

LEASE

FORMER RESTAURANT SPACE FOR LEASE

73-75 Main St Norwalk, CT 06851



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty proudly presents 73-75 Main Street in Norwalk, CT. This 1,689 sf retail space is located in a strip center with tremendous visibility and ample parking. This former restaurant space is in clean move in ready condition for any type of retail use. Easy access from Route 1 and just minutes from I-95 & Merritt Parkway.

PROPERTY HIGHLIGHTS

- 1,689 RSF
- Highly Visible with Ample Parking
- Newly Renovated Restaurant space
- Existing Hood, Gas and Plumbing In-Place in Kitchen
- Two bathrooms (one handicap accessible)
- Delivered in clean move in ready condition

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
RE Taxes and CAM	\$7.02
Number of Units:	13
Available SF:	1,689 SF
Lot Size:	0.59 Acres
Building Size:	14,762 SF
Zoning:	CBDA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,100	36,375	54,453
Total Population	22,382	92,098	143,819
Average HH Income	\$124,073	\$148,645	\$200,286

Kevin Coleman
203 837 7187

Dan Sousa
203 948 7870



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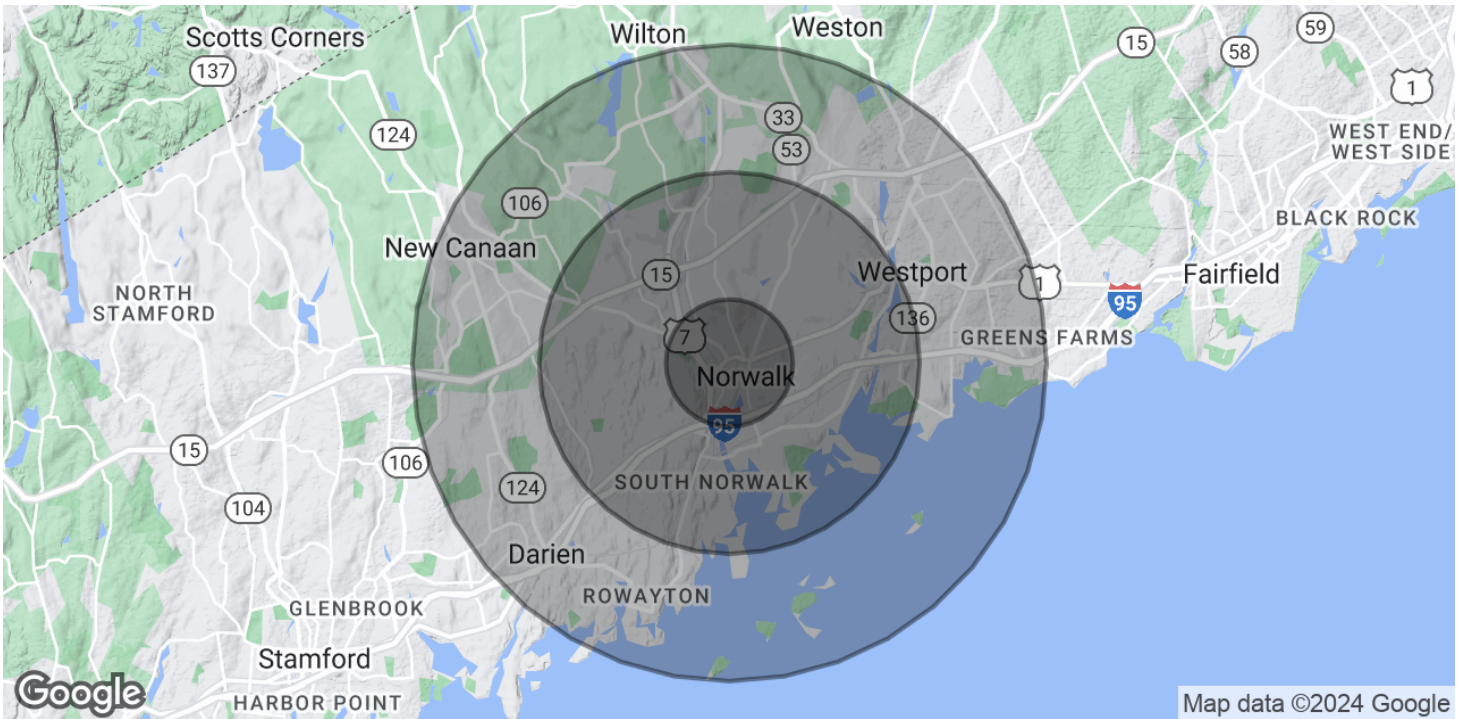
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,382	92,098	143,819
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,100	36,375	54,453
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$124,073	\$148,645	\$200,286
Average House Value	\$510,235	\$644,994	\$911,418

Demographics data derived from AlphaMap

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