

# Freestanding Restaurant For Sale

186 Main Street, Norwalk, CT 06851

**FC** FEBBRAIO  
COMMERCIAL



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

NEW ENGLAND  
PROPERTIES



COMMERCIAL DIVISION™

## OVERVIEW



Offered For Sale at **\$1,495,000**

### Highlights

**Building Size:** 1,944 Square Feet

**Lot Size:** 7,405 Square Feet

**Taxes:** \$11,182

**Parking:** On-site

**Frontage:** 50' on Main Street

- High-traffic corridor with excellent street presence
- Attractive, welcoming interior layout with bar and dining space
- Functional kitchen infrastructure and restaurant equipment included
- Ample parking nearby and easy accessibility for patrons
- Strong household demographics and growing surrounding development
- Existing goodwill from decades of food service at this location

Prime Location | Long-Established Culinary Facility | Turnkey Potential

Discover a rare opportunity to carry on the culinary legacy at one of Norwalk's established dining locations. This highly visible, centrally located restaurant has been home to a beloved neighborhood eatery since 1997. With nearly three decades of continuous operation, this location has built a strong reputation and loyal following in the local community and beyond.

The space is fully equipped, warmly styled, and well-maintained, making it ideal for an experienced restaurateur or visionary operator seeking a new location in a proven market.

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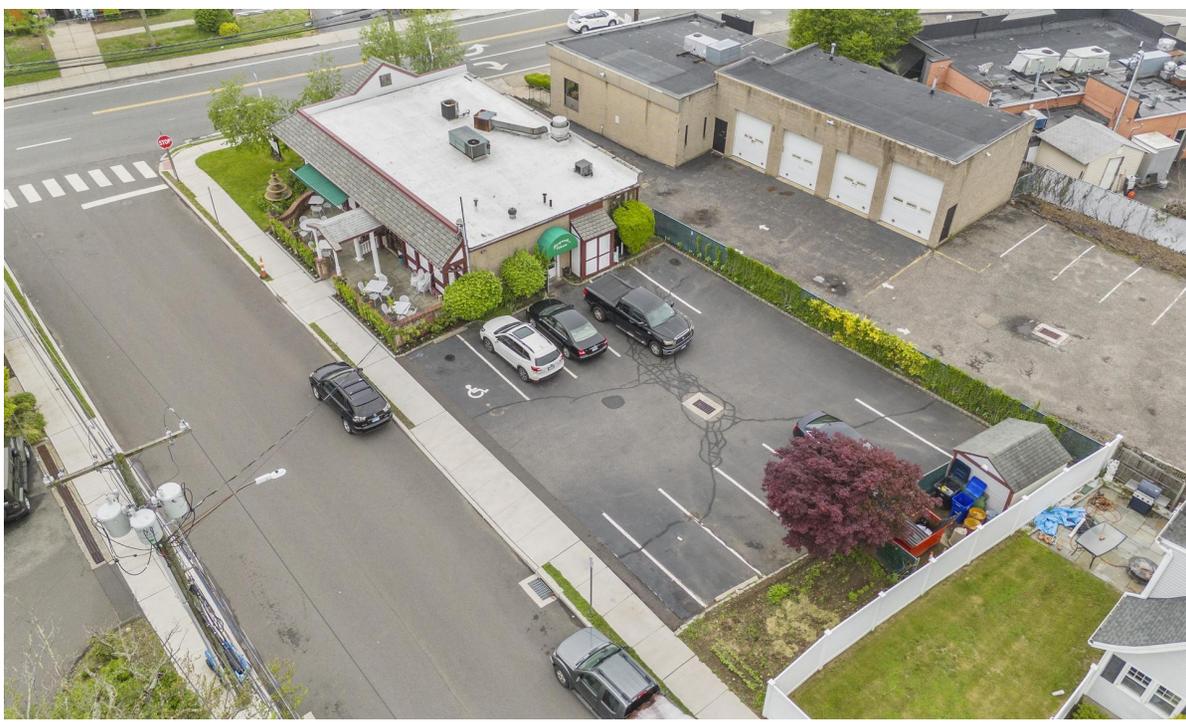
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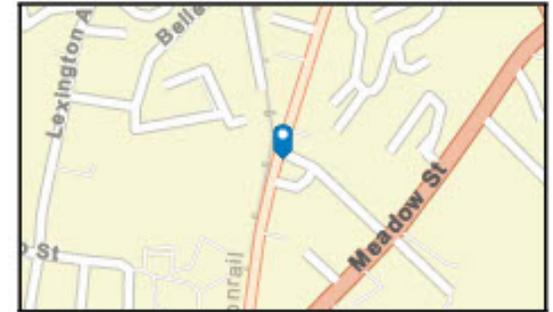
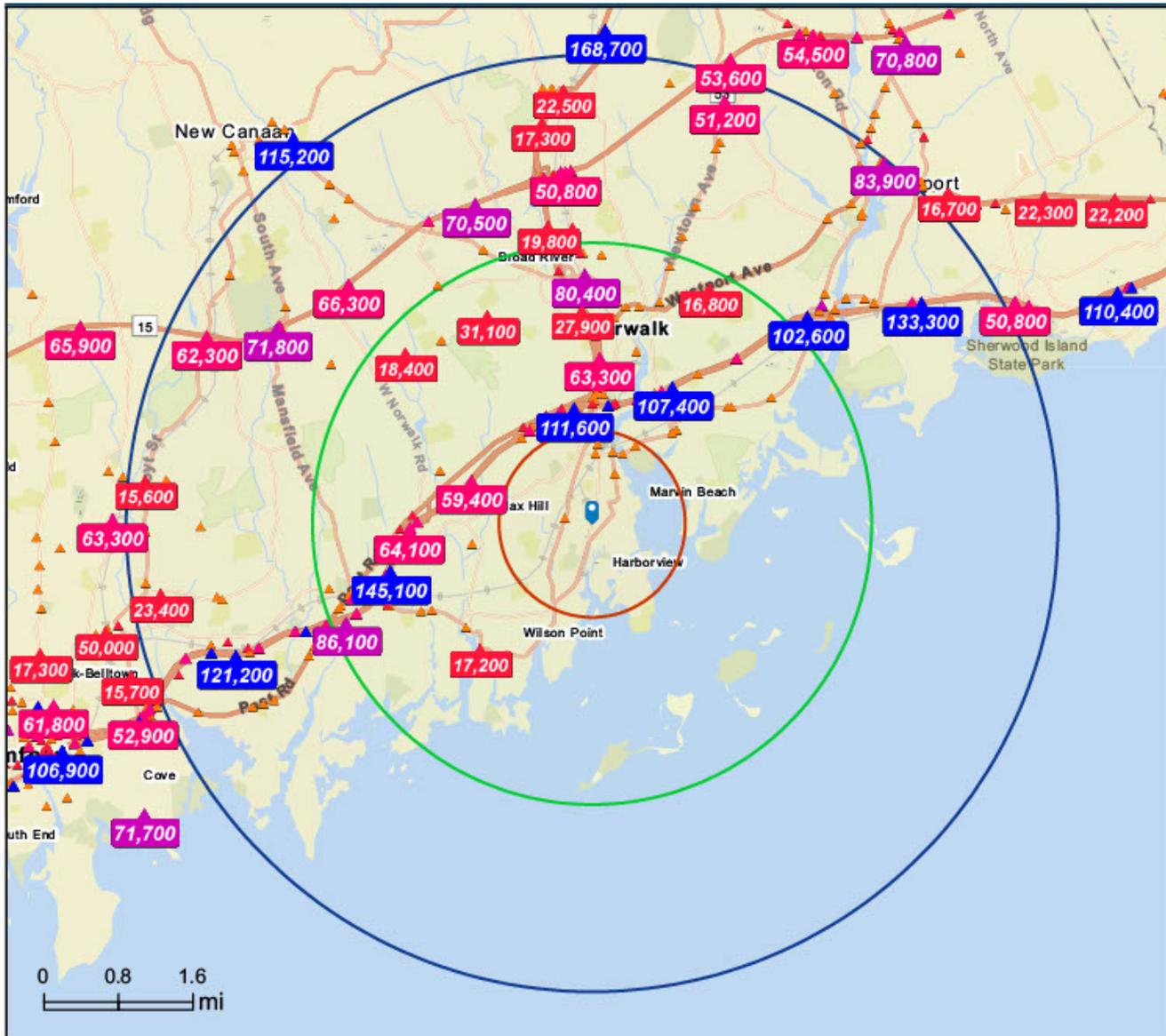


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# TRAFFIC COUNTS

Longitude: -73.42031



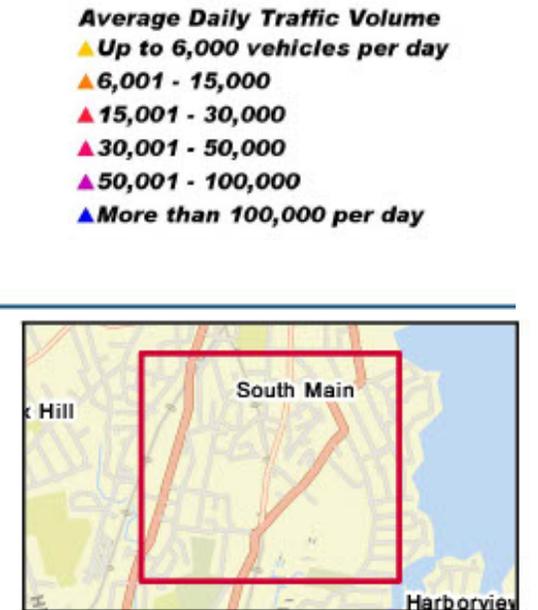
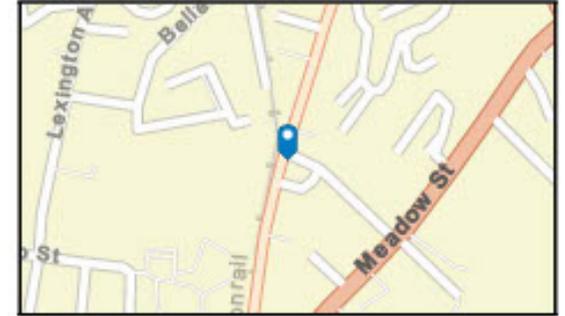
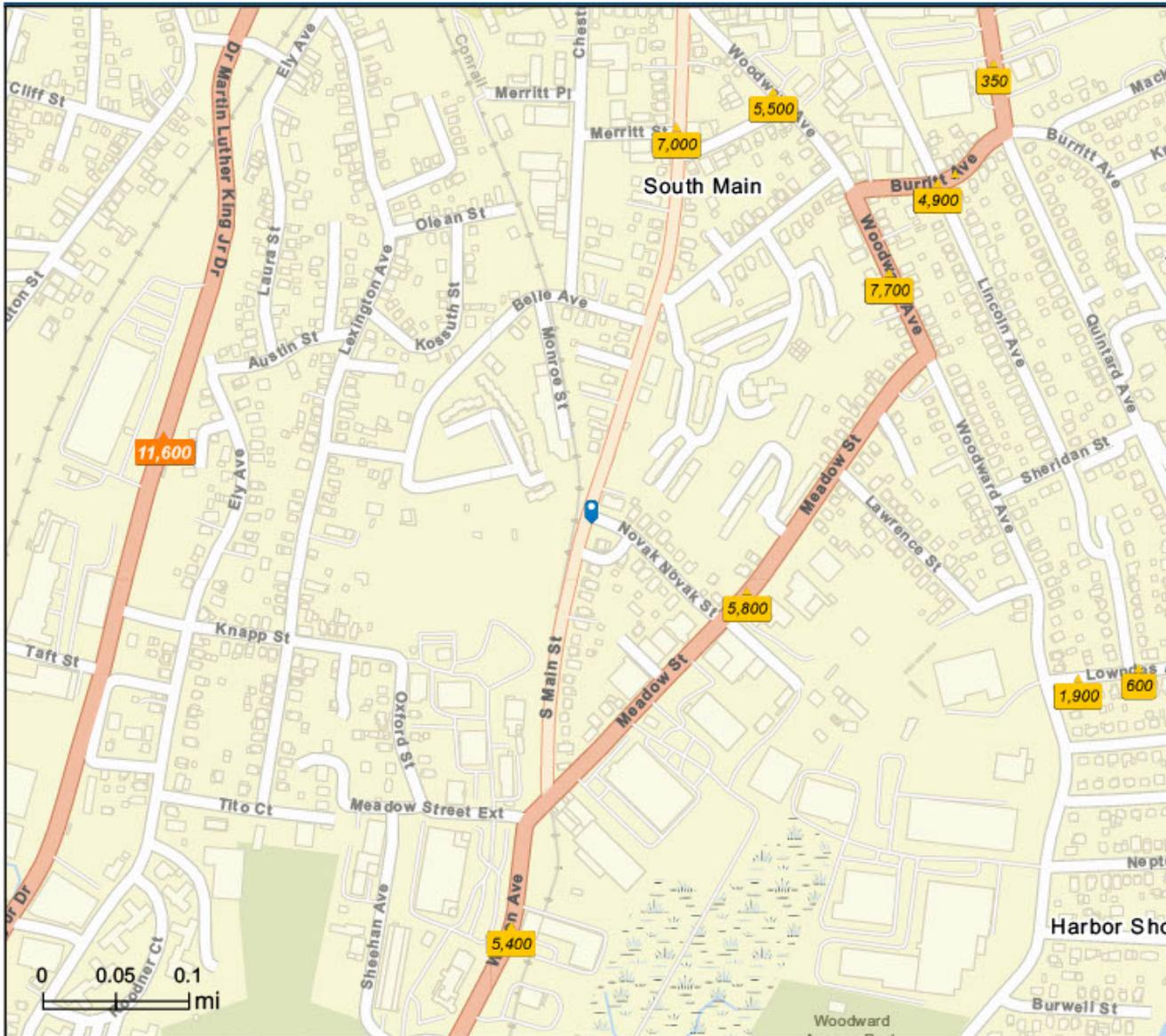
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Traffic Count Map

186 S Main St, Norwalk, Connecticut, 06854  
Rings: 1, 3, 5 mile radii

# TRAFFIC COUNTS - CLOSE UP



Traffic Count Map - Close Up

186 S Main St, Norwalk, Connecticut, 06854  
Rings: 1, 3, 5 mile radii

# LOCATION



Exceptional location in a high-traffic corridor of Lower Fairfield County, ideal for both local patronage and destination dining. Situated just off a major thoroughfare, the site provides seamless access to key commuter routes, including I-95, the Merritt Parkway (Route 15), and Route 7, placing it within minutes of some of Connecticut's most desirable towns and cities.

With a central position between Stamford, Norwalk, Westport, and Wilton, this location benefits from a broad customer base spanning affluent residential neighborhoods and dynamic commercial centers. The area boasts strong demographics, high traffic counts, and close proximity to commuter rail stations, making it easily accessible for all.

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## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	· 19,245	· 77,402	· 131,664
Median Age	· 36.6	· 39.3	· 40.6
Median Household Income	· \$90,547	· \$112,765	· \$139,105
Average Household Income	· \$125,273	· \$171,722	· \$205,629



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**ABOUT FEBBRAIO COMMERCIAL TEAM**

Thomas Febbraio, Principal and Managing Partner of Febbraio Commercial Team at Berkshire Hathaway HomeServices New England Properties brings over 25 years of invaluable expertise in the real estate industry. As a seasoned real estate developer and Partner at PFS Associates, he has cultivated a reputation for excellence, entrepreneurship, and exceptional client service.

Febbraio Commercial Team has played a pivotal role in leasing, developing, and selling over three hundred million dollars worth of commercial real estate across New York and Connecticut. His extensive portfolio includes a diverse range of clients and properties, reflecting his deep understanding of the market dynamics and his commitment to delivering optimal results.

With his unwavering dedication, extensive network, and proven track record of success, Thomas Febbraio continues to be a trusted advisor and a driving force in the commercial real estate landscape, offering unparalleled insights and solutions to his clients' diverse needs.

**Team Specialties**

- Business Sales
- Retail Leasing & Sales
- Industrial Real Estate
- Commercial Properties
- Office Leasing & Sales
- Investment Properties
- Landlord Representation
- Tenant Representation

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