

512-516 Main Avenue, Norwalk, CT

Retail Property with Development Potential for Sale at \$4,250,000.00



Retail Property with Development Potential for Sale: Two Lot Commercial Property with 16,000 SF Retail Building, Great Visibility, and Accessibility on Main Avenue in Norwalk, CT: On 1.97 acres with three curb cuts, 283 linear feet of frontage on Main Avenue, prominent street signage (two signs), and abundant parking. Currently occupied by a national retailer. The retail building is located on a .99 acre parcel and the adjacent parking lot (previously a car wash) is located on a .98 acre parcel.

Close to the Department of Motor Vehicles (DMV), Merritt 7 Corporate Park (a 1.4 million SF Class A office park), hotels, and shopping. Near national retailers including Starbucks, Walmart, Staples, Bob's Stores, Fed Ex, Planet Fitness and Stop & Shop. Direct access to Route 7 Connector to I-95 (Exit 15) and Merritt Parkway (Exit 40 A&B).

The Site

Space Available:	16,000 SF
Building Type:	Retail Building
Total Building Size:	16,000 SF (100' x 160')
Land:	1.97 acres
Real Estate Taxes:	\$85,754.04 (2019)
Zoning:	B2
Year Built:	1969 (Remodeled in 2004)
Construction:	Concrete Block, Stucco
Stories:	One

Features

Traffic Count:	15,146 Average Daily Volume (Approx.)
Parking:	Abundant
Ceiling Height:	12.5' (Bottom of Truss)
Loading:	Drive-in door (8' W x 10' H)
Amenities:	Prominent Street Signage, Sprinklers, Alarm System

Utilities

Water/Sewer:	City/City
A/C:	Central Air
Heating:	Gas
Power:	600 amp, 2 phase

Three Mile Demographics

Population:	59,431
Median HH Income:	\$102,140

Five Mile Demographics

Population:	139,620
Median HH Income:	\$106,688

Contact

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