



COLDWELL BANKER
COMMERCIAL
REALTY



69 East Ave

Norwalk, CT

The Offering

69 East Avenue presents a rare opportunity to establish or expand a medical practice within one of Norwalk's most established healthcare corridors. The building totals 14,200 square feet and offers flexible suites from 1,500 SF up to 7,100 SF, accommodating a wide range of clinical users from single-provider practices to multi-specialty groups.

The property sits along the East Avenue medical corridor and is anchored by a full-floor pediatric practice, creating a built-in referral environment and a patient-familiar destination. The surrounding area benefits from significant institutional healthcare infrastructure: Norwalk Hospital, a 366-bed acute care facility and part of the Nuvance Health network, serves the broader Fairfield County market, while Yale New Haven Children's Hospital operates a Pediatric Specialty Center in Norwalk, providing access to its nationally ranked specialties and expertise. Together, these anchors generate consistent patient traffic and referral activity throughout the corridor.

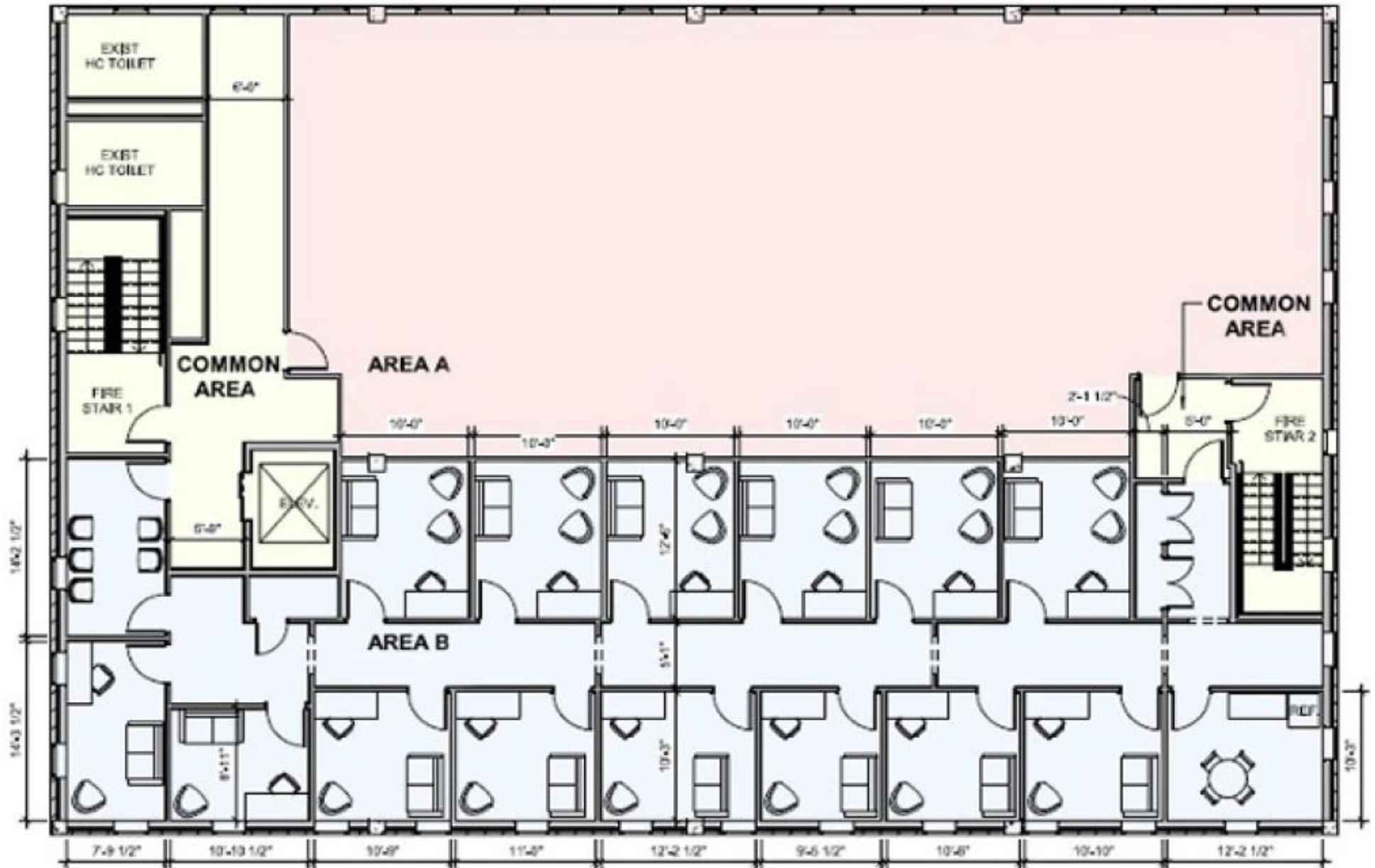
Available space is offered at \$36.00/SF, with ample on-site parking to support staff and patient volumes

PROPERTY SUMMARY

Lease Rate:	\$36 SF
Building RSF:	14,200
Available RSF:	1,500-7,100
Zoning:	RB
Parking:	5+/ 1000 SF
Site Area:	1.07 Acre
Elevators:	1

Conceptual Rendering

SHARED MEDICAL OFFICE SUITE

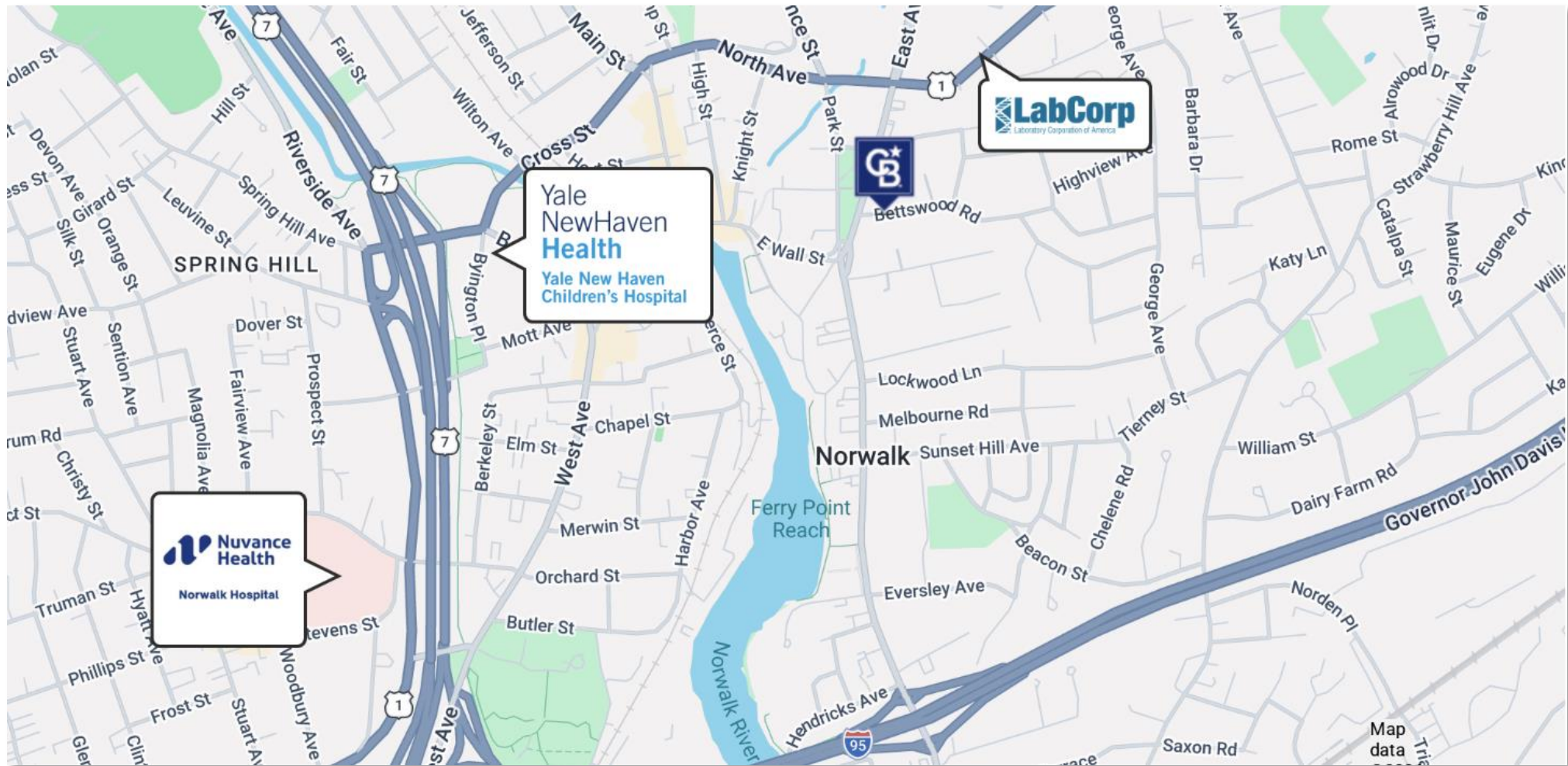


Conceptual Rendering

FULL FLOOR TENANT



Retailer & Location Map



DRIVE
TIME

3 min
I-95

2 min
Metro North
East Norwalk

5 min
Norwalk Hospital

6 min
Yale New Haven
Children's Hospital

70 min
New York City



Location & Demographics

POPULATION	1 MILE	3 MILES	5 MILES	HH's & Income	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	21,353	93,611	140,999	TOTAL HOUSEHOLDS	8,719	37,001	53,395
AVERAGE AGE	41	41	41	# PERSONS PER HH	2.4	2.5	2.6
AVERAGE AGE MALE	39	40	40	AVG. HH INCOME	\$125,262	\$148,378	\$198,796
AVERAGE AGE (FEMALE)	42	42	42	AVG. HOUSE VALUE	\$529,899	\$656,735	\$900,008

69 East Ave.

Exclusive Brokers

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