



COLDWELL BANKER
COMMERCIAL
REALTY

SUBWAY

588 MAIN AVE

NORWALK, CT



THE OFFERING

Coldwell Banker Commercial presents 588 Main Avenue in Norwalk, CT, a prime 5,000 sf retail space positioned at the Norwalk and Wilton line. The site enjoys consistent daily traffic, excellent accessibility and immediate proximity to a range of national and local retailers.

Previously occupied by Mattress Firm, the space accommodates a wide range of retail uses. An open floor plan supports flexible layout options, while large storefront windows offer strong visibility and natural light. Ample on-site parking and prominent building signage further enhance its appeal for both customers and employees.

588 Main Avenue offers unmatched convenience with direct access to Route 7, Route 123, the Merritt Parkway and nearby residential neighborhoods. The surrounding area features a strong demographic profile, steady population growth and a diverse consumer base, making this a strategic location for retailers seeking visibility and long-term success.

PROPERTY SUMMARY

| | |
|-------------|--------------|
| LEASE RATE: | \$30 PSF NNN |
| RBA: | 5,000 SF |
| ZONING: | B2 |

PROPERTY HIGHLIGHTS

► PRIME RETAIL SPACE AVAILABLE FOR LEASE

A well positioned 5,000 square foot retail suite with an adaptable configuration, ready to accommodate both local and national users.

► HIGH-VISIBILITY RETAIL CORRIDOR

Set within one of the area's most established retail corridors, the property is supported by a strong mix of national brands that draw consistent daily traffic.

► EXCEPTIONAL LOCATION & ACCESSIBILITY

The property sits close to both the Merritt Parkway and I-95, creating easy access from across the region. Route 7 frontage further streamlines customer reach.

► STRONG DEMOGRAPHIC PROFILE

The surrounding trade area features a dense and affluent customer base that supports strong retail performance. High household incomes and steady population growth create reliable demand throughout the year.

► FLEXIBLE RETAIL CONFIGURATION

A versatile interior footprint supports quick customization to meet operator needs. The space can be tailored for both traditional retail and modern service-oriented uses.



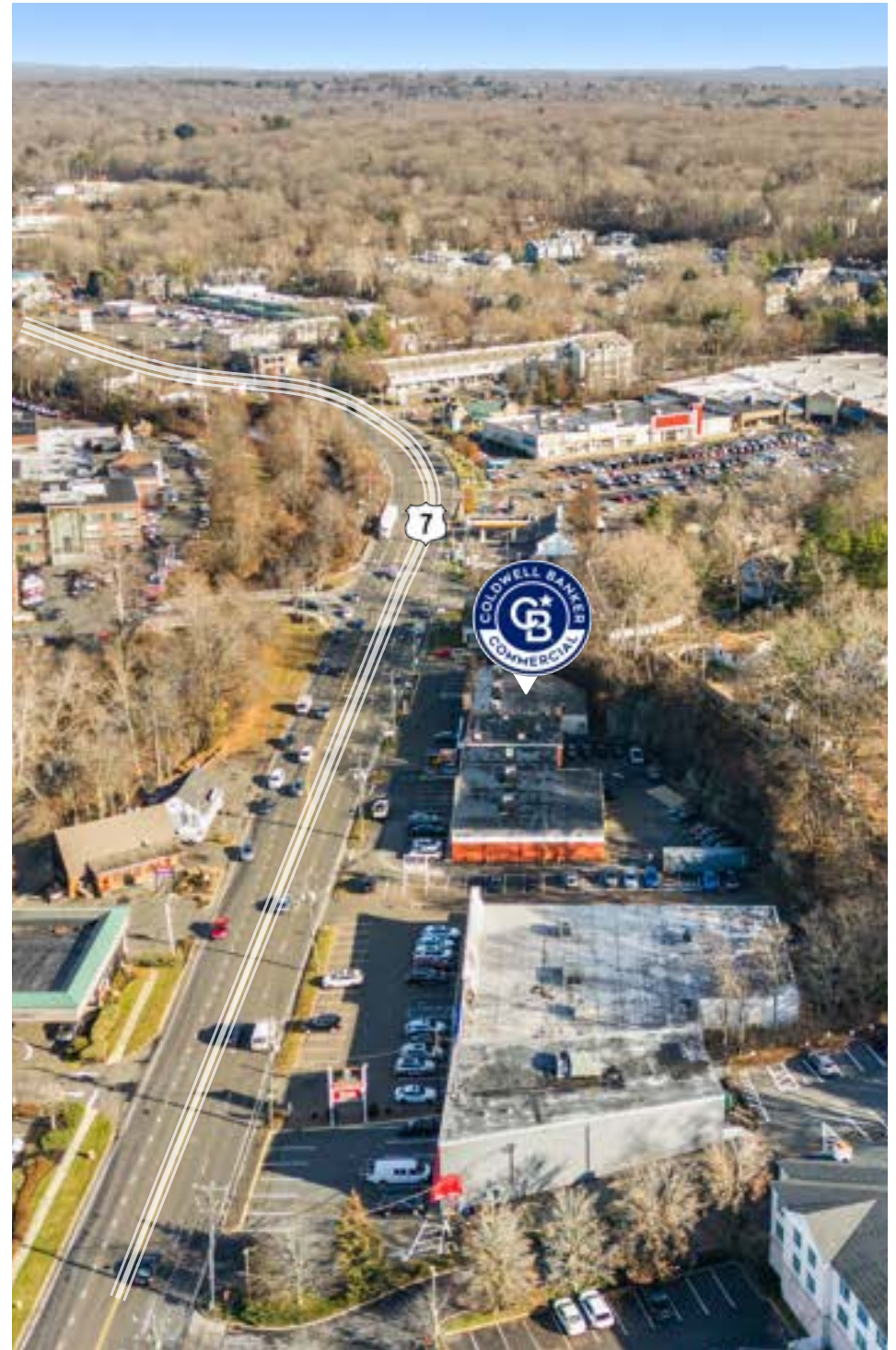
BUILDING DETAILS

SITE DETAILS

| | |
|------------------|--------------------------------|
| PROPERTY ADDRESS | 588 Main Avenue, Norwalk, CT |
| FRONTAGE | 123' on Main Ave (2 Curb Cuts) |
| ZONING | B2 |
| PARKING | 2.44 / 1000 |

CONSTRUCTION & MECHANICAL DETAILS

| | |
|----------------------|-------------|
| GLA | 5,732 SF |
| YEAR BUILT | 1967 |
| LAND AREA | 0.37 AC |
| FLOORS | 1 |
| TYPE OF CONSTRUCTION | Wood Frame |
| HVAC | Central A/C |
| SECURITY | 24/7 Access |





LOCATION & DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILES | 5 MILES | HH'S & INCOME | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 5509 | 56050 | 141936 | TOTAL HOUSEHOLDS | 2,460 | 21,750 | 53,471 |
| AVERAGE AGE | 42 | 42 | 41 | # PERSONS PER HH | 2.2 | 2.6 | 2.7 |
| AVERAGE AGE MALE | 41 | 41 | 40 | AVG. HH INCOME | \$214,383 | \$195,231 | \$198,469 |
| AVERAGE AGE (FEMALE) | 43 | 43 | 42 | AVG. HOUSE VALUE | \$641,707 | \$762,200 | \$880,014 |

588 MAIN AVE NORWALK, CT

EXCLUSIVE BROKERS

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