

## 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

<b>Space Available:</b>	16,000 SF
<b>Building Type:</b>	Retail Building
<b>Total Building Size:</b>	16,000 SF (100' x 160')
<b>Land:</b>	1.97 acres
<b>Real Estate Taxes:</b>	\$66,202.08 (2017)
<b>Zoning:</b>	B2
<b>Year Built:</b>	1969 (Remodeled in 2004)
<b>Construction:</b>	Concrete Block, Stucco
<b>Stories:</b>	One
<b>Column Spacing:</b>	25' (front to back) and 33' (left to right)

### Three Mile Demographics

<b>Population:</b>	59,078
<b>Median HH Income:</b>	\$98,518

### Features

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

### Utilities

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

### Five Mile Demographics

<b>Population:</b>	140,810
<b>Median HH Income:</b>	\$101,291

### Contact

**Brett A. Sherman, CCIM**  
Senior Vice President  
203.853.0101, Ext. 22  
bsherman@angelcommercial.com

No warranty of representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.