

FOR SALE OR LEASE

**520
MAIN
AVENUE**

**RETAIL/FLEX
MEDICAL/OFFICE
ZONED B2**

ROUTE 7 CORRIDOR NORWALK, CONNECTICUT





Column Free Flex/Office/Medical Space With High Ceilings

Retail Site for Redevelopment

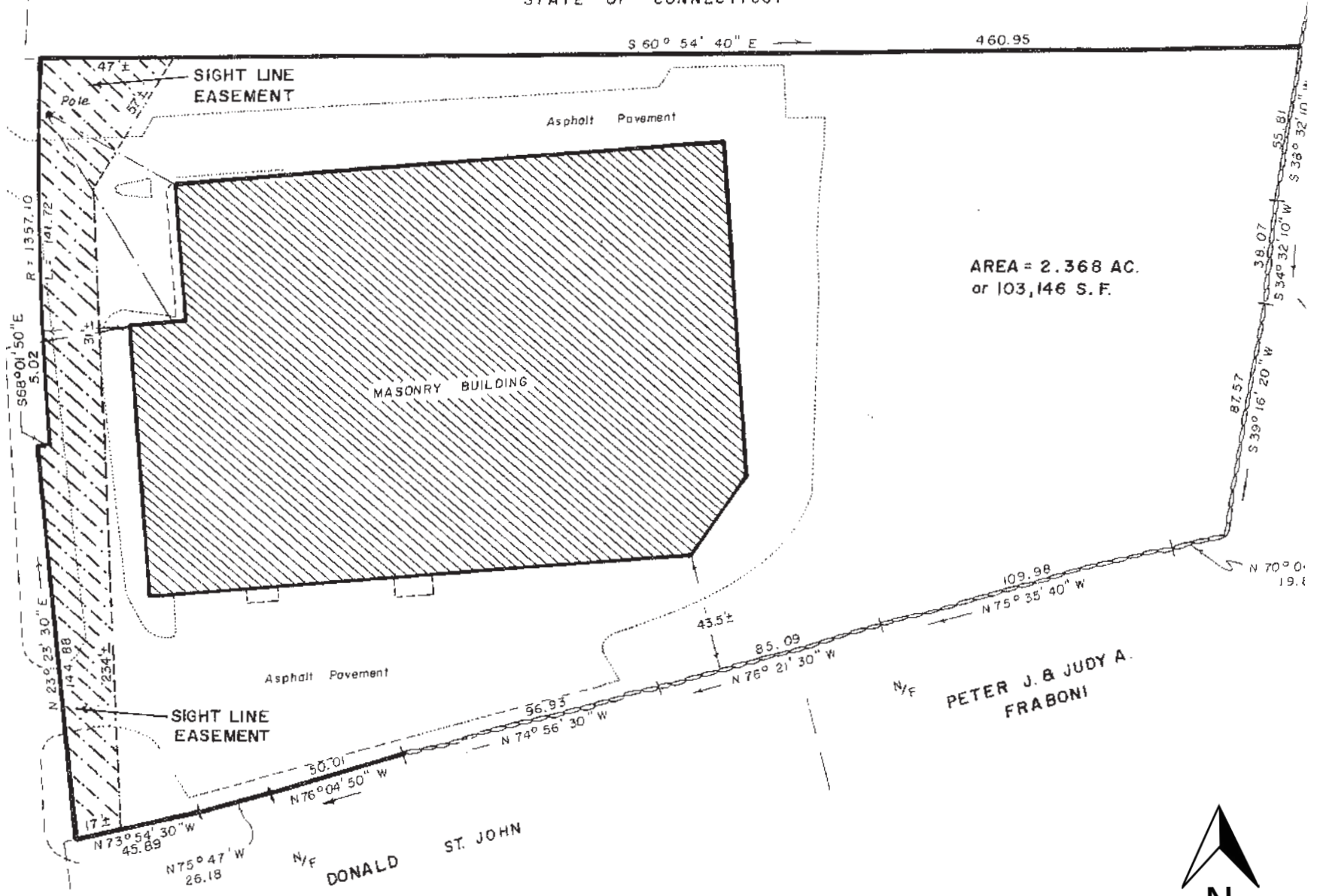
PROPERTY OVERVIEW

BUILDING SIZE:	34,502 SF / 2 buildings Flex Space: 23,956 SF Office/Converted Home: 10,546 SF
Land Size:	2.3 acres
No. Floors:	1.5 Front building has partial 2nd floor
Year built:	1965
Zone:	B-2
Frontage:	Maximum Coverage Front 45' from center of road Side none or 10' from residence Rear 10'
Parking:	40+ expansion possible
Main Electrical Panel:	460 volts, 3 phase, 1200 amps
Sprinklers:	Partial
Ceiling Heights:	16' clear
HVAC:	Heating and cooling
Bay Size:	Typical 24' x 24'
Occupancy:	August 2019
RE Taxes (2018)	\$47,768.20
Sale Price:	\$4,500,000 (\$130.43 sq. ft.)
Lease Price:	Land Lease 15 Years: \$350,000/Year NET + 3% per year (as is) Land Lease 7 Years: \$12.00 per SF NET + \$1/year (as is, undividable)
Financing Available:	Up to 75% -90% LTV financing available for a multi-tenant or owner user. Call RJ Luth for details

N/F STATE OF CONNECTICUT

S 60° 54' 40" E 460.95

MAIN AVENUE



AREA = 2.368 AC.
or 103,146 S.F.

MASONRY BUILDING

SIGHT LINE EASEMENT

SIGHT LINE EASEMENT

N/F DONALD ST. JOHN

N/F PETER J. & JUDY A. FRABONI



Neighboring Tenants








AFC URGENT CARE
 AL'S WAREHOUSE WINE & BEER
 AT&T STORE
 BANK OF AMERICA
 BOSTON BARKET
 CARVEL
 CHASE BANK
 COURTYARD BY MARRIOTT
 NORWALK
 CT DMV
 redbox.

DRESS BARN
 DUNKIN DONUTS
 ETHAN ALLEN OUTLET
 FEDEX OFFICE PRINT & SHIP
 CENTER
 FIRST COUNTY BANK
 HALLMARK
 HEARST MEDIA
 HILTON GARDEN INN NORWALK
 IRS

LA FITNESS
 MASSAGE ENVY SPAS
 MATTRESS FIRM
 MICHAEL'S
 OAK AND ALMOND
 OUTBACK STEAK HOUSE
 PANERA BREAD
 PAWS
 PETCO
 QDOBA MEXICAN EATS

RED BOX
 SLEEP ETC
 STAPLES
 STARBUCKS
 TOWN FAIR TIRES
 TUTOR TIME
 TJ MAXX
 ULTA
 WALMART

Demographic Snapshot

	5-Mile Radius	10-Minute Drive	15-Minute Drive
 POPULATION	18,983	97,147	185,157
 BACHELOR'S DEGREE & ABOVE	3,991	19,394	39,892
 AVERAGE HOUSEHOLD INCOME	\$149,420	\$159,739	\$193,250
 MEDIAN HOME VALUE	\$449,898	\$493,029	\$651,449
 TOTAL DAYTIME POPULATION	29,478	107,369	204,361





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NORWALK, CT

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FINANCING INFORMATION ONLY

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