

FOR LEASE // FORMER CAR DEALERSHIP



PROPERTY DESCRIPTION

Gateway Building in Norwalk! This amazing location has a traffic count of +/- 29,334 cars daily. Formally a successful car dealership with a +/- 10,792 Sq. Ft. showroom/ service facility on .94 Acres. Ideal location for any retail/service use! Additional parking options are available nearby.

OFFERING SUMMARY

Location:	10 Tindall Ave, Norwalk CT
Price:	\$25,000 NNN
Nets:	+/- \$5.00
Building Size:	10,792 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	753	2,455	8,213
Total Population	1,681	5,464	17,825
Average HH Income	\$113,678	\$106,703	\$100,914



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PROPERTY HIGHLIGHTS

- Fully Sprinklered
- Building Renovate in 2003 and 2016 Including Electrical Plumbing and Roof
- LED Lighting Throughout
- Fiber Internet
- City Water, Sewer and Gas
- 600 Amp, 3 Phase Power
- Facility is Fully Air Conditioned
- Plumbing: 5 Baths, Eye Wash Station and Slop Sink
- Air Lines
- 12 Scissor Lifts
- 16' Ceilings in Service Area w/ 14' High Speed Drive in Doors
- Oil Waste Separation
- Break Lather Machine, Road Force Balancer, Tire Machine
- Additional Parking Available
- Traffic Count: +/- 29,334 Daily
- Fire Alarm System and Wired For Cameras
- Pylon Road Sign

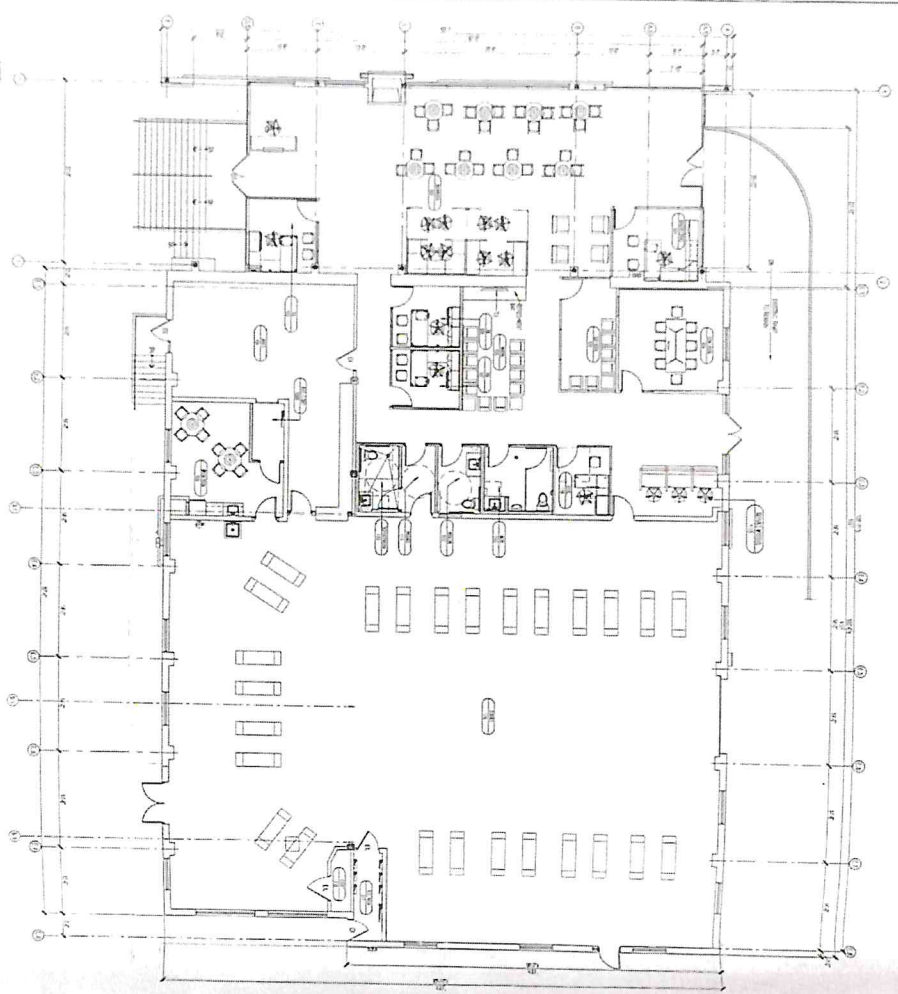


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FIRST FLOOR FURNITURE PLAN



FURNITURE SCHEDULE

NO.	ITEM	QUANTITY	REMARKS
01	RECEPTION DESK	1	RECEPTION DESK WITH 2 SEATERS
02	MEETING ROOM	3	MEETING ROOM WITH 10 SEATERS
03	CONFERENCE ROOM	2	CONFERENCE ROOM WITH 12 SEATERS
04	RECEPTION COUNTER	2	RECEPTION COUNTER WITH 2 SEATERS
05	STATIONERY	1	STATIONERY WITH 2 SEATERS
06	STATIONERY	1	STATIONERY WITH 2 SEATERS
07	STATIONERY	1	STATIONERY WITH 2 SEATERS
08	STATIONERY	1	STATIONERY WITH 2 SEATERS
09	STATIONERY	1	STATIONERY WITH 2 SEATERS
10	STATIONERY	1	STATIONERY WITH 2 SEATERS
11	STATIONERY	1	STATIONERY WITH 2 SEATERS
12	STATIONERY	1	STATIONERY WITH 2 SEATERS

SYMBOL LEGEND

RECEPTION DESK
 MEETING ROOM
 CONFERENCE ROOM
 STATIONERY
 RECEPTION COUNTER
 STATIONERY

GENERAL NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

2. ALL MATERIALS AND FINISHES TO BE AS PER SPECIFICATIONS.

3. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

GARAVEL SUBARU

1st Floor, 1st Stage, 1st Block

FIRST FLOOR FURNITURE PLAN

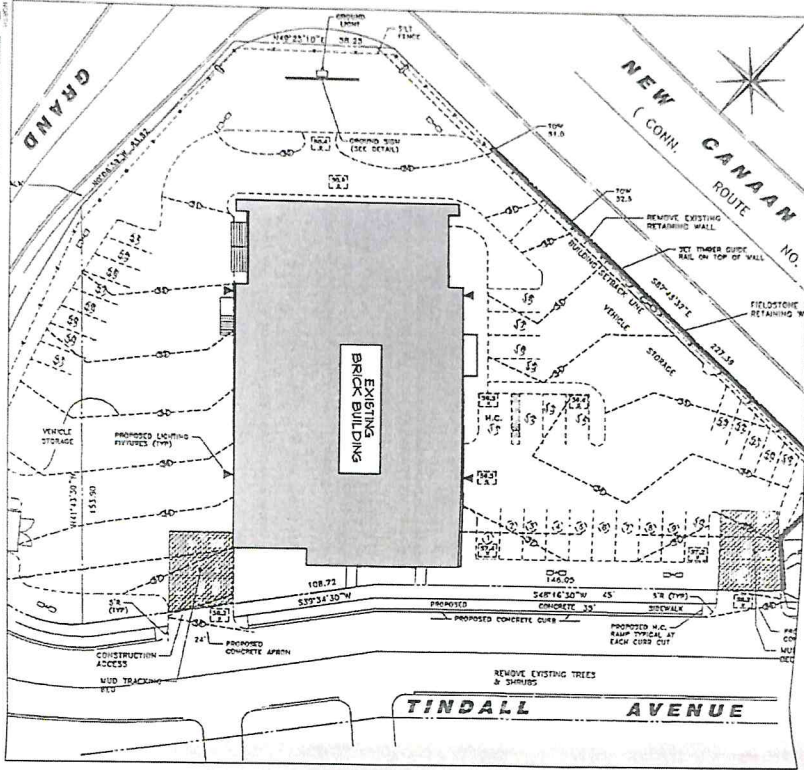
REDCOM

A-5A

GARAVEL SUBARU

10 TINDALL AVENUE
NORWALK, CT 06851

RENOVATION FOR:



1 EXISTING PLOT PLAN
DATE: 01/11/11

DRAWING LOG / REVISION LOG

NO.	DATE	DESCRIPTION
1	01/11/11	ISSUE FOR PERMIT
2	01/11/11	ISSUE FOR PERMIT
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TITLE SHEET AND
 CODE INFORMATION

A-0.1

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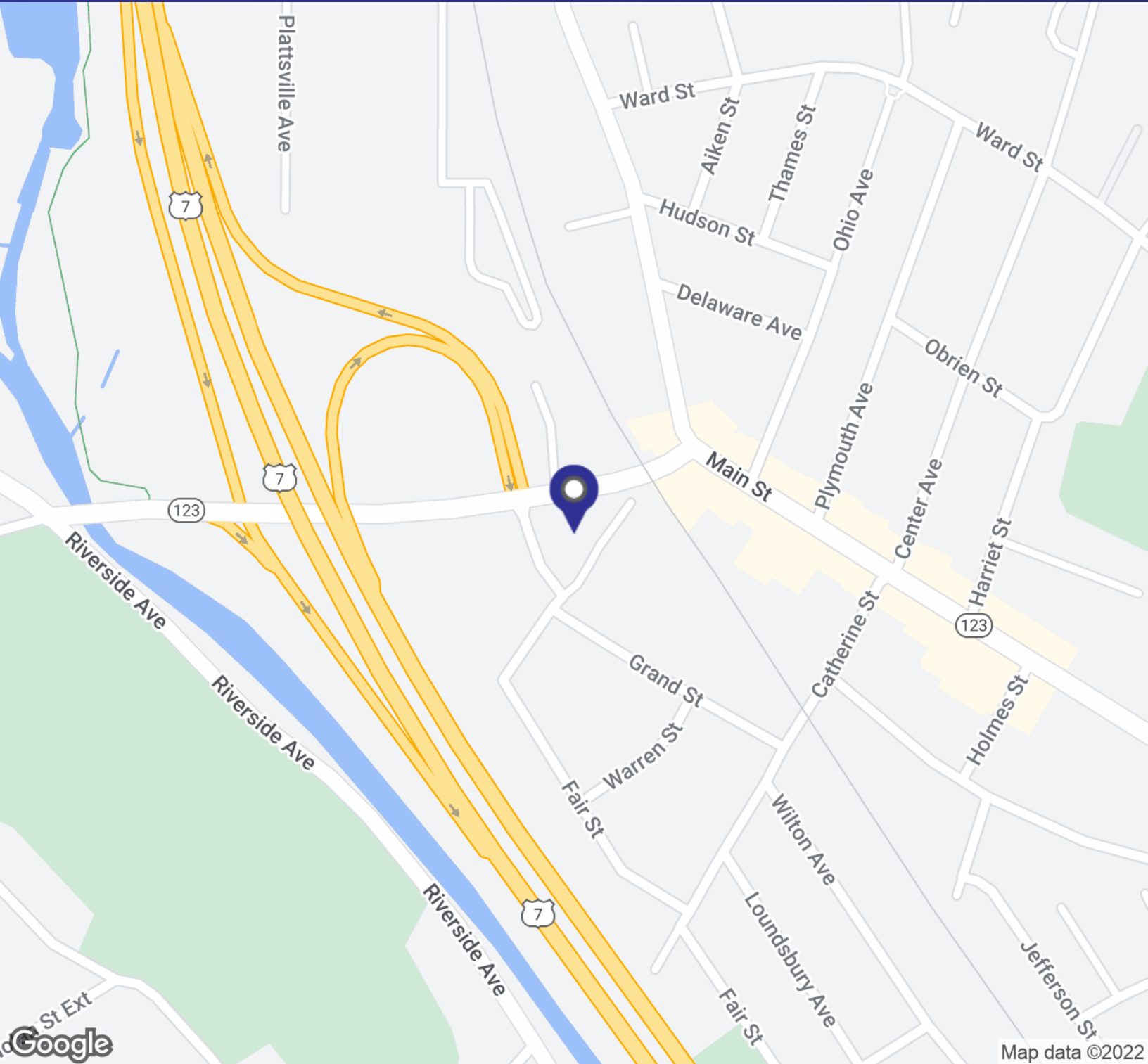


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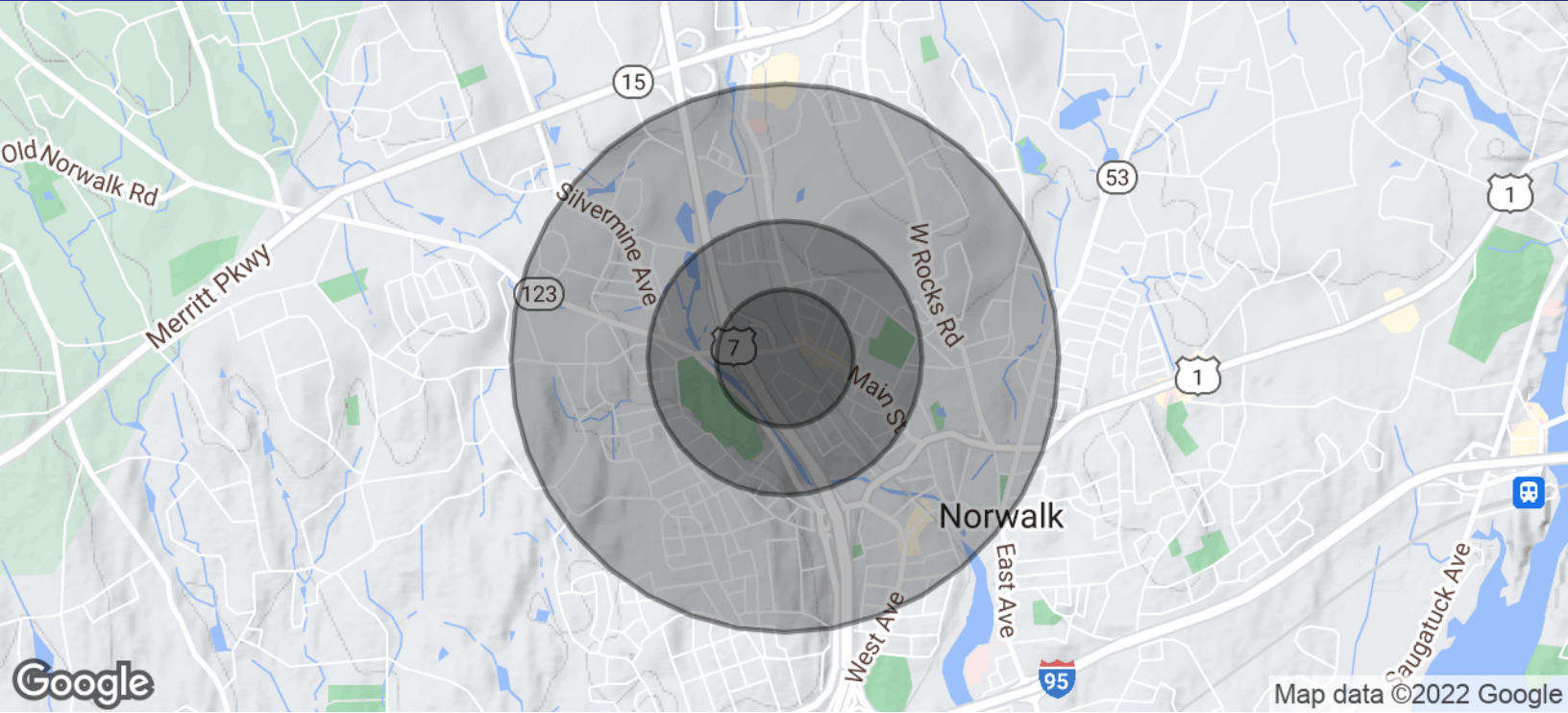


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,681	5,464	17,825
Average Age	37.3	38.4	39.3
Average Age (Male)	36.1	36.8	37.9
Average Age (Female)	37.8	39.3	40.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	753	2,455	8,213
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$113,678	\$106,703	\$100,914
Average House Value	\$354,183	\$347,297	\$331,591

* Demographic data derived from 2020 ACS - US Census



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