

RESTAURANT AVAILABLE FOR SALE
PRICE UPON REQUEST

16 NORTH MAIN STREET

Norwalk, CT 06854 | **Fairfield County**



KEY MONEY FULLY BUILT OUT RESTAURANT
FOR SALE WITH FULLY USABLE ROOFTOP DECK

RIPCO
REAL ESTATE

INVESTMENT HIGHLIGHTS

#1

Fully built-out restaurant
with all equipment, furniture, and
fixtures included

#2

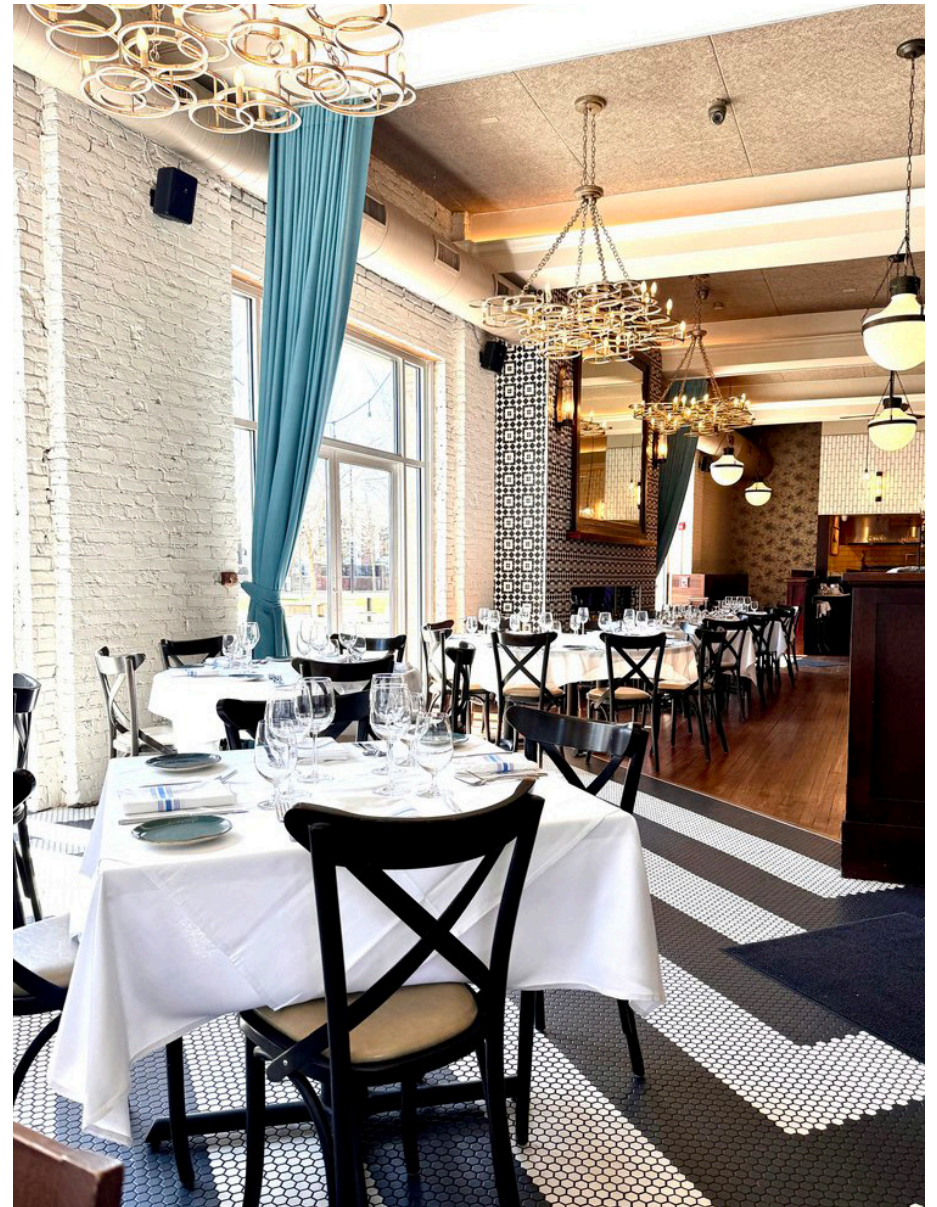
3-Story restaurant featuring a
fully usable Rooftop Deck

#3

Key money deal

#4

130 seats on the Main Floor
More than 85 seats on Rooftop Deck



PROPERTY OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the restaurant sale of **16 NORTH MAIN STREET** — Norwalk, CT located in Fairfield County.

Formerly operating as The Pompano Restaurant, this vacant restaurant is available as a key money deal. It is located on the corner of North Main and Washington Streets. The restaurant consists of three floors: 3,416 SF on the First Floor, 2,056 on the Lower Level, and 4,190 SF on the Rooftop Deck.

The restaurant is fully built out with all equipment, furniture, and fixtures included. It features a fully usable Rooftop Deck with a separate hood. It consists of 130+ seats on the main floor and over 85+ seats on the Roof Deck.

Please reach out to the exclusive broker with any questions about the opportunity.

RESTAURANT SUMMARY

THE OFFERING

Property Address	16 North Main Street
Neighborhood	Norwalk, CT
County	Fairfield
Block / Lot	25 / 12
Restaurant Sq. Ft.	First Floor: 3,416 SF Lower Level: 2,056 SF Rooftop Deck: 4,190 SF Total: 9,662 SF

RESTAURANT INFORMATION

Stories	3
Year Built	1924/2010

ZONING INFORMATION

Zoning	Food Use
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FINANCIAL SNAPSHOT

Asking Price	Upon Request
Total SF for all Three Floors	9,662

RESTAURANT DETAILS

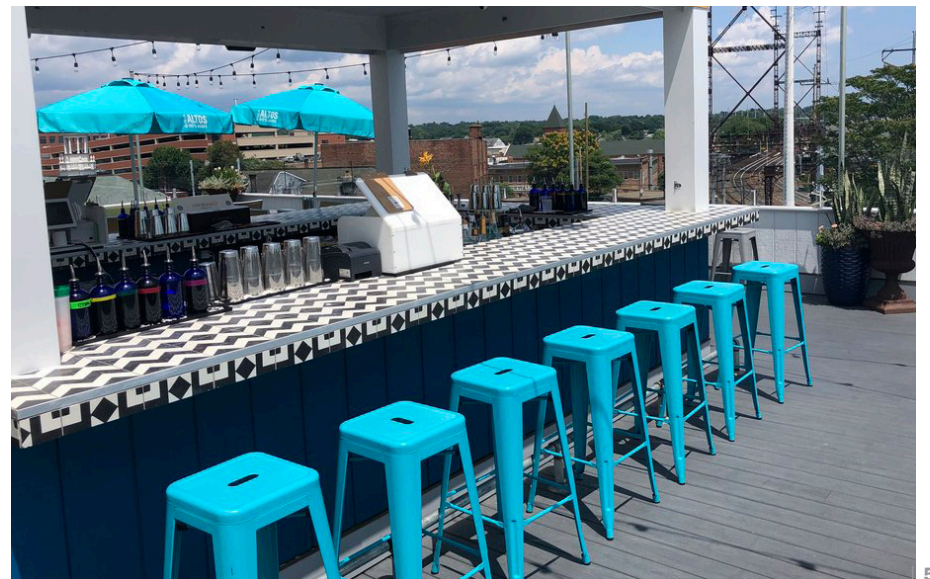
In addition to the following equipment list, the restaurant is fully wired for POS system integration, the white covers come off table tops to expose solid barnwood top, the gas is stubbed to rooftop to accept permanent patio heaters, and there is a large municipal parking lot behind restaurant.

EQUIPMENT LIST

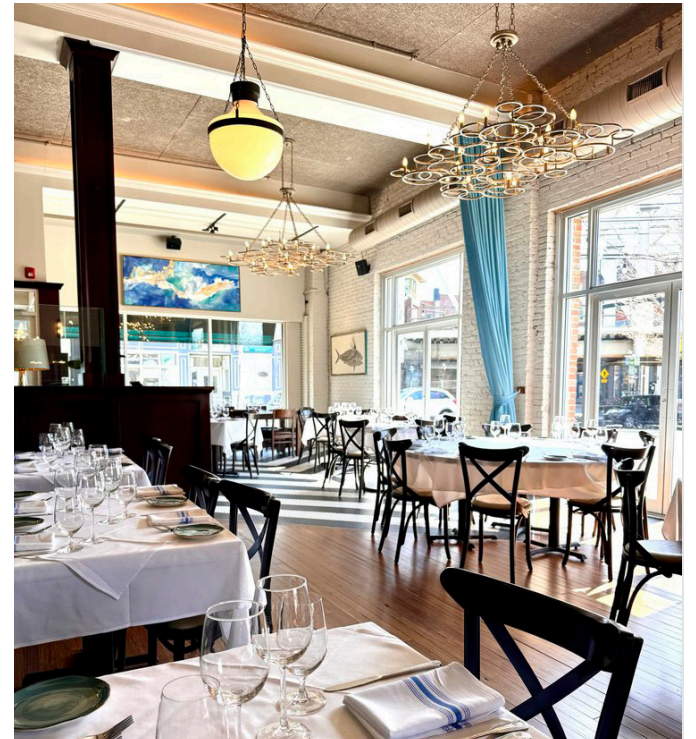
ITEM	QTY	ITEM	QTY	ITEM	QTY	ITEM	QTY
DISHTABLE, SOILED	1	REFRIGERATED WORK TOP	1	SODA GUN SYSTEM READY	MANY	CHAIRS CUSHIONED SEAT	MANY
PRE-RINSE FAUCET ASSEMBLY	1	SHELLFISH ICE PAN	1	2 DRAW REACH IN COOLER	4	4 TOP TABLES	22
BIG DIPPER GREASE TRAP MAIN KITCHEN	1	PIZZA PREP REFRIGERATOR	3	MOTORRIZED SECURITY / WINDS GATES ROOFTOP BAR	1	5 TOP TABLES	4
SPARE NUMBER	1	WORK TABLE	3	SINGLE DOOR FRIDGE TALL	1	2 TOP TABLES	6
DISHTABLE, CLEAN "L" SHAPED	1	FROZEN DRINK MACHINE	2	2 DOOR FRIDGE TALL	1	10 TOP TABLE	1
WALL / SPLASH MOUNT FAUCET	3	BACK BAR COOLER	1	SS TABLE	5	FLOOR TO CEILING DOUBLE SIDED PRIVACY CURTAINS	73
ADD ON FAUCET	1	BLENDER STATION	1	SS OVERSHELF	1	PLATE SERVICE MAIN FLOOR	11
LEVER WASTE	6	ICE BIN	5	CHARBROILER	2	GLASSWARE SERVICE MAIN FLOOR	3
DISHTABLE SORTING SHELF	1	BOTTLE STORAGE BIN	2	FLATOP GRIDDLE	1	VARIOUS SMALLWARES MAIN FLOOR	11
POT RACK	1	STORAGE CABINET	3	2 DRAW REFRIGERATOR	1	SILVERWARE SERVICE MAIN FLOOR	1
HAND SINK	2	BAR TOP DRAINER	2	SOILED DISH TABLE	2	OFFICE DESKS	2
DECORATIVE RETRACTABLE HEAT LAMP	6	1 DOOR REACH IN CHEF TOP COOLER	2	CLEAN DISH TABLE	1	FILING CABINETS	MANY
MOP SINK	1	DRY STORAGE SHELVING	1	SS 3 BAY SINK	1	DIGITAL DROP SAFE	MANY
SERVICE FAUCET	1	WALK-IN COOLER/ BEER COOLER	1	SHELVING	1	TECH STORAGE RACKS	MANY
SHELVING, WALL-MOUNTED	1	COOLER EVAPORATOR	7	1 SUSHI REACH IN COUNTERTOP COOLER	1	SOUND SYSEM / AMPS/ SPEAKERS / ZONES	MANY
CHEMICAL SHELVING UNIT	1	COOLER CONDENSING UNIT	1	ICE MACHINES	1	SECURTY CAMERA SYSTEM 20 CAMERAS / DVR	2
CHEESEMELTER, GAS	1	BEER COOLER EVAPORATOR	1	2 DOOR REACH IN COOLER TALL	1	SONOS UNIT	3
GAS QUICK DISCONNECT	3	BEER COOLER CONDENSING UNIT	1	SS TABLETOP	3	ROUTER SWITCHES	1
CONVECTION OVEN, GAS	1	WALK-IN SHELVING	1	TRAPZILLA GREASE TRAP FOR ROOFTOP FIXTURES	1	POS SWITCH WITH LAN CABLES TO POS STATIONS	2
GRIDDLE, GAS, COUNTERTOP	1	ICE BIN (basement)	1	UMBRELLAS & WEIGHTED STANDS	2	FLATSCREEN TELEVISIONS (REMOTE HOOKUP READY)	1
RANGE, 36", 6 OPEN BURNERS	1	ICE CUBER (basement)	9	DECORATIVE PLANTER POTS	2	PHONE SYSTEM 6 TELEPHONES	1
FRYER	5	WATER FILTRATION SYSTEM (basement)	1	PROPANE HEATERS	1	LIGHTING DIMMING SYSTEM	1
WOOD FIRED GRILL	1	BIG DIPPER GREASE TRAP DOWNSTAIR PREP ROOM	1	PROPANE FIRE TABLES	1	SOUND SYSTEM AMP / SPEAKERS / ZONES ROOFTOP	1
EXHAUST HOOD	2	REACH-IN FREEZER	1	OUTDOOR BAR STOOLS	1	SECURITY CAMERA SYSTEM 12 CAMERAS ROOFTOP	1
EXHAUST FAN & DUCTWORK	1	WORK TABLE W/ SINKS	1	OUTDOOR TABLE TOPS	10	TELEVISIONS ROOFTOP	2
SUPPLY FAN & DUCTWORK	1	DECK MOUNT FAUCET	5	OUTDOOR CHAIRS	15+	CUSTOM WOOD FIRED GRILL	1
S/S WALL PANELING	1	OVERSHELF	1	PLATE SERVICE ROOFTOP	5	DISHWASHER STATIONS	3
FIRE SUPPRESSION SYSTEM	1	DUNNAGE RACK	1	GLASSWARE SERVICE ROOFTOP	2	GAS POWERED FIREPLACE	1
ONE (1) COMPARTMENT SINK	1	LIQUOR STORAGE SHELVING	2	VARIOUS SMALLWARES ROOFTOP	17		
UNDERCOUNTER FREEZER	1	RED WINE TEMP CONTROLLED CABINET	1	UPLHOLSTERED STOOLS	32 +		
WALL SHELF	1	BEER ROOM STORAGE SHELVING	2	UPHOLSTERED BANQUETTES (18 + SEATS)	120 +		
ONE (1) COMPARTMENT SINK	1	VARIOUS SMALLWARES POT, PANS, SS STORAGE PANS	5	UHPOLSTERED BOOTHS (16 SEATS)	MANY		
UNDERCOUNTER FREEZER	1	3 BAY SINK	2	OAK FARM TBALE (10-12 SEATS)	MANY		

ROOFTOP DECK

Long Island Sound water views from rooftop deck

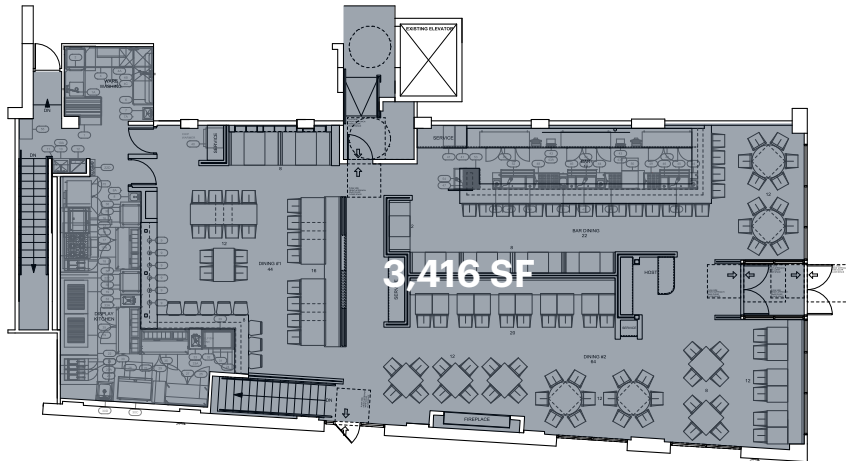


ADDITIONAL PHOTOS



FLOOR PLANS

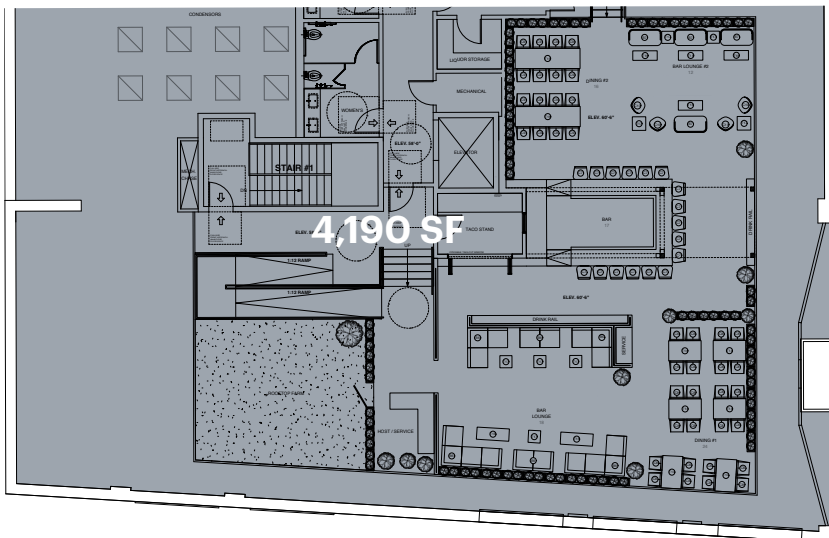
FIRST FLOOR



LOWER LEVEL



ROOFTOP DECK



MARKET OVERVIEW

NORWALK is a city located in Fairfield County, along the southwestern coast of the state. It sits on Long Island Sound and is known for its diverse community, historic charm, and vibrant waterfront.

The city has a mix of residential, commercial, and industrial areas. It's home to various businesses and cultural institutions, including the Maritime Aquarium, which highlights the region's maritime heritage and offers interactive exhibits. Norwalk boasts several public and private schools, as well as recreational facilities. The city's parks, like Calf Pasture Beach and Cranbury Park, provide outdoor activities and scenic spots.

Norwalk is well-connected by major highways and has a commuter rail station on the Metro-North Railroad's New Haven Line, making it accessible for commuters traveling to New York City and other nearby areas. The city is known for its diverse population and family-friendly atmosphere. Its neighborhoods vary from urban to suburban, offering a range of living environments.

Overall, Norwalk combines historical charm with modern amenities, making it a desirable location for both residents and visitors.



MARKET OVERVIEW



LEISURE & ACTIVITIES

Birdwatching Cruises, Clambakes on Sheffield Island, Cruises, Lighthouse, & Seal Spotting, Electric bike rentals, Evening Sunset Cruises, Fishing, Ice Skating at Veteran’s Park, SoNo Ice House, Maritime Aquarium, Matthews Park, Oyster Shell Park, SoNO Switch Tower Museum, Veteran’s Memorial Park & Marina



EVENTS

Chowda Fest, Norwalk Oyster Festival, Annual Light Keeper’s Gala, DistrictMusic Hall Events, Farmers Markets, Norwalk Restaurant Week, Street Shut Downs



20K

DAYTIME POPULATION

608K

ANNUAL VISITORS

35

NEW APARTMENT BUILDINGS



40+ **136K** **20K**

BUSINESSES ON WASHINGTON STREET

RESIDENTS WITHIN 5 MILES

VEHICLES PER DAY

RETAIL

Eco Evolution, Banner Wines & Liquor, Cayambe Cigar Factory Outlet, Clarke Kitchen Showroom, Ed’s Garage Doors, M&M Cigar Gifts, Pellegrini Jewelers, Simple SoNO, Sunshine Floors

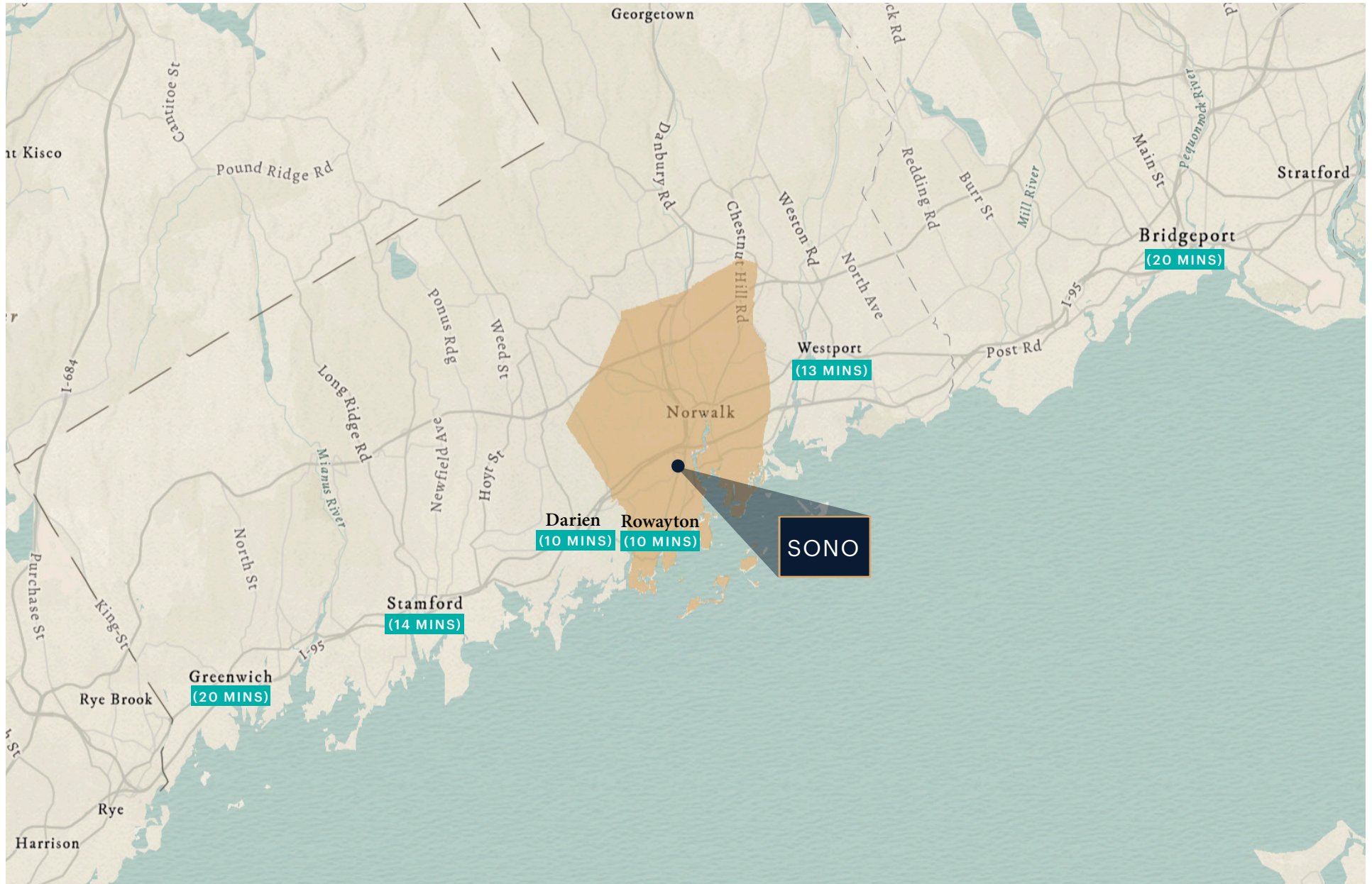


NIGHTLIFE

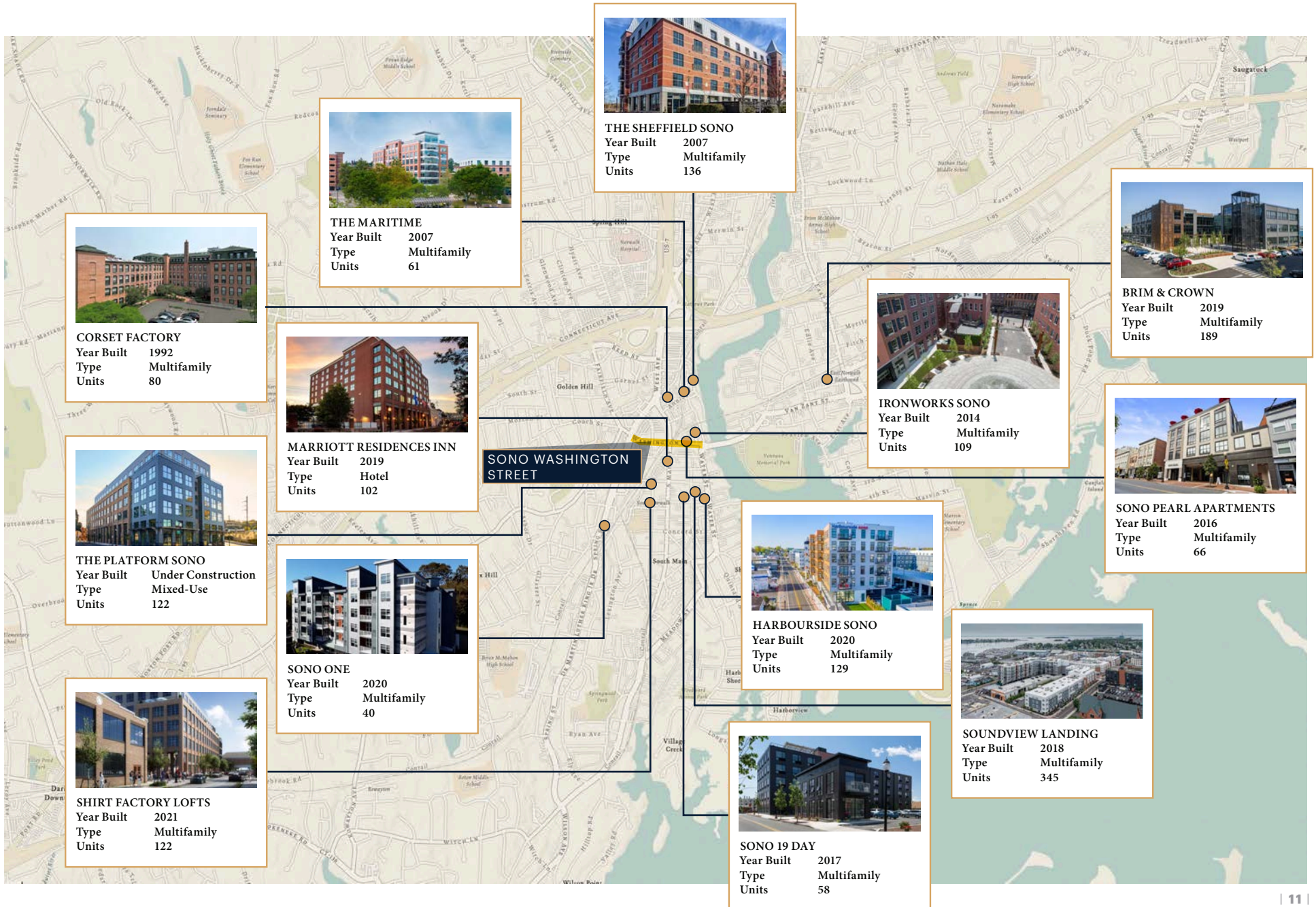
Donovan’s Restaurant & Bar, Southern Table & Refuge, O’Neill’s Irish Pub & Restaurant, The Blind Rhino

**16 N MAIN STREET
RESTAURANT FOR SALE**

DRIVETIMES TO SONO



NEW RESIDENTIAL



AREA DEMOGRAPHICS



	0.5 MILE	1 MILE	2 MILES
POPULATION	8,069	29,840	62,083
NUMBER OF HOUSEHOLDS	3,738	12,012	24,496
AVERAGE HOUSEHOLD INCOME	\$104,887	\$107,472	\$126,866
MEDIAN HOUSEHOLD INCOME	\$77,292	\$79,759	\$89,911
COLLEGE GRADUATES	2,020 34.3%	7,203 34.0%	17,954 40.4%
TOTAL BUSINESSES	915	1,996	4,078
TOTAL EMPLOYEES	6,488	15,136	33,786
DAYTIME POPULATION	9,781	28,205	61,400

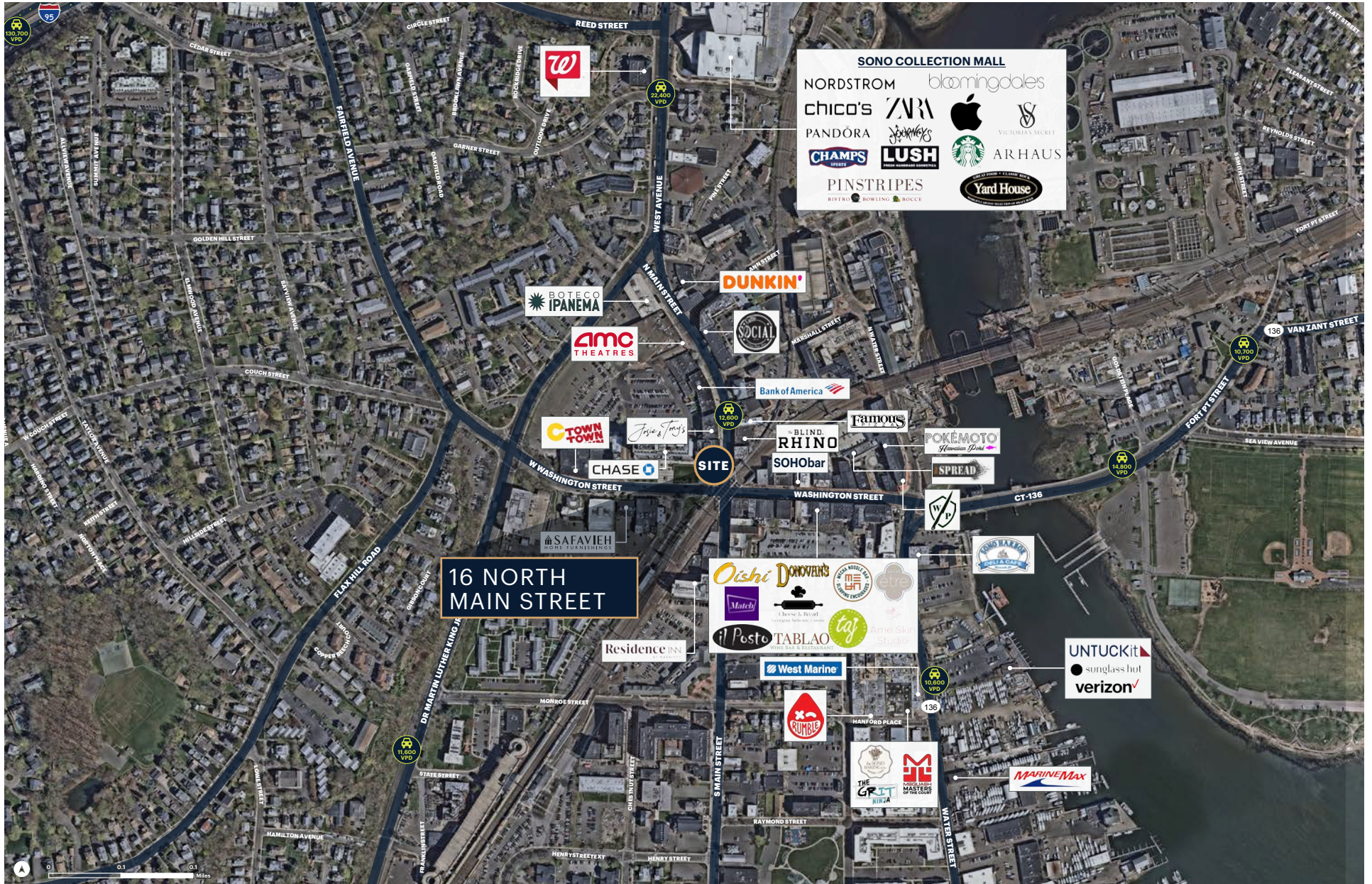
16 N MAIN STREET
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CLOSE UP AERIAL



16 N MAIN STREET
RESTAURANT FOR SALE

LOCAL RETAIL



16 N MAIN STREET
RESTAURANT FOR SALE

MARKET RETAIL



CONTACT EXCLUSIVE AGENT

FOR SALE INQUIRIES:

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203.302.1701