

NIZZARDO REAL ESTATE SERVICES



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• 83-85 WASHINGTON ST. 1A NORWALK, CT •



FOR MORE INFORMATION

PLEASE CONTACT

CODY NIZZARDO

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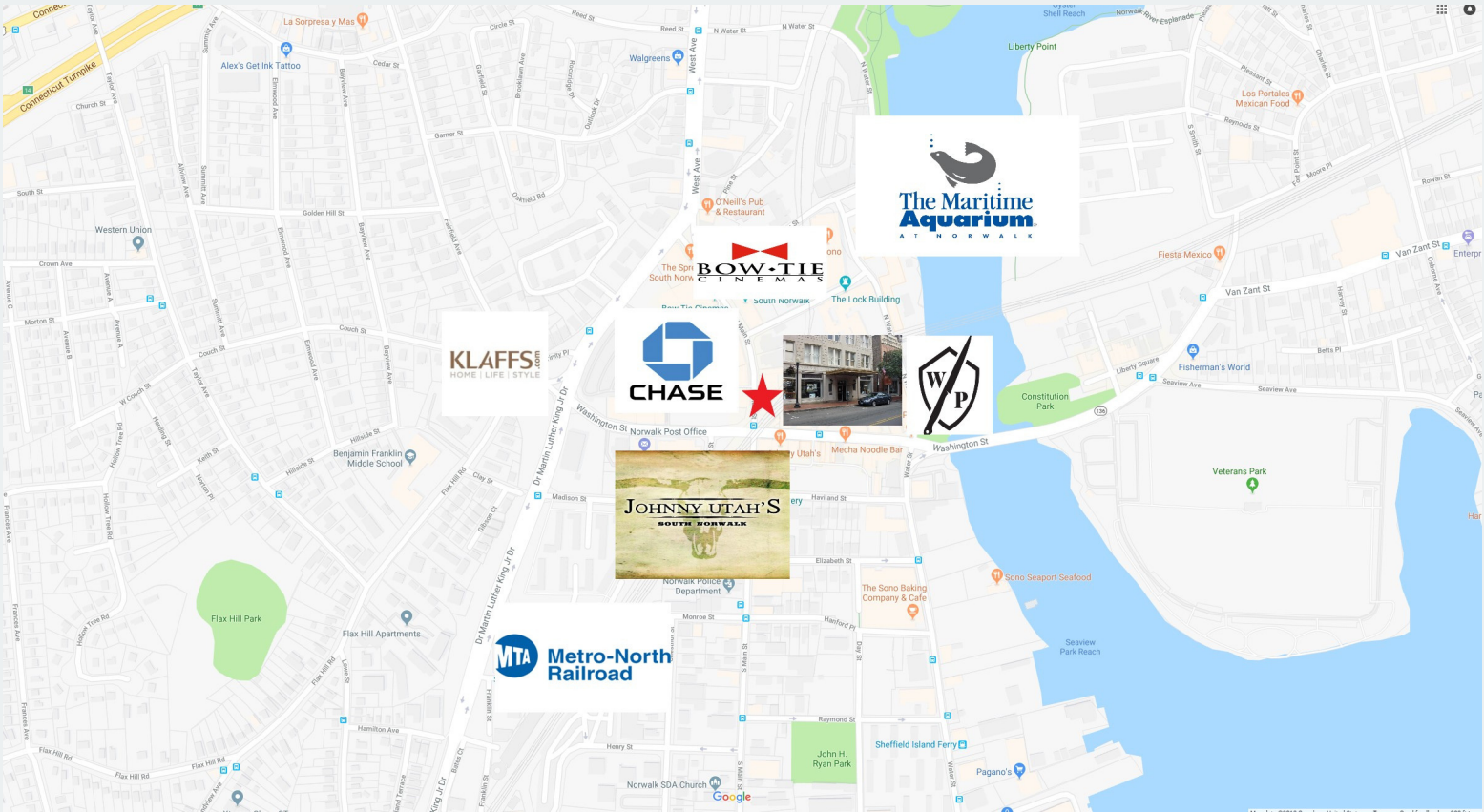
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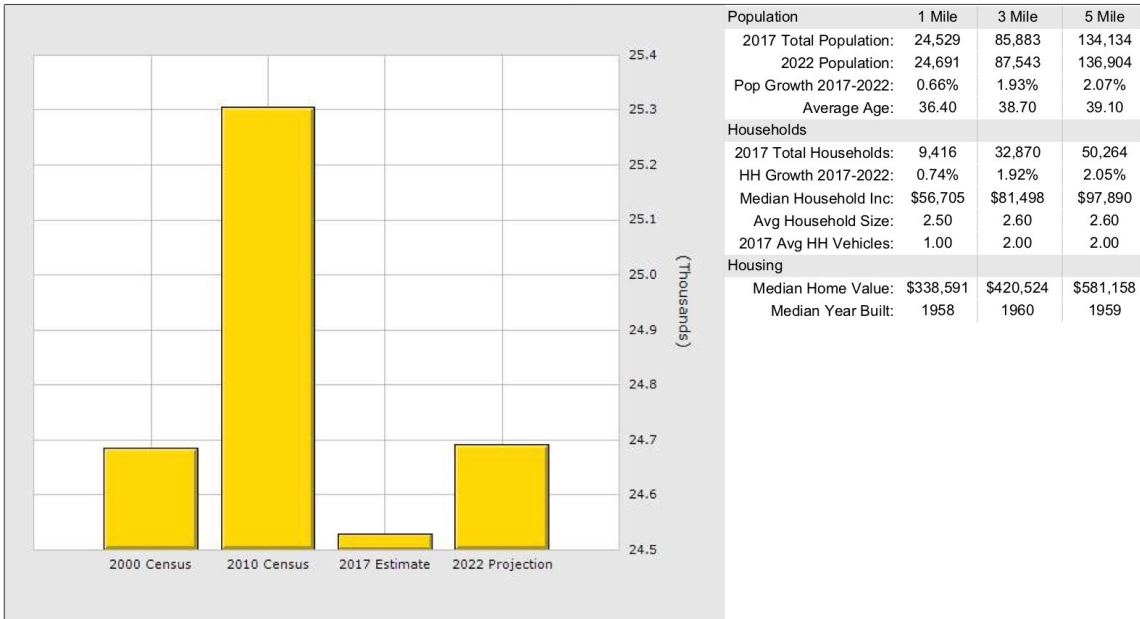


STREET LEVEL RETAIL SPACE GREAT SONO LOCATION !! Close to movie theater and restaurants. 100 yards from Maritime Center. Multiple retail and office facilities close by. Please Contact Cody Nizzardo at 203.667.3122 for more information.



Population for 1 Mile Radius

83-85 Washington St, Norwalk, CT 06854

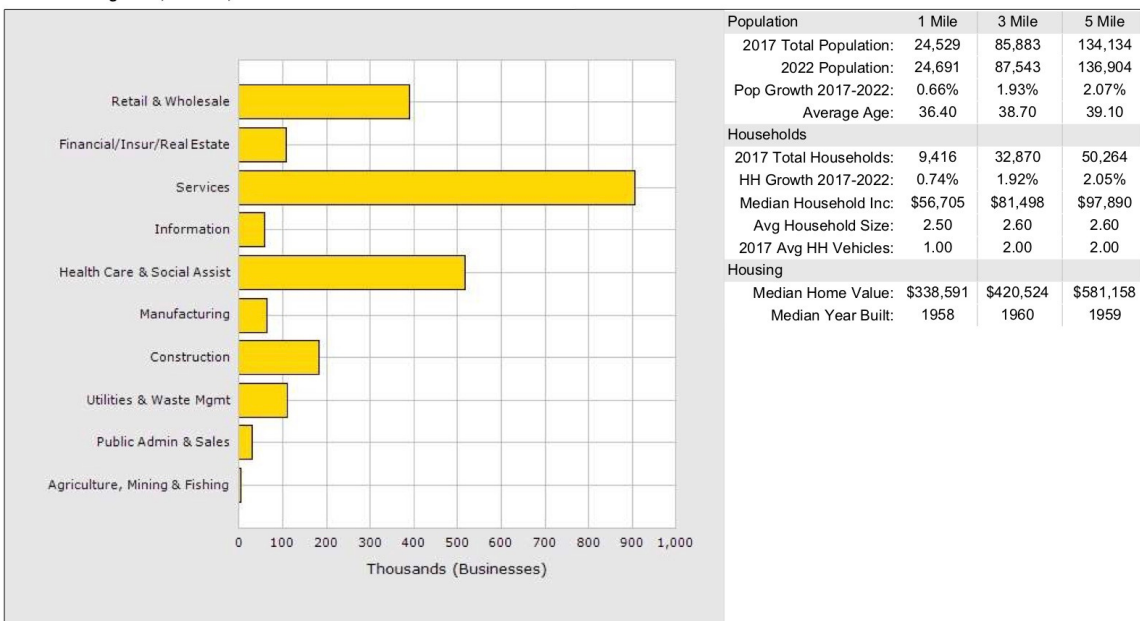


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Businesses for 1 Mile Radius

83-85 Washington St, Norwalk, CT 06854



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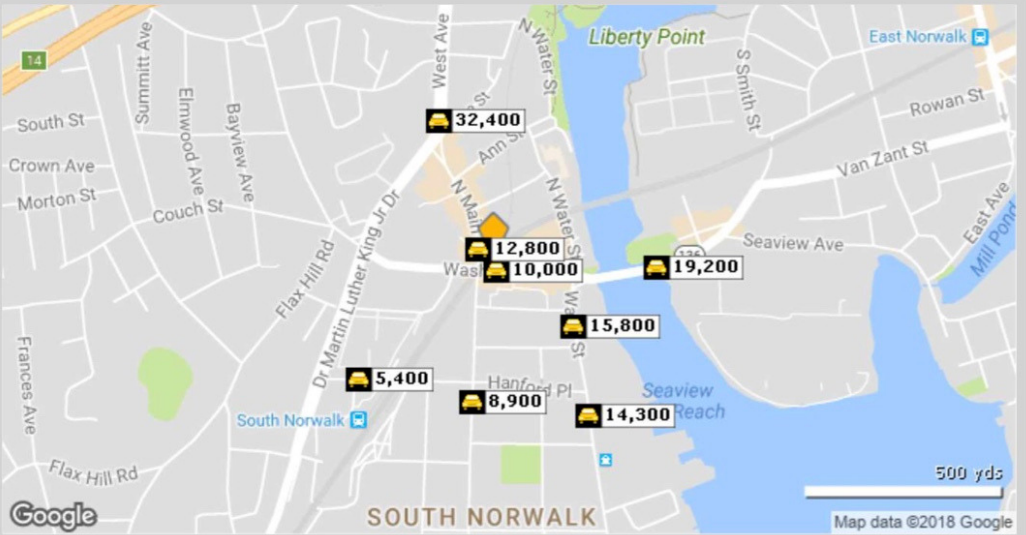
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Traffic Count Report

83-85 Washington St, Norwalk, CT 06854

Building Type: **Class C Office**
Class: **C**
RBA: **25,000 SF**
Typical Floor: **8,000 SF**
Total Available: **3,430 SF**
% Leased: **100%**
Rent/SF/Yr: **Negotiable**





	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Washington St	N Main St	0.03 W	2011	10,000	ADT	.01
2	N Main St	Washington St	0.03 S	2016	12,800	MPSI	.03
3	Water St	Haviland St	0.02 N	2016	15,800	MPSI	.15
4	S Main St	Monroe St	0.03 N	2011	8,900	ADT	.21
5	West Ave	Garner St	0.09 N	2012	33,831	MPSI	.23
6	West Ave	N Main St	0.01 S	2016	32,400	MPSI	.23
7	Liberty Sq	Stroffolino Brg	0.01 W	2012	19,200	ADT	.24
8	Fort Point St	Washington St	0.04 W	2016	19,200	MPSI	.24
9	Monroe St	State St	0.01 W	2016	5,400	MPSI	.26
10	Water St	Hanford Pl	0.02 N	2016	14,300	MPSI	.27

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