

# NORWALK CONNECTICUT

# RETAIL SPACE FOR LEASE 250 WESTPORT AVENUE



## AVAILABLE:

8,031 SF End Cap

## CO-TENANTS:

Fit Body Boot Camp, Osteria Romana, Romanacci Pizza Bar, Level Up Performance, Tumble Jungle, Norwalk Pharmacy, Norwalk Academy of Dance, Bond Grill, Oggi Gelato, Affinity Federal Credit Union and more

## NEIGHBORING RETAILERS:

Stew Leonard's, Starbucks, Advance Auto Parts, Marshalls, Petco, KFC, Walgreens, Whole Foods, Dunkin', and many more

## TRAFFIC COUNTS:

20,100 Cars per Day Along Westport Avenue (Route 1)

## PROPERTY HIGHLIGHTS:

- 44,000 SF Strip Center
- Tremendous Visibility on Route 1
- In Close Proximity to I-95, Route 7 and Route 15
- Excellent Parking
- Three 7.5-Ton Gas Fired Rooftop Units Servicing Space
- 400 amp 3 Phase Power
- Ceiling Heights:
  - 16' to Deck
  - 12' to Existing Ceiling Grid
- Covered Loading Dock Exclusive to 8,031 SF Space

## RENT:

Call For Details

## CAM/TAXES:

\$10.00/SF

## AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	14,500	90,031	137,727
Avg. HH Income	\$129,683	\$129,950	\$153,770

For More Information, Please Contact:

914-237-3400

Craig Benson – Ext. 105  
Craig@RoyalPropertiesInc.com

Jeff Kintzer – Ext. 103  
Jeff@RoyalPropertiesInc.com



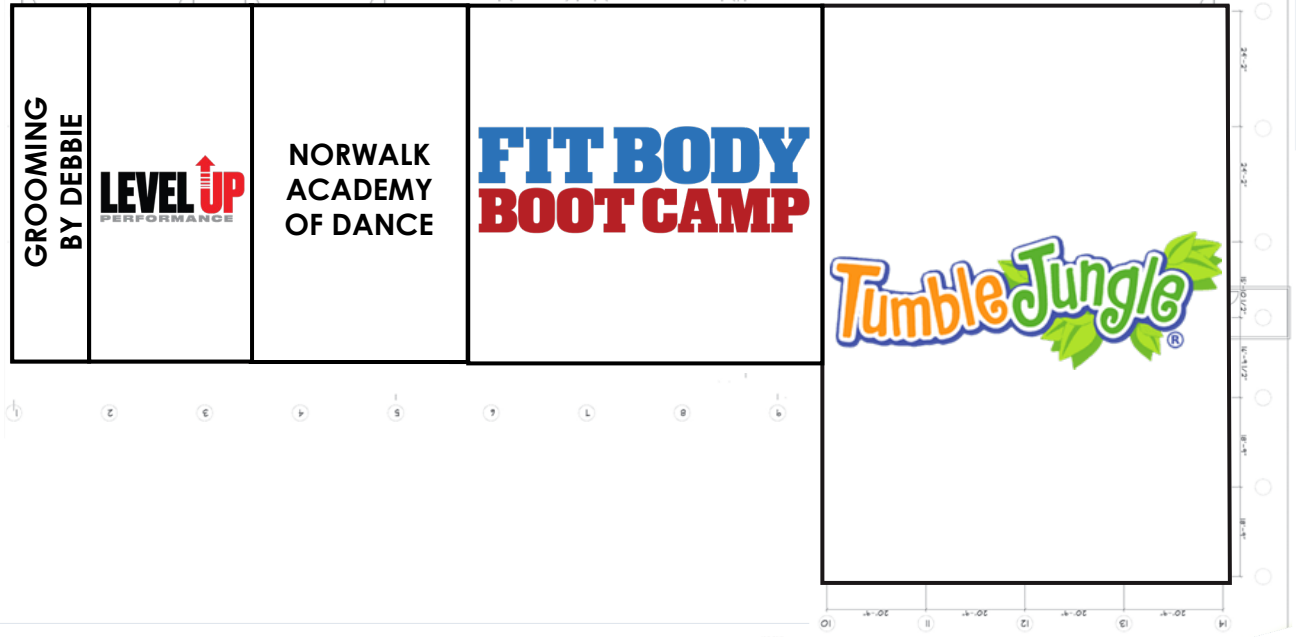
**ROYAL**  
PROPERTIES

www.RoyalPropertiesInc.com

NORWALK, CT

RETAIL SPACE FOR LEASE  
250 WESTPORT AVENUE

REAR ACCESS  
FLOOR PLAN



FRONT ACCESS  
FLOOR PLAN



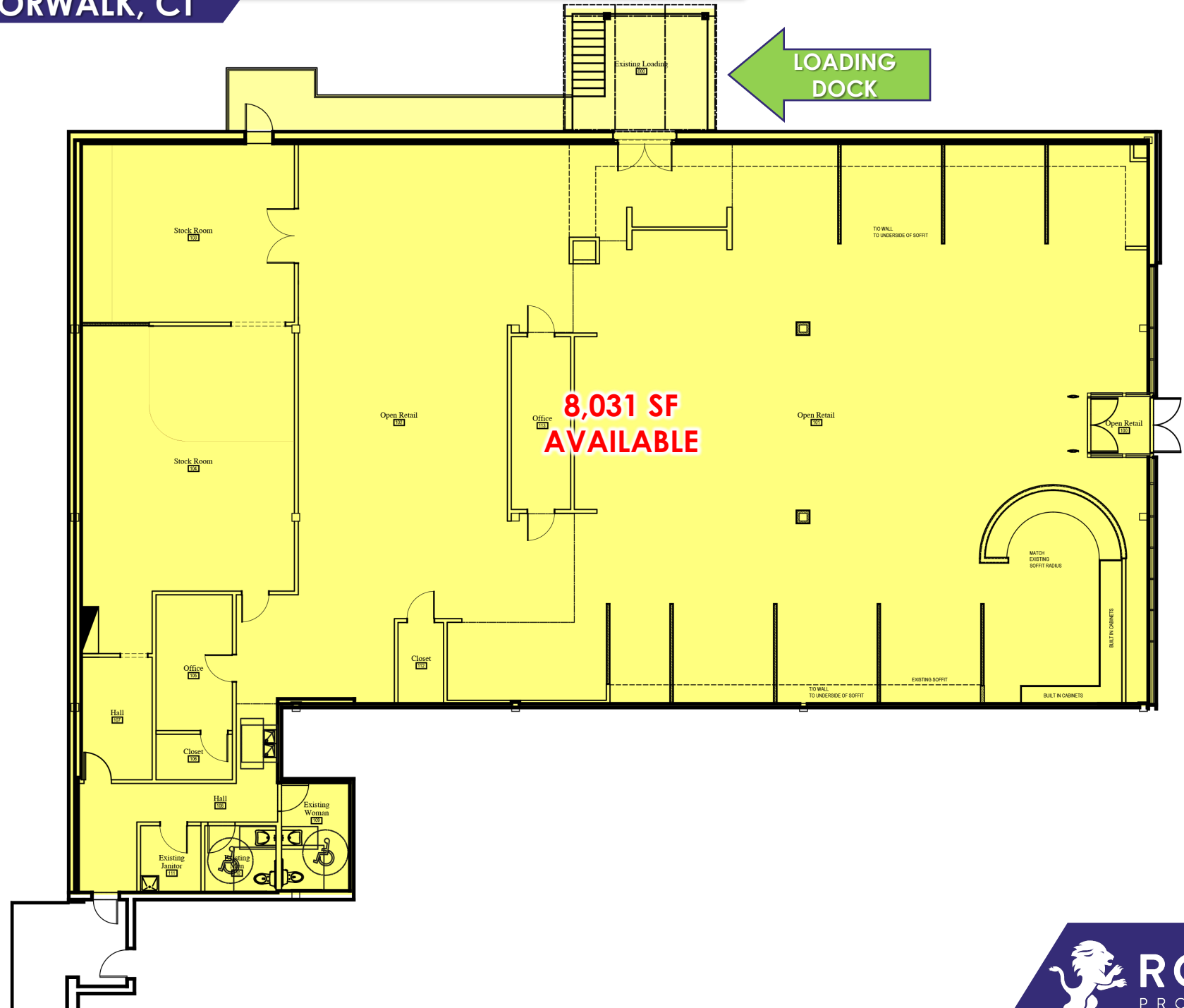
WESTPORT AVENUE



ROYAL  
PROPERTIES

NORWALK, CT

RETAIL SPACE FOR LEASE  
250 WESTPORT AVENUE



WESTPORT AVENUE



# NORWALK, CT

## RETAIL SPACE FOR LEASE 250 WESTPORT AVENUE



### BIRCHWOOD CORNER SHOPPING CENTER

THE WAXING SPOT  
By Waxing & Hair  
groove  
ARTEMIS  
Simple Elegance  
HOME AND GIFTS

### ROMANO PLAZA

John's Best PIZZA  
Saffron INDIAN CUISINE

### SEDONA PLAZA

Advance Auto Parts  
Hawley Lane SHOES  
SkyBox Collectibles  
IVE'S BANK  
JJ Jimmy John's  
Wendy's

BEV MAX  
The Wine & Liquor Superstore!  
RING'S END  
Since 1902  
LESLIE'S

KFC  
TACO BELL

MATTRESS FIRM  
petco  
BLINDS TO GO

First County Bank  
It's where you belong.  
Enterprise

TD Bank

Bright Beginnings  
EARLY CHILDHOOD PROGRAM

McDonald's

M&T Bank  
M.TRAIN  
A.S FINE FOODS

### IMPERIAL PLAZA

WHOLE FOODS  
citibank

### GOLDEN CREST PLAZA

Haven  
Phenix  
FedEx  
FRAME & SAVE  
BANK OF AMERICA

Stew Leonard's  
WINES & SPIRITS  
verizon  
Walgreens  
Stewie the Duck  
SWIM SCHOOL

Wendy's

CITYMD URGENT CARE  
THE EDGE FITNESS CLUBS  
OSHKOSH carter's  
Summit Health  
HAND & STONE  
WAXING AND FACIALS

PERFORMANCE  
Optimal Health

Bankwell

MONRO MUFFLER/BRAKE & Service

DUNKIN' BR  
BASKIN-ROBBINS

POPEYES  
LOUISIANA KITCHEN

hank may's  
Second Time is a Party Center

STAPLES PLAZA  
Staples  
The Shoe Mart  
SINCE 1956  
GNC

CHRYSLER  
Jeep  
DODGE

Valvoline  
UNITED STATES POSTAL SERVICE

Stew Leonard's

O'Reilly AUTO PARTS  
Starbucks

Hartford HealthCare

SITE  
Tumble Jungle  
ROMANA  
LEVEL UP  
Bond Grill  
Affinity  
FIT BODY BOOT CAMP  
ROMA NACCI  
PIZZA BAR

MARSHALLS PLAZA  
Marshalls  
SUBWAY  
Robeks  
Fruit Smoothies & Healthy Eats  
T-Mobile

ROYAL PROPERTIES