

Center Seven

RETAIL/OFFICE SPACE FOR LEASE

607 Main Avenue (Route 7)

Norwalk, CT

UNDER NEW OWNERSHIP UPGRADE RENOVATIONS CURRENTLY UNDERWAY



RENDERING



AVAILABLE:

RETAIL

1,400 SF (20' x 70')
1,853 SF (23' x 100' irr.) Can Be Made Avail.
2,200 SF (22' x 100' irr.) Avail 1/1/2027)
4,053 SF (45' x 100' irr.) Combined

OFFICE

2,500 – 8,579 SF

CO-TENANTS:

Starbucks, Citibank, Planet Pizza, European Wax Center, Massage Envy, Wayback Burgers, AFC Urgent Care, Mathnasium, Garage Days Record Store (coming soon) and Trento Gourmet Deli

NEIGHBORING RETAILERS:

Walmart, Stop & Shop, Hobby Lobby, Verizon, Mattress Firm, Total Wine & More, Qdoba, Panera Bread, Petco, Michael's, TJ Maxx, FedEx Office, Tutor Time, CVS and many more

TRAFFIC COUNT:

29,500 Cars per Day on Route 7

ADDITIONAL INFORMATION:

- 38,662 SF Highly Visible Center Situated on Route 7
- 164 Parking Spaces
- Under New Ownership – Renovations Currently Underway

RENT:

Call for Details

CAM/TAXES:

\$12.00/SF

AREA DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	5,869	54,410	140,560
Avg. HH Income	\$168,317	\$153,628	\$156,089

**For More Information,
Please Contact:**

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ROYAL

PROPERTIES

www.RoyalPropertiesInc.com

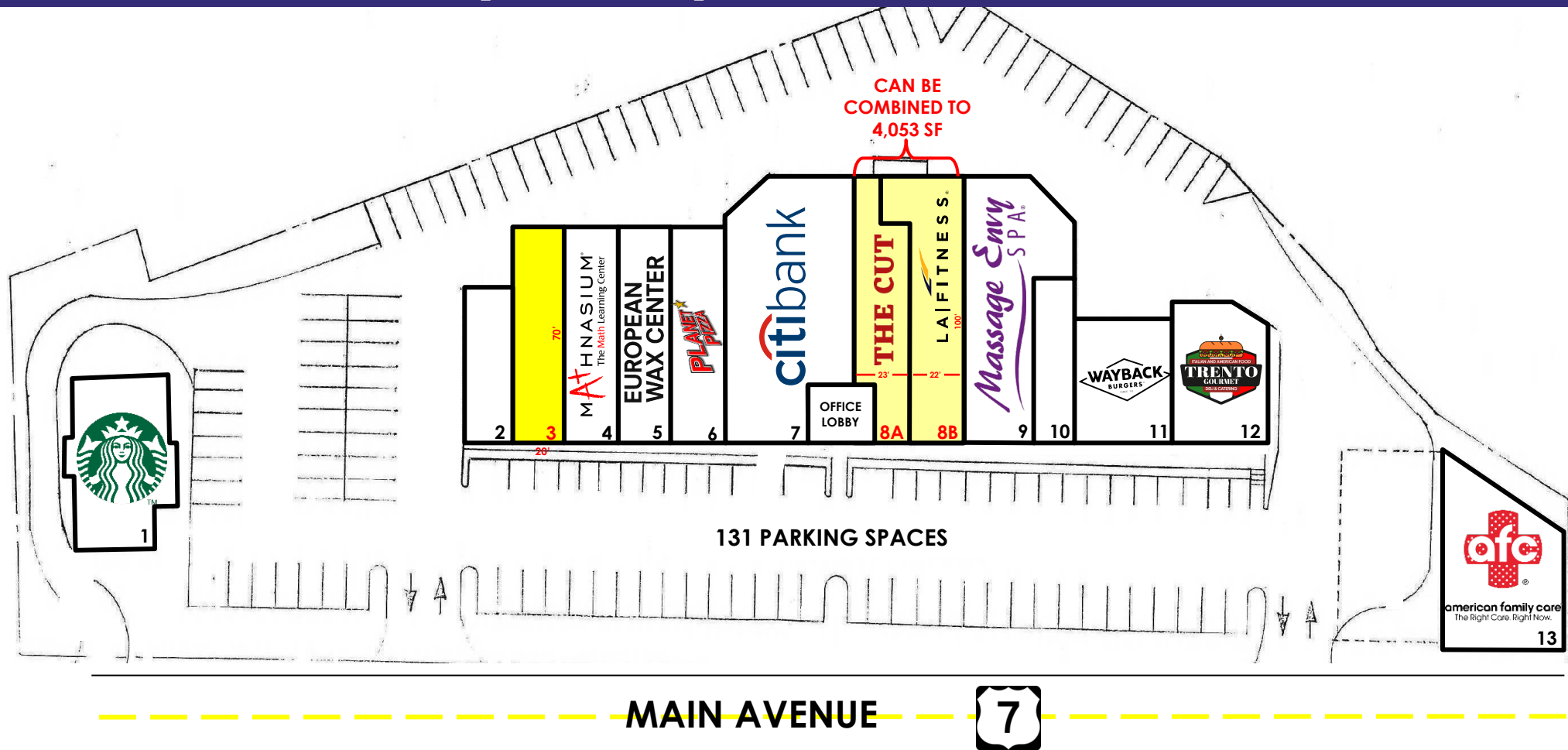
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#	TENANT	SF	#	TENANT	SF
1	Starbucks	2,800	8A	CAN BE MADE AVAILABLE	1,853
2	A-Z Variety & Cigars	1,100	8B	AVAILABLE 1/1/27	2,200
3	AVAILABLE	1,400	9	Massage Envy Spa	3,100
4	Mathnasium	1,400	10	Garage Days Record Store	800
5	European Wax Center	1,400	11	Wayback Burgers	1,942
6	Planet Pizza	1,400	12	Trento Gourmet Deli	1,800
7	Citibank	4,400	13	AFC Urgent Care	2,800



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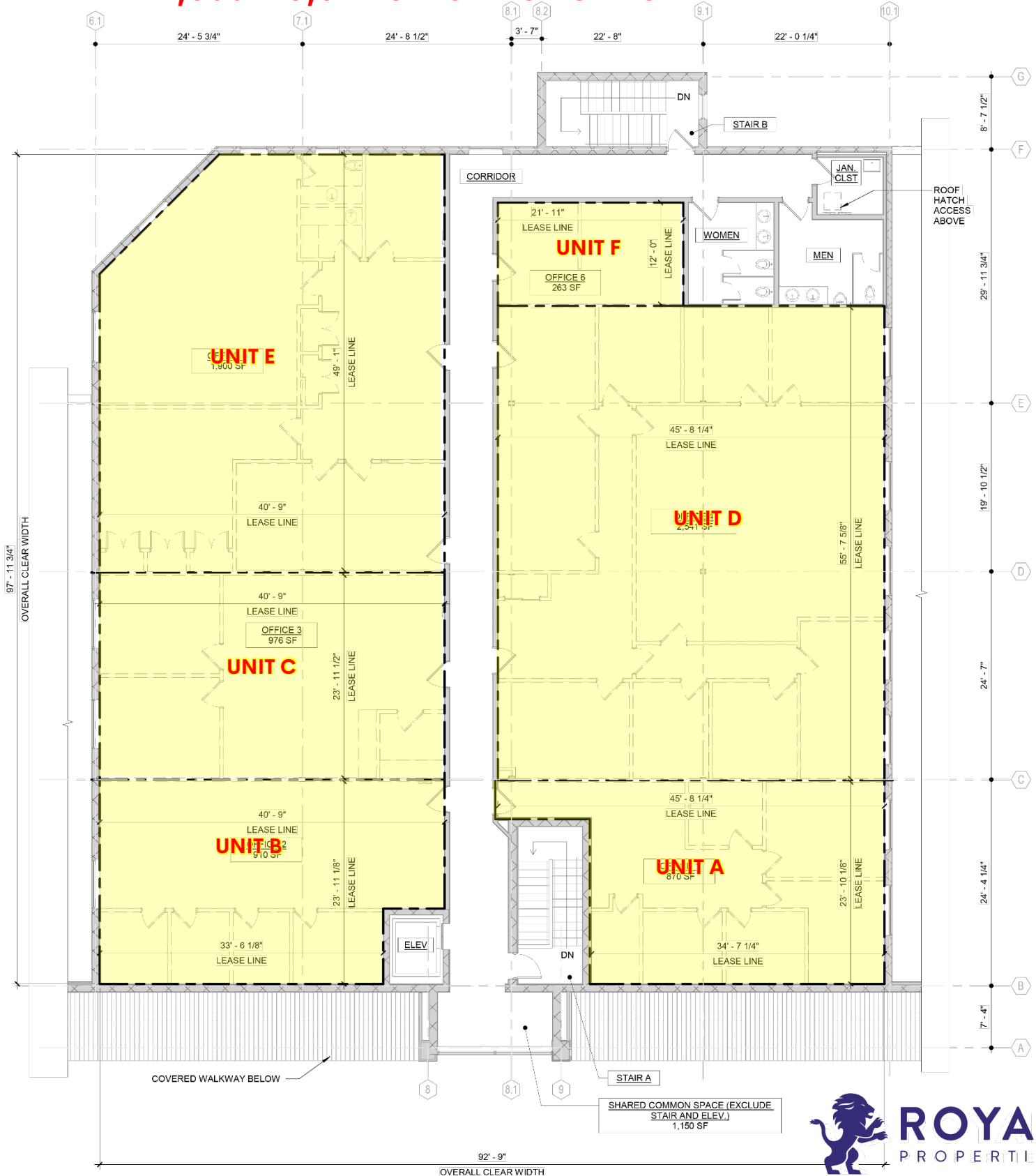
607 Main Avenue (Route 7)

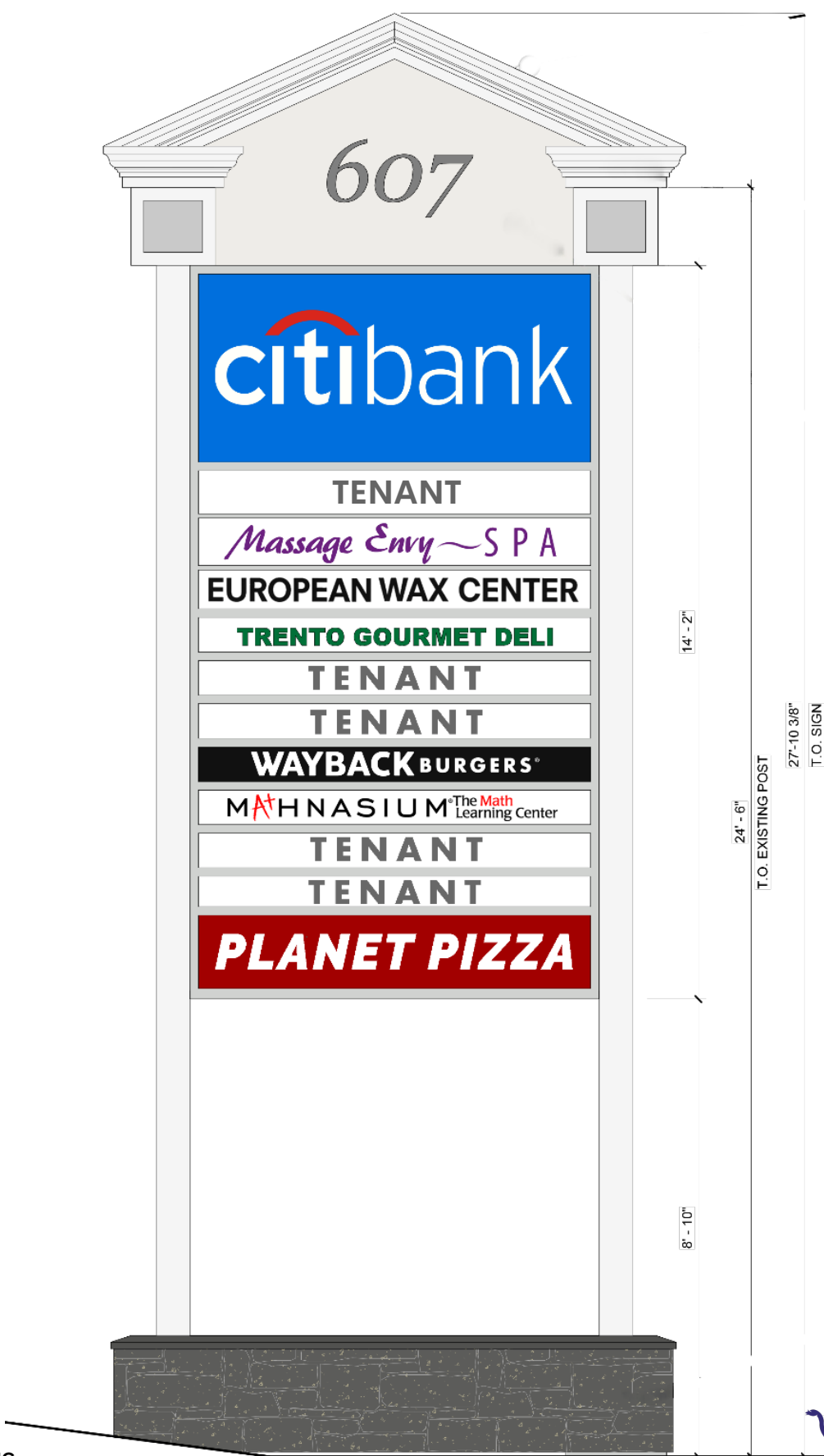
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RETAIL/OFFICE SPACE FOR LEASE

SECOND FLOOR PLAN

2,500 – 8,579 SF OFFICE SPACE AVAILABLE





PYLON RENDERING



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1,400 SF
AVAILABLE

EUROPEAN
WAX
CENTER

2,500-8,579 SF
OFFICE SPACE
AVAILABLE

1,853 SF CAN BE
MADE AVAILABLE
THE CUT

2,200 SF
AVAILABLE
1/1/2027

Massage Envy
SPA

WAYBACK
BURGERS

TRENTO
GOURMET
DELI & CATERING

URGENT CARE
american family care

7

MAIN AVENUE (ROUTE 7)

Hilton
Garden Inn

verizon

ROYAL
PROPERTIES

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