

RETAIL/BAR/CREATIVE FOR LEASE



10 COMMERCE ST | NORWALK, CT

CHRISTOFOR REALTY

DESCRIPTION

2,250 sq ft space for lease on Commerce Street - in the heart of Wall Street redevelopment! Ideal for Restaurant / Pizza / Bar / Creative use. 12' ceilings, hardwood floors, exposed brick, separate back room for kitchen area. Full, broom clean basement. Charming, sunny storefront. New HVAC. Generous tenant fit up allowance. NO NNN!!! Parking arrangement to be discussed. Center of transportation: Route 7 Connector, Merritt Parkway, I95. - Center of Work - Live - Play: High visibility and foot traffic. Head of Harbor waterfront apartments 1 block away - District Music Hall two blocks away. New, 210 room Hotel one block away, coming soon. Wall Street Place - 150 new apartments coming 2025. Hundreds of new apartments coming in the near future. Bring your vision and create something special in the center of Norwalk!



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THE SPACE

FINANCIAL INFORMATION

Lease Rate:	\$22.00 SF
Lease Type:	Gross/Flexible

THE SITE

Space Available:	2,250 SF
Building Size:	7,150 SF
Land:	Street Retail
Zoning:	CBDA
Year Built:	1880
Construction:	Brick / Masonry
Stories:	3
Floor:	First Floor
Tenancy:	Multiple

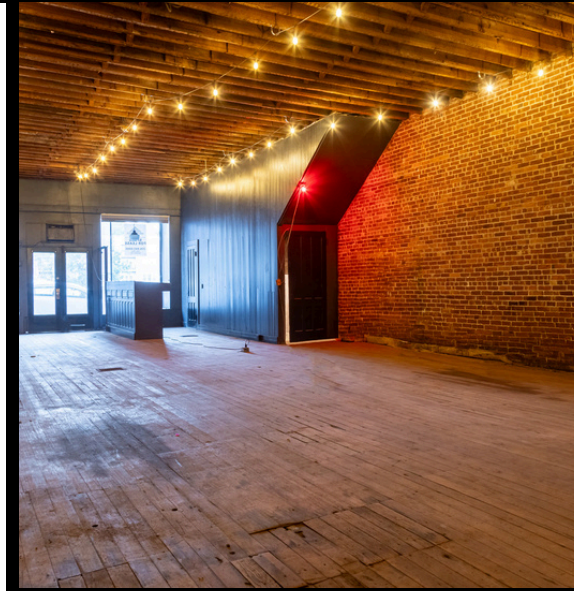
FEATURES

Amenities:

- 12' ceilings
- Hardwood floors
- Exposed brick
- Separate back room for kitchen area
- Full basement
- No NNN!!

UTILITIES

Water:	City
Sewer:	City
A/C:	Central Air
Heating:	Oil



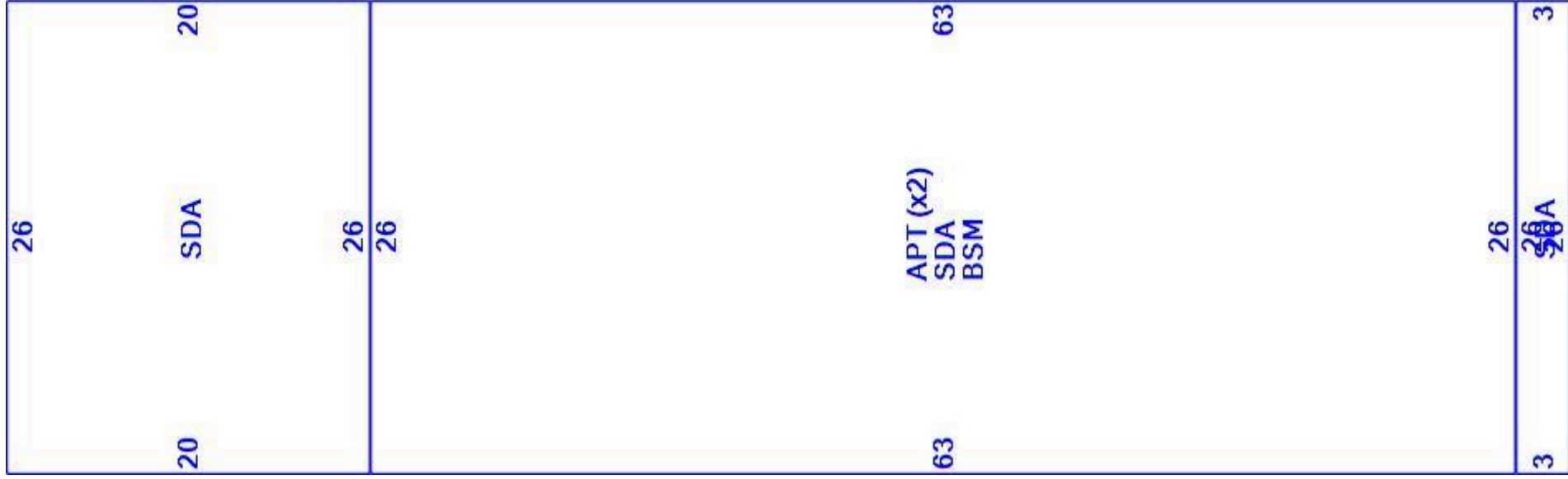
INTERIOR



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FLOOR PLAN



DEMOGRAPHICS

NORWALK, CT

POPULATION

Population: 90,821

Square Miles: 22.89

People Per Square Mile: 3,968.36

EDUCATION (OVER 25)

Less Than High School: 11.93%

High School Grad or Higher: 88.07%

Bachelor's Degree or Higher: 44.3%

INCOME

Per Capita Income: \$54,821

Median Household Income: \$91,434

HOUSEHOLDS

Average Household Size: 2.54

Number of Households: 35,569

MARITAL STATUS

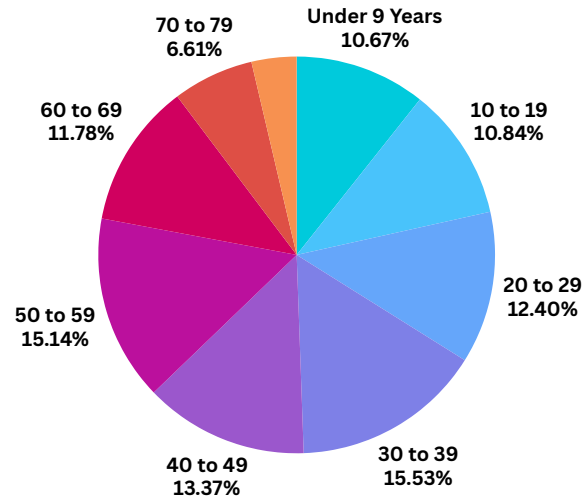
Single: 48.67%

Married: 51.32%

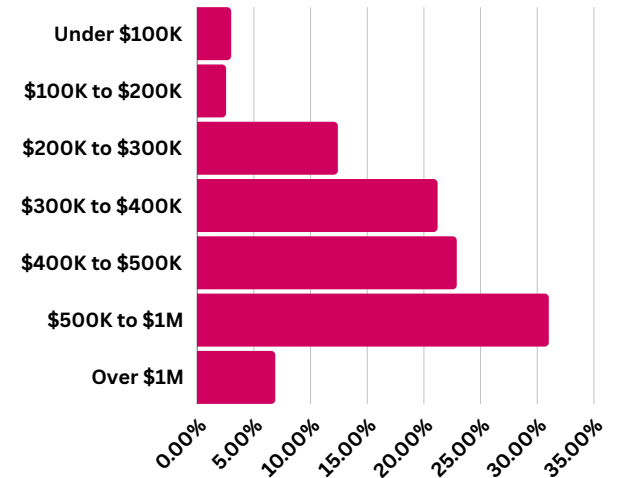
AGE

Median Age: 40.4 years

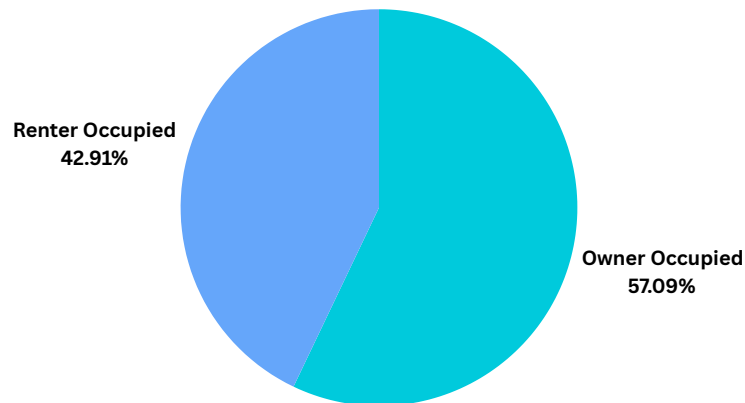
POPULATION BY AGE



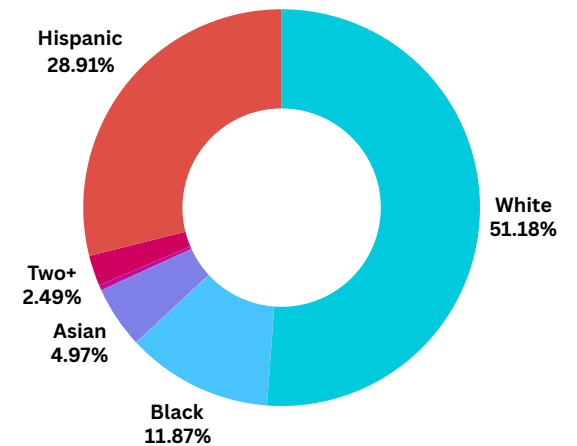
MEDIAN HOUSE VALUE: \$447,200



NUMBER OF HOUSING UNITS: 38,215



RACE & ETHNICITY



CONTACT



CHRISTOFOR REALTY



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