# LEASE

## PRIME RETAIL FOR LEASE

104 Wall St Norwalk, CT 06850



#### **PROPERTY DESCRIPTION**

Coldwell Banker Commercial presents 104 Wall Street in Norwalk, CT for lease. This 7,500 SF retail space in the heart of downtown Norwalk located directly on Wall Street with tremendous visibility. Easy access to 195 & Merritt Parkway and across the street from the Wall Street Theater.

#### **PROPERTY HIGHLIGHTS**

- · Highly visible retail space on Wall Street in Norwalk
- Former dance studio
- · 44 feet of glass frontage
- 15,000 cars per day
- · Space includes upstairs loft area

#### **OFFERING SUMMARY**

Lease Rate:		\$15.00	) SF/yr (NNN)	
RE Taxes & CAM (NNN):		\$3.14 SF/yr		
Available SF:			7,500 SF	
Zoning:			CBDA	
DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES	
Total Households	2,970	9,905	36,694	

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Total Population	5,529	21,019	88,284
Average HH Income	\$95,075	\$103,563	\$127,332

 Daniel Sousa
 Kevin Coleman

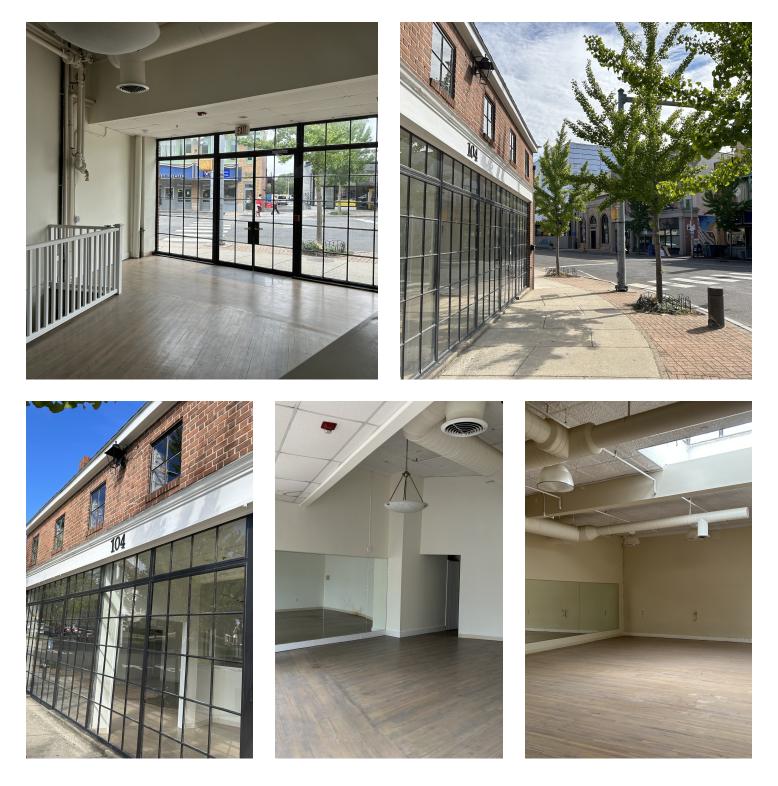
 203 948 7870
 203 837 7187



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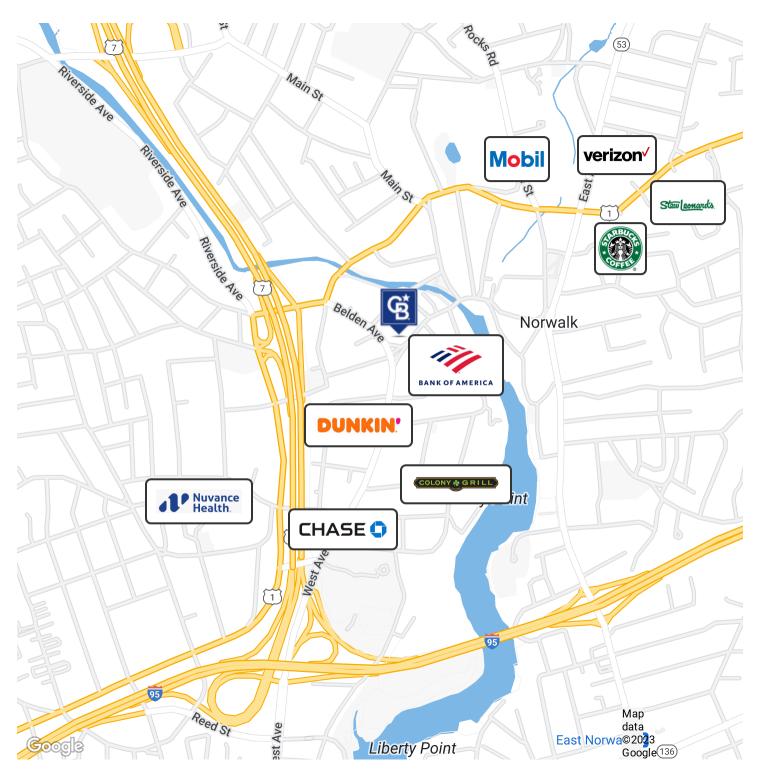


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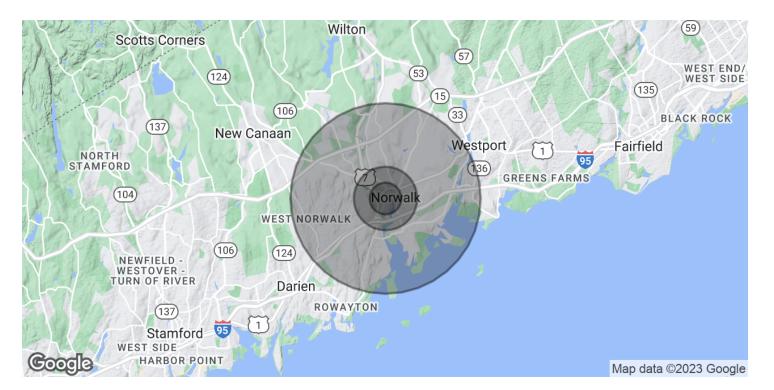
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5,529 37.5	21,019	88,284
37.5	07.0	
	37.8	40.8
37.1	35.4	39.4
37.8	39.7	42
5 MILES	1 MILE	3 MILES
2,970	9,905	36,694
1.9	2.1	2.4
\$95,075	\$103,563	\$127,332
	1.9	2,9709,9051.92.1

\* Demographic data derived from 2020 ACS - US Census

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