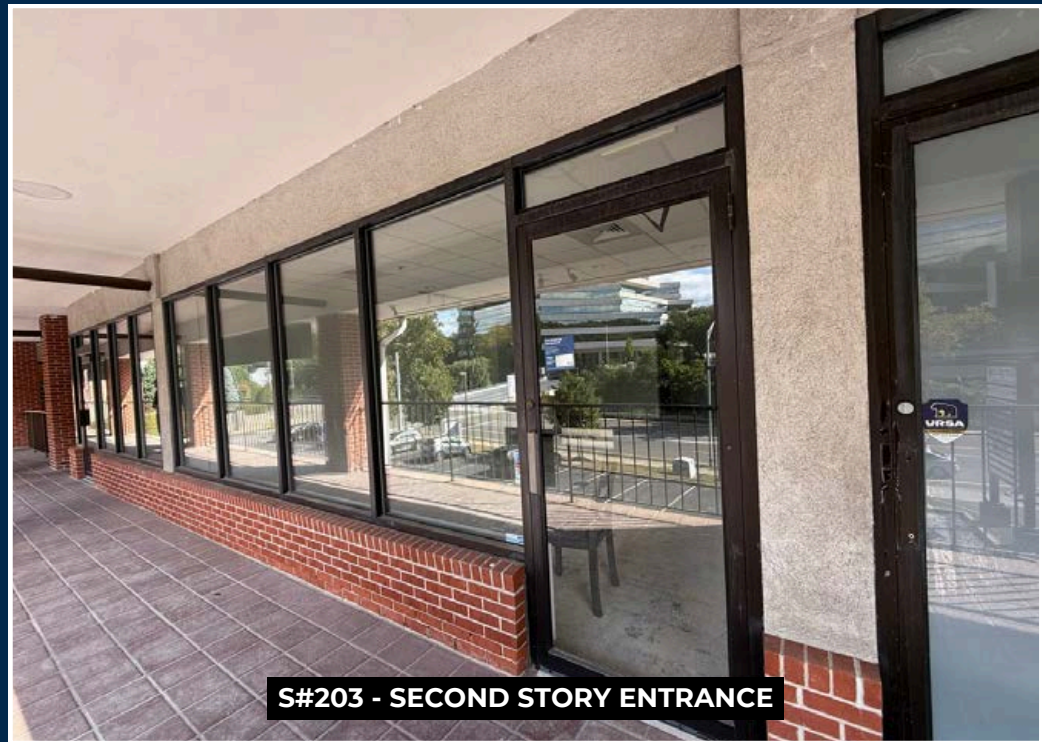
#103 & #104 - OPEN SPACE

**FLOOR PLAN:
#203**

1,100 SF

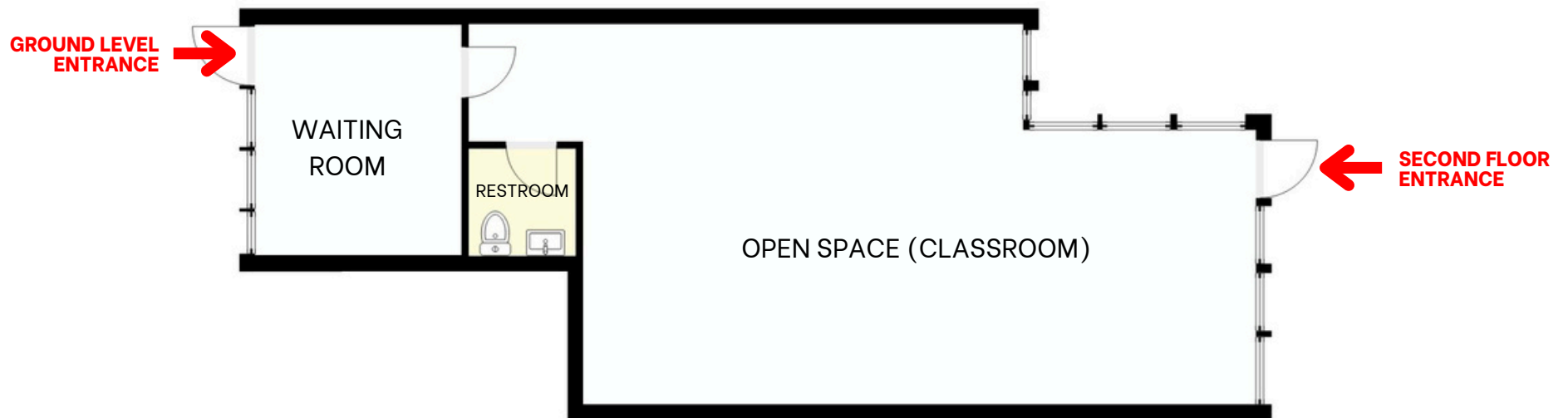


NOT TO SCALE



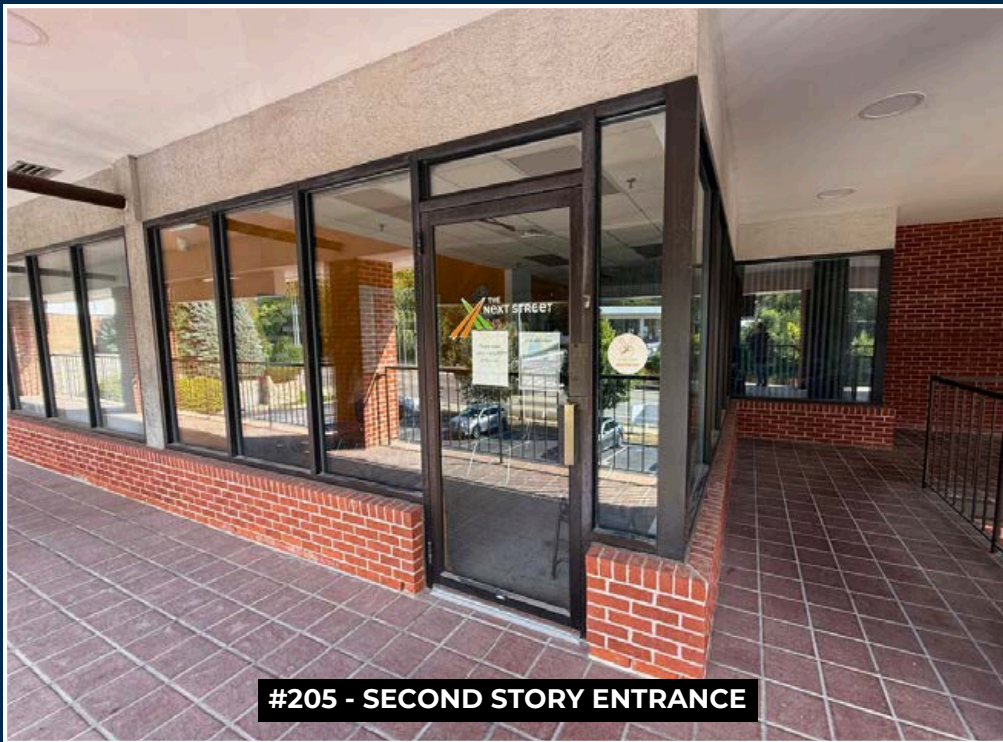
LAYOUT:
#205

950 SF

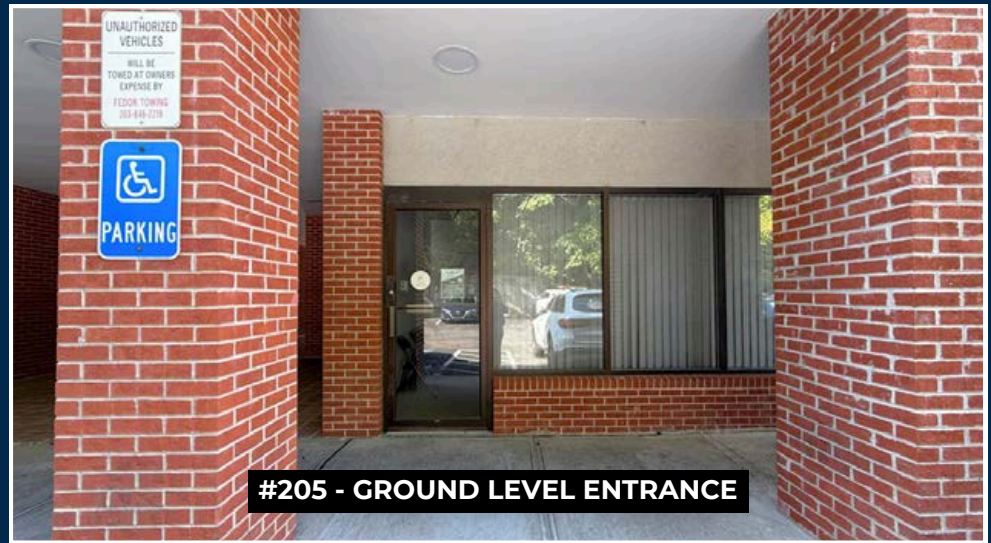


This is a general layout of the space.
Measurements will be taken once the current tenant vacates the unit.

NOT TO SCALE



#205 - SECOND STORY ENTRANCE



#205 - GROUND LEVEL ENTRANCE



#205 - WAITING ROOM



#205 - CLASSROOM

TOWN OVERVIEW

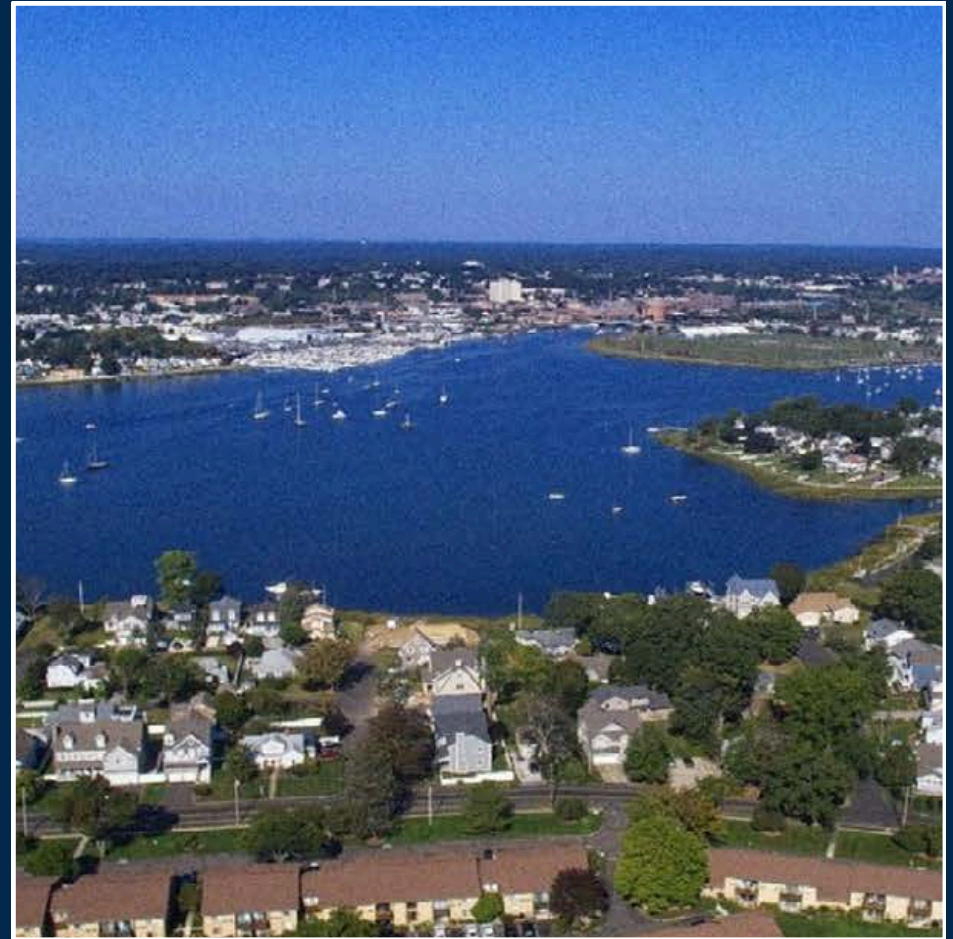
Nestled on the shores of Long Island Sound, on Fairfield County’s “Gold Coast,” Norwalk, CT, is only 45 minutes from New York City and borders the affluent towns of Westport, Wilton, New Canaan, and Darien. It is a unique destination offering various shopping opportunities, restaurants, recreation, and nightlife.

Norwalk is home to the SoNoCollection shopping mall with 725,000 square feet of retail space featuring Bloomingdales, Nordstrom, and Apple. It is also home to Stew Leonard’s, the world’s largest dairy store, and the new 95,000 square foot Wegman’s Supermarket opening Summer of 2025.

The Norwalk shoreline provides access to some of Connecticut’s best boating, public beaches, lighthouses, protected islands, and marinas. The Maritime Aquarium and Stepping Stones Children’s Museum attract more than 750,000 visitors a year.

Annual events, including the SoNoArts Festival, Oyster Festival, and the In-Water Boat Show, attract even more visitors to the area.

Norwalk is accessible by car, train, bike, and boat and has a unique connection with history and the seacoast.



Demographic	Norwalk	Fairfield County	Connecticut
Population	91,000	957,000	3,600,000
Median Household Income	\$93,000	\$106,000	\$83,000

DISCOVER THE ROUTE 7 CORRIDOR IN NORWALK, CT...



Prime Location and Accessibility

The Route 7 Corridor's strategic location makes it a hub of activity, connecting Norwalk to the Merritt Parkway and I-95, two of Connecticut's most important highways. Whether your business caters to local residents or commuters, the corridor provides easy access to major transportation routes. The new Merritt 7 Metro-North Station further boosts the area's connectivity, ensuring a steady flow of customers from both the city and surrounding towns.



High Traffic and Visibility

For businesses, especially retail, location visibility is key to attracting customers. The Route 7 Corridor benefits from high daily traffic counts, with thousands of vehicles passing through the area each day. Properties like 430 Main Avenue, positioned at a four-way signalized intersection, offer ideal visibility, drawing the attention of drivers, pedestrians, and public transit users. This high exposure provides a significant advantage to businesses looking to increase foot traffic.



Diverse and Expanding Customer Base

The northern section of Norwalk, particularly around Main Avenue, boasts a diverse customer base. The Merritt 7 Corporate Park brings in a large daytime population of office workers, while nearby residential developments, with over 2,000 new apartments built in recent years, provide a growing pool of local customers. This unique mix of professionals and residents ensures a consistent flow of patrons with varied needs, from lunchtime dining to evening shopping.



Proximity to Major Commercial Developments

The Route 7 Corridor is home to some of Norwalk's most important commercial developments. The Merritt 7 Corporate Park, with over 1.4 million square feet of Class A office space, is a key driver of economic activity in the area. Nearby retail giants such as Walmart, Stop & Shop, and LA Fitness draw in large numbers of shoppers daily, creating a bustling commercial environment. Businesses that set up shop here can tap into this established customer flow and benefit from neighboring high-traffic destinations.

AN IDEAL SPOT FOR YOUR BUSINESS!



Supportive Business Environment

The local business climate in the Route 7 Corridor is highly supportive. Norwalk's municipal government works to promote business growth, offering various resources for business owners and developers. The city's proactive approach to zoning, infrastructure, and community development makes it easier for businesses to set up and succeed. Additionally, the presence of established companies and retail businesses in the corridor fosters a collaborative atmosphere that benefits newcomers.



Modern, Flexible Commercial Spaces

Businesses setting up in the Route 7 Corridor will find a range of modern commercial spaces designed to meet today's business needs. Properties like those at 430 Main Avenue offer versatile layouts with features such as ample parking, handicap accessibility, and flexible floor plans that can accommodate a wide range of industries. From retail stores to offices, the commercial properties in this area are equipped with the amenities businesses need to operate efficiently and attract customers.



Growing Hospitality and Tourism Presence

The area surrounding the Route 7 Corridor is also experiencing growth in hospitality services, with several hotels including the Hilton Garden Inn, Courtyard by Marriott, and the Watershed. This growing hospitality presence provides opportunities for businesses catering to tourists and business travelers, from restaurants and retail shops to entertainment venues. Proximity to these hotels allows businesses to reach a broader audience, including visitors who may not be familiar with the area but are eager to explore local offerings.

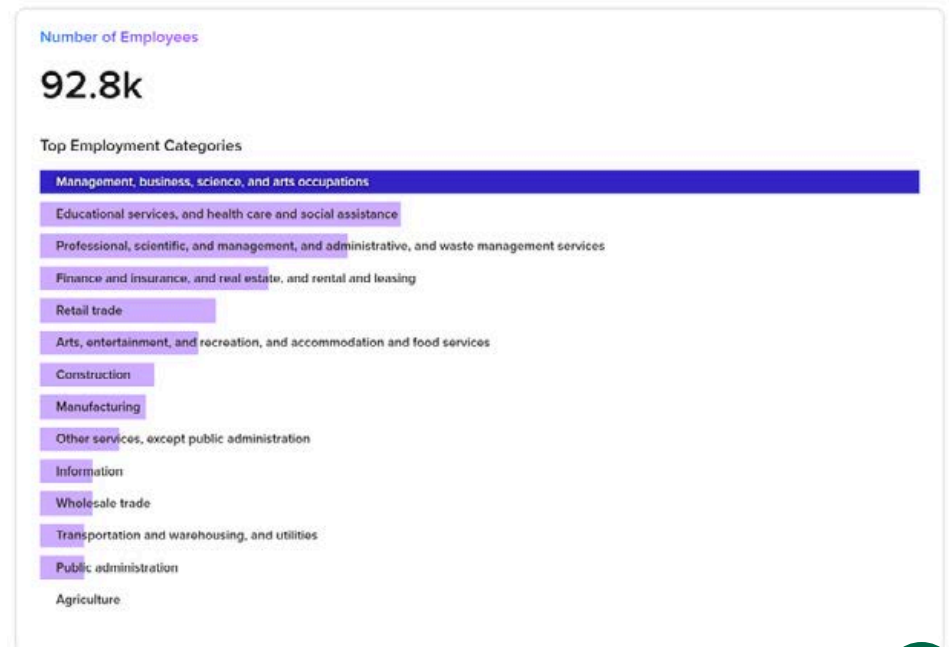
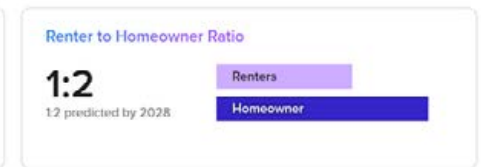
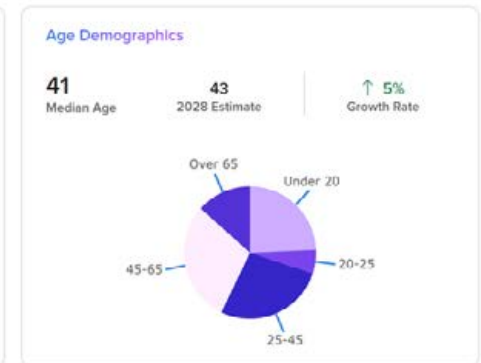
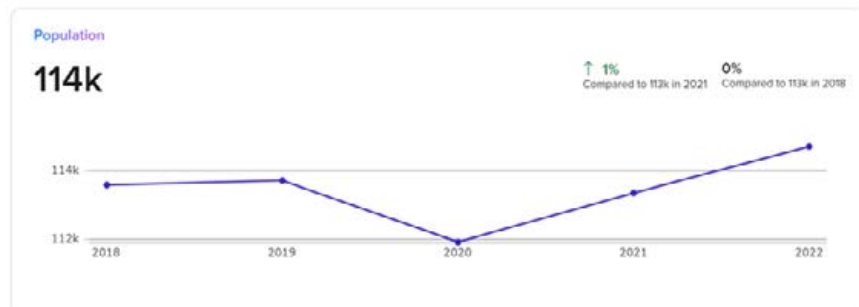
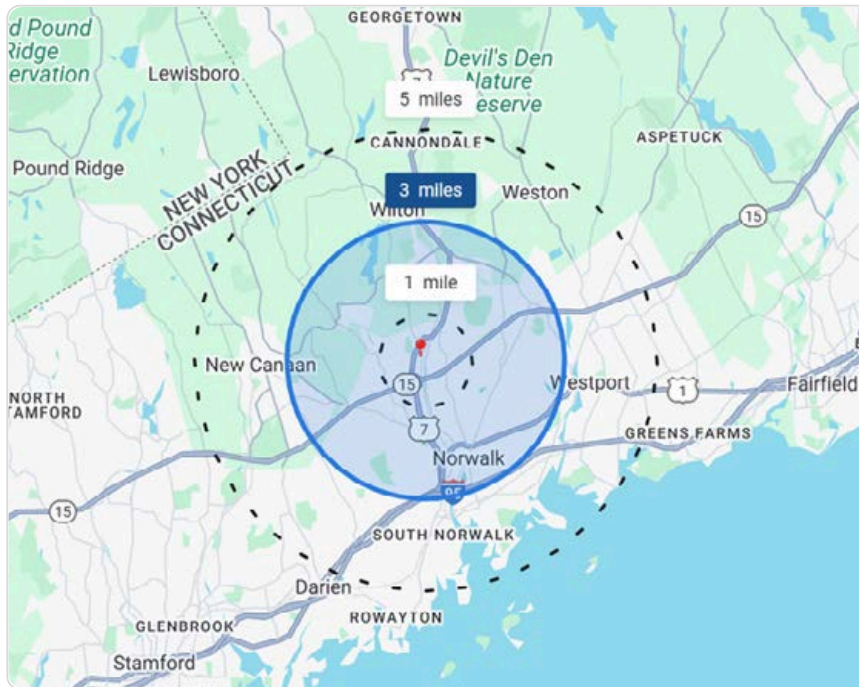


A Thriving Local Economy

The economic growth of Norwalk's northern section has been robust, thanks to ongoing investment in both commercial and residential developments. The city has focused on revitalizing key areas, particularly near the Merritt 7 Corporate Park, which has helped drive demand for new services, dining, and shopping experiences. As the local economy continues to thrive, businesses that establish themselves now will be well-positioned to take advantage of future growth and the continued rise in consumer demand.

DEMOGRAPHICS

THREE MILES



NEXT STEPS

430 MAIN AVENUE
NORWALK, CT 06851



REVIEW ZONING
REGULATIONS



EMAIL BROKER



VIEW ONLINE
LISTING



CALL BROKER

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.

ANGEL 
COMMERCIAL, LLC

2425 Post Road, Suite 303
Southport, CT 06890
angelcommercial.com

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

BROKER

Brett A. Sherman, CCIM
Senior Vice President

bsherman@angelcommercial.com
203.335.6600 Ext. 22