ANGEL COMMERCIAL, L.L.C.

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

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:	$75,716.54 (2020)
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

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

No warranty or 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.