

OFFERING MEMORANDUM

# Restaurant Asset Sale

54 S Main Street, Norwalk, CT 06840

**FC** FEBBRAIO  
COMMERCIAL



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## CONFIDENTIALITY & DISCLAIMER

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## PROPERTY SPECIFICATIONS



### HIGHLIGHTS

Excellent Location in the heart of SONO  
Bakery/catering/prep area in basement  
Major upside for the next operator

### PROPERTY FACTS

- Sale Type: Asset
- Business Price: \$475,000
- Lease Price: \$28/SF + NNN
- Main Floor 3,158 SF
- Basement: 1,500 SF of space (set up for baking & prep)

Well established restaurant location in the historic district of South Norwalk. This business has been operating for 10 years and offers an exceptional opportunity for a new owner to bring their own vision to life. While the sale does not include the existing name and brand, it provides a blank canvas for rebranding and creative transformation.

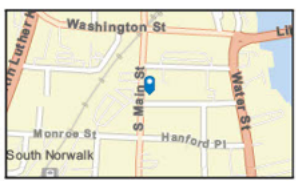
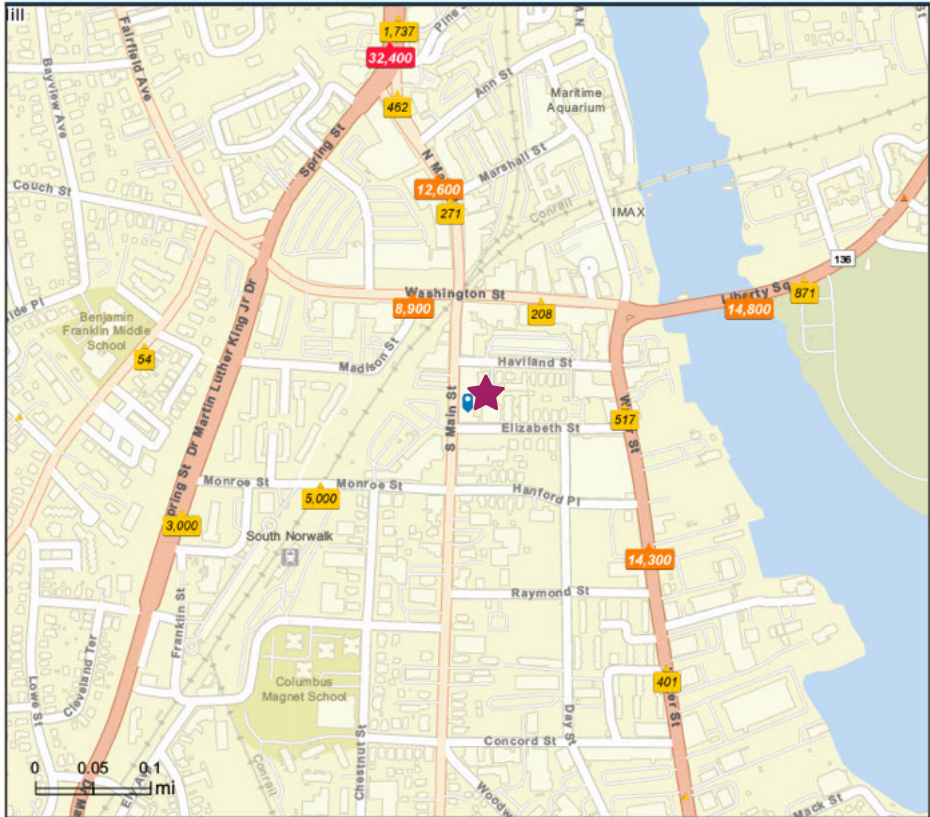
The property is fully equipped for a restaurant, offering a turnkey setup. The main floor features plenty of indoor seating, while the basement boasts 1,500 square feet dedicated to bakery and prep areas. This versatile space could also be adapted for a catering business, an upside to the business plan.

# LOCATION OVERVIEW



## Traffic Count Map - Close Up

54 S Main St, Norwalk, Connecticut, 06854  
 Rings: 1, 3, 5 mile radii  
 Prepared by Esri  
 Latitude: 41.09756  
 Longitude: -73.41867



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024). August 16, 2024

Prime restaurant location strategically positioned in the vibrant heart of SoNo, offering unmatched visibility and accessibility. Its proximity to I-95 and Route 7 ensures convenient access for both employees and customers. South Norwalk has experienced substantial revitalization, with hundreds of new apartments being constructed annually. The area is also witnessing the development of storage facilities, retail spaces, office complexes, and more. Enhancing the neighborhood's energy is The SoNo Collection, a modern shopping destination catering to today's consumer with an impressive selection of retail options, state-of-the-art amenities, and diverse dining experiences, all within a stylish, contemporary setting. Additionally, the Marriott is expanding with a significantly larger property and parking garage next to the existing Marriott Residence Inn, directly across from the restaurant.

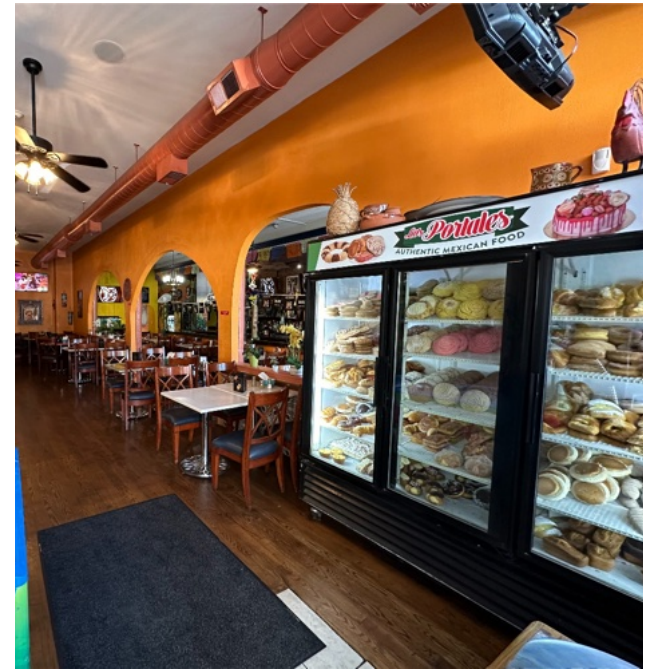
DEMOGRAPHICS (2023)	1-Mile	3-Mile	5-Mile
Population	25,228	87,888	137,472
Median Age	36.9	39.9	40.8
Median Household Income	\$79,532	\$99,590	\$123,974
Consumer Spending	\$286M	\$1.2B	\$2.1B
Daytime Employees	16,459	53,260	90,741



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Christopher Lara  
M: 203.522.2635 | O: 203.254.2061  
cjl@bhhsne.com



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# INVENTORY LIST

## Kitchen

- 14" Hood
- 2 – Six burner stove w/ovens & 24" flat griddle
- 48" Flat griddle
- 1 Rack booster baking oven
- 7' Under counter four drawer refrigerator
- 5' Front table picture bread refrigerator
- 4 Under counter refrigerators
- 60' - Two door reach in refrigerator
- 3 Compartment Day sink
- 1 Door reach in freezer
- 2 Bakery cases
- 2 Refrigerator juice machines
- 60" Stainless steel table
- 30 Tables
- 150 Chairs

## Under Bar

- 3 Under counter glass door beer refrigerator
- 1 - Two door soda refrigerator
- 3 Compartment dishwasher sinks
- 3 Stainless steel wire racks

## Basement

- Washing machine
- 2 – 8' Stainless foot tables
- 5 Stainless steel wire storage racks
- 3 Hobart mixers (84, 64, 24)
- 200 baking pans
- Storage rack for 1-gallon cans
- 3 Walk in coolers in 8x8, 10x13, 12x12



**Christopher J. Lara**  
*VP Sales Associate*  
2000 Post Road, Suite 200, Fairfield, CT 06824  
**Direct: 203.522.2635**  
cjl@bhhsne.com  
febbraiocommercial.com

## ABOUT CHRISTOPHER

Christopher Lara (also known as Chris or CJ) is a seasoned professional in Commercial Real Estate, boasting over a decade of experience. He started his career specializing in industrial buildings, then shifted into hospitality and retail leasing drawing from his background working in restaurants since the age of 17. He is now a valuable resource and a "go-to broker" in the restaurant and hospitality sectors, continuously shaping his successful journey.

Originally from New York, Chris has been a resident of Connecticut for over 20 years. As a member of the Febbraio Commercial Team at Berkshire Hathaway for the past 2 years, he now focuses on investment sales and restaurant development / ownership.

Currently, Chris represents the largest privately owned Mexican restaurant group in Connecticut, a testament to his industry knowledge and understanding of local market dynamics. With a passion for real estate and a strong background in the restaurant industry, Chris continues to make significant strides in his career.

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## Team Specialties

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