

73-75 MAIN STREET NORWALK, CT



As exclusive broker, EAC Properties LLC proudly presents 73-75 Main Street, Norwalk, Connecticut. Available for lease is a 1,548 SF inline retail storefront in a 14,000 SF multi tenant single-story class B strip center. The building sits on 0.59 acre lot with 40 parking spaces. Located in Norwalk's CBDA Zone

Strategically located in a busy commercial corridor in the Norwalk/Westport area, the property is surrounded by national retailers, restaurants, and established local businesses, and is supported by strong, affluent demographics. The immediate 5-mile radius delivers significant purchasing power with a median household income of \$131,612 and average income of \$163,439, supporting \$7.3 billion in total buying power. This demographic profile makes the location ideal for service-oriented businesses, boutique retail, or specialty concepts seeking an affluent customer base.

The site offers convenient access to US Route 1, and is just minutes from I-95 and the Merritt Parkway, providing excellent regional connectivity. The space will be delivered as a vanilla box.

AVAILABLE FOR LEASE

- 1,548 SF Retail Storefront w/ prime Main Street visibility
- Vanilla box delivery w/ 9' clear height - Flexible terms & use
- Located within a 8 Tenant Class B Strip Center Built in 1980
 - Chris Upholstery / Sun Wok Chinese / Nails Fantastic / Mochica / Hot & Speedy Pizza / Ripe Restaurant / 507 Cafe
- Ample parking across 34-40 Surface Spaces are available
- 200' frontage w diverse tenant mix already present
- Direct pylon signage on Main Street Average Daily Traffic of 14,600+
- Excellent transit access: minutes from Route 1, I-95, Route 15 (Merritt) and direct bus line service

Building Amenities

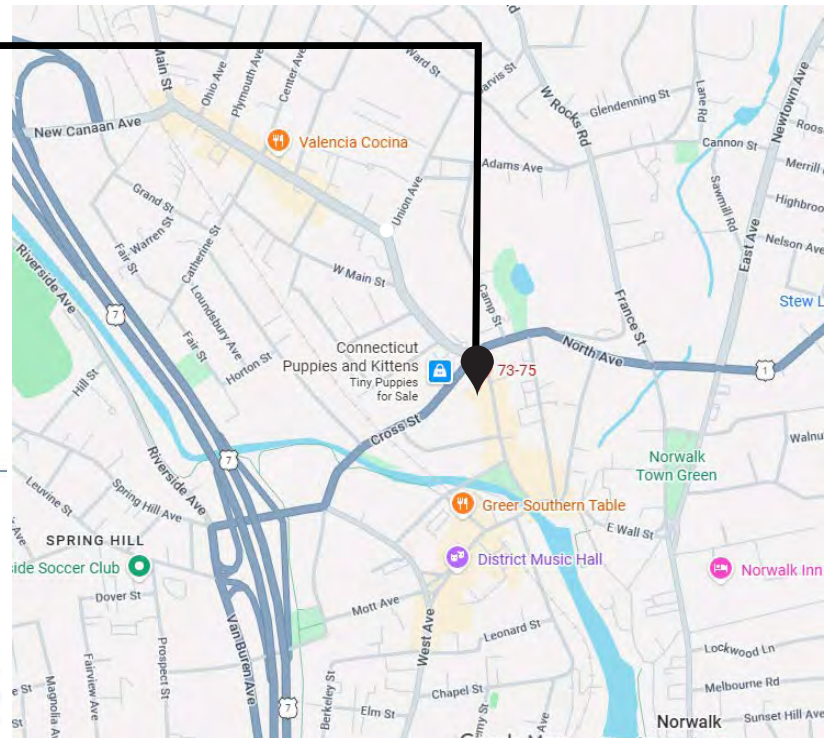
| | |
|--------------------------|------------------------|
| 24 Hour Access | Restaurant |
| Air Conditioning | Smoke Detector |
| Bus Line | Tenant Controlled HVAC |
| Property Manager on Site | Wheelchair Accessible |

Public Transportation

| Commuter Rail | Drive | Distance |
|---|--------|----------|
| East Norwalk Station (New Haven Line - Metro-North Commuter Railroad C... | 2 min | 1.4 mi |
| South Norwalk Station (New Haven Line - Metro-North Commuter Railroad ... | 4 min | 2.0 mi |
| Airport | Drive | Distance |
| Westchester County | 34 min | 22.2 mi |
| Tweed/New Haven | 55 min | 36.7 mi |

Demographics >>

| | 1 mile | 3 miles |
|-------------------|-----------|-----------|
| Population | 22,664 | 94,379 |
| Households | 9,264 | 37,258 |
| Median Age | 40.20 | 41.50 |
| Median HH Income | \$103,786 | \$107,755 |
| Daytime Employees | 18,880 | 64,681 |



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73-75 MAIN STREET

Income & Spending Demographics

| | 73-75 Main St | | | | | | | |
|-------------------------------------|------------------|--------|------------------|--------|------------------|--------|------------------|--------|
| | 1 Mile | | 3 Miles | | 5 Miles | | 10 Min. Drive | |
| 2025 Households by HH Income | 9,264 | | 37,280 | | 55,433 | | 49,104 | |
| <\$25,000 | 1,175 | 12.68% | 4,569 | 12.26% | 5,671 | 10.23% | 5,300 | 10.79% |
| \$25,000 - \$50,000 | 939 | 10.14% | 3,947 | 10.59% | 4,928 | 8.89% | 4,657 | 9.48% |
| \$50,000 - \$75,000 | 1,147 | 12.38% | 5,136 | 13.78% | 6,427 | 11.59% | 5,911 | 12.04% |
| \$75,000 - \$100,000 | 1,192 | 12.87% | 3,765 | 10.10% | 4,626 | 8.35% | 4,387 | 8.93% |
| \$100,000 - \$125,000 | 1,182 | 12.76% | 3,910 | 10.49% | 5,046 | 9.10% | 4,671 | 9.51% |
| \$125,000 - \$150,000 | 783 | 8.45% | 2,891 | 7.76% | 3,851 | 6.95% | 3,517 | 7.16% |
| \$150,000 - \$200,000 | 1,254 | 13.54% | 4,392 | 11.79% | 6,027 | 10.87% | 5,482 | 11.16% |
| \$200,000+ | 1,592 | 17.18% | 8,650 | 23.22% | 18,857 | 34.02% | 15,179 | 30.91% |
| 2025 Avg Household Income | \$127,289 | | \$138,049 | | \$163,439 | | \$156,180 | |
| 2025 Med Household Income | \$103,786 | | \$107,755 | | \$131,612 | | \$122,997 | |

| | 1 Mile | | 3 Miles | | 5 Miles | | 10 Min. Drive | |
|--|-----------------|---------------|-----------------|---------------|-----------------|---------------|-----------------|---------------|
| Total Specified Consumer Spending | \$311.1M | | \$1.3B | | \$2.2B | | \$1.9B | |
| Total Apparel | \$16.5M | 5.32% | \$68.8M | 5.18% | \$111.3M | 5.01% | \$96.2M | 5.06% |
| Women's Apparel | \$6.5M | 2.10% | \$27.2M | 2.05% | \$44.2M | 1.99% | \$38.2M | 2.01% |
| Men's Apparel | \$3.5M | 1.12% | \$14.5M | 1.09% | \$23.5M | 1.06% | \$20.3M | 1.07% |
| Girl's Apparel | \$1.1M | 0.36% | \$4.7M | 0.35% | \$7.8M | 0.35% | \$6.7M | 0.35% |
| Boy's Apparel | \$802.5K | 0.26% | \$3.3M | 0.25% | \$5.4M | 0.24% | \$4.6M | 0.24% |
| Infant Apparel | \$782.1K | 0.25% | \$3.1M | 0.23% | \$4.6M | 0.21% | \$4.1M | 0.21% |
| Footwear | \$3.8M | 1.23% | \$16M | 1.20% | \$25.8M | 1.16% | \$22.3M | 1.17% |
| Total Entertainment & Hobbies | \$41.9M | 13.48% | \$178M | 13.40% | \$301.4M | 13.57% | \$257.2M | 13.53% |
| Entertainment | \$5.8M | 1.87% | \$21M | 1.58% | \$33.7M | 1.52% | \$29M | 1.53% |
| Audio & Visual Equipment/Service | \$10.5M | 3.37% | \$43.4M | 3.27% | \$68.7M | 3.09% | \$59.8M | 3.14% |
| Reading Materials | \$659.6K | 0.21% | \$2.9M | 0.22% | \$5.2M | 0.23% | \$4.4M | 0.23% |
| Pets, Toys, & Hobbies | \$7.1M | 2.28% | \$30.8M | 2.32% | \$53.1M | 2.39% | \$45.2M | 2.38% |
| Personal Items | \$17.9M | 5.74% | \$79.8M | 6.01% | \$140.8M | 6.34% | \$118.9M | 6.26% |
| Total Food and Alcohol | \$86.4M | 27.77% | \$360.7M | 27.18% | \$585M | 26.33% | \$505.5M | 26.59% |
| Food At Home | \$43.9M | 14.10% | \$183.8M | 13.83% | \$294.2M | 13.24% | \$254.9M | 13.41% |
| Food Away From Home | \$36.4M | 11.70% | \$150.8M | 11.35% | \$246.8M | 11.11% | \$212.9M | 11.20% |
| Alcoholic Beverages | \$6.1M | 1.97% | \$26.1M | 1.96% | \$43.9M | 1.98% | \$37.6M | 1.98% |



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