

# 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 I95 & 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
Total Population	5,529	21,019	88,284
Average HH Income	\$95,075	\$103,563	\$127,332

**Daniel Sousa**  
203 948 7870

**Kevin Coleman**  
203 837 7187



**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**



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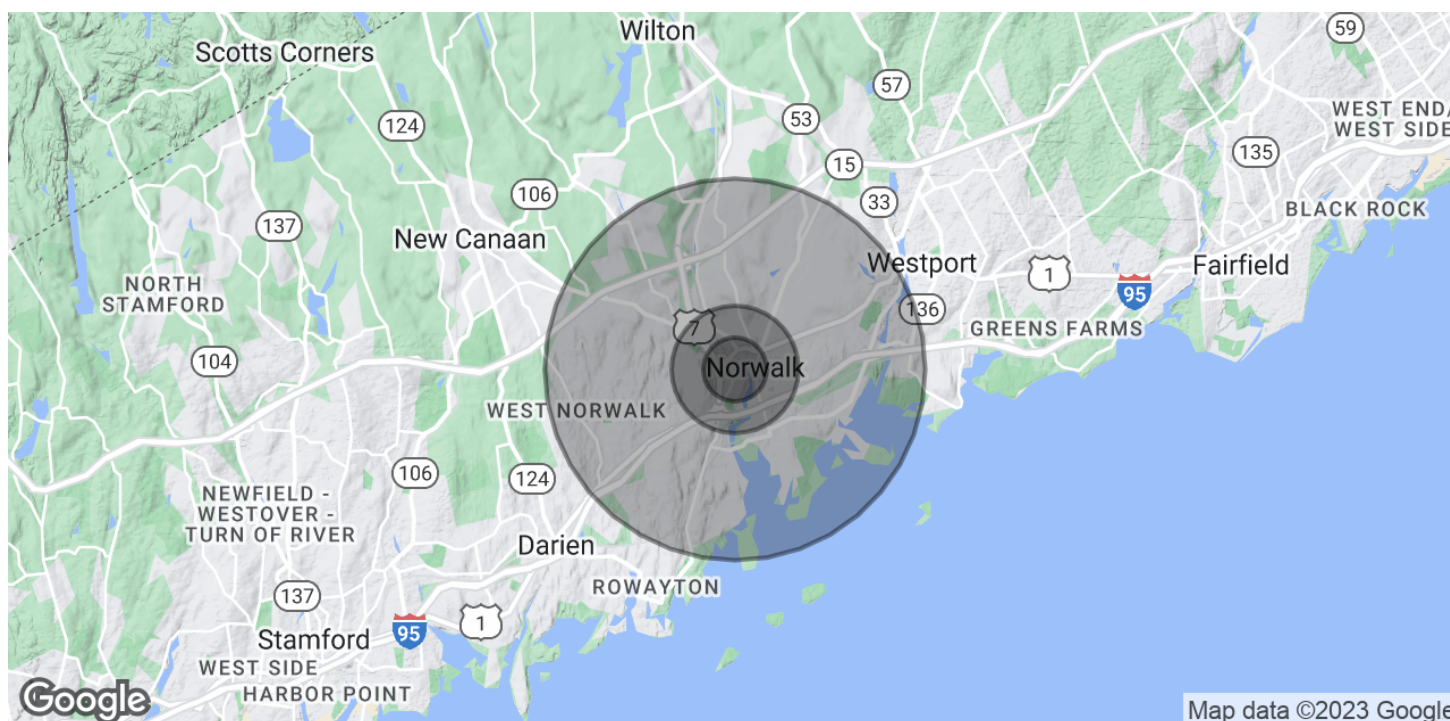
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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	5,529	21,019	88,284
Average Age	37.5	37.8	40.8
Average Age (Male)	37.1	35.4	39.4
Average Age (Female)	37.8	39.7	42

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	2,970	9,905	36,694
# of Persons per HH	1.9	2.1	2.4
Average HH Income	\$95,075	\$103,563	\$127,332
Average House Value	\$262,300	\$336,481	\$466,630

\* Demographic data derived from 2020 ACS - US Census

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