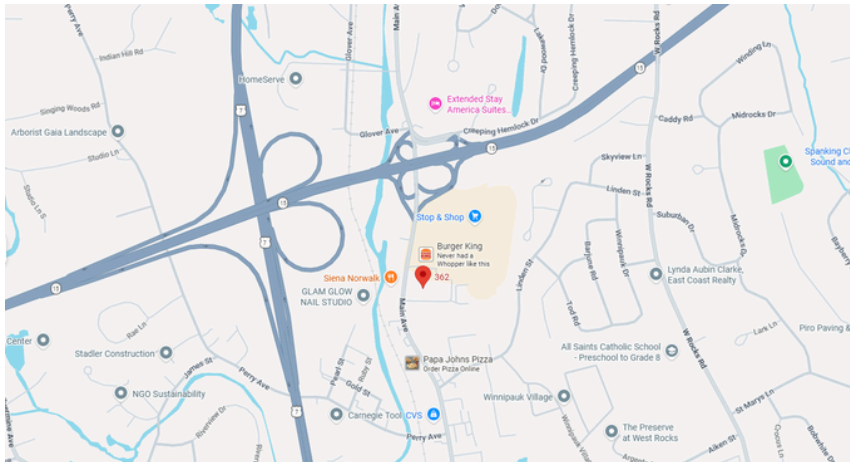


362 Main St Norwalk, CT 06850

- **6,078± SF**
- **\$16.00 Per Square Foot**
- **NNN: approx. \$1.65/SF annually, excluding plowing charges**



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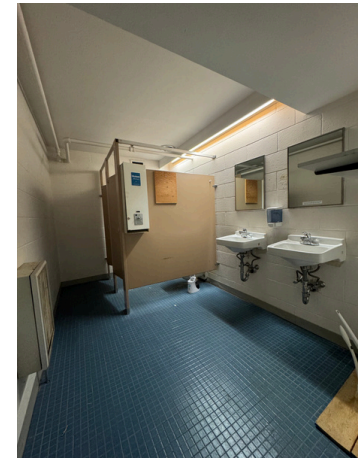
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Located along Norwalk's Main Street corridor with immediate access to the Merritt Parkway via Exit 40, 362 Main Street offers flexible retail/office space with strong accessibility, on-site surface parking, and proximity to both commuter rail and local bus service. The property is well-positioned for service retail, office, medical, wellness, and other neighborhood-serving uses, supported by nearby employment centers, residential density, and ongoing transit and redevelopment activity around the Merritt 7 area. Its access-driven location and flexible layout create a strong long-term leasing opportunity in one of Norwalk's key commercial corridors.

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6,078± SF multi-tenant storefront retail/office property located in a commuter-oriented Norwalk submarket with quick access to the Merritt Parkway / Route 15 via Exit 40. The property offers an estimated 45± on-site surface parking spaces, providing strong operational convenience for service retail, office, medical, wellness, and destination-oriented tenants.

The site is approximately 0.7 miles from Merritt 7 Station on the Danbury Branch and is supported by local bus service along the corridor. Nearby demand drivers include major employment nodes such as Booking Holdings' Norwalk headquarters, Norwalk Hospital, and the broader Merritt 7 office corridor.

Additional long-term upside is supported by ongoing redevelopment and residential conversion activity in the Merritt 7 area, including City-documented plans for approximately 300 apartment units with a workforce housing component. With flexible retail/office tenancy, strong parking, and access-driven visibility, 362 Main Street is well-positioned for neighborhood-serving demand and potential long-term upside.

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Investment Highlights

362 Main Street offers strong accessibility with immediate proximity to the Merritt Parkway / Route 15, on-site surface parking, and convenient access to commuter rail and local bus service. The property's multi-tenant retail/office configuration provides leasing flexibility and supports a range of neighborhood-serving uses, including service retail, office, medical, and wellness tenants.

The property benefits from its location within an established Norwalk commercial corridor supported by regional employment centers, surrounding residential density, and ongoing activity around the Merritt 7 area. Future upside may be achieved through lease-up, tenant repositioning, renewal growth, and continued demand from nearby residential and employment growth.

Key Considerations

Buyers should evaluate future capital needs, tenant rollover, and lease terms as part of their underwriting. Market conditions, financing costs, and retail leasing cycles may also impact timing and execution of future rent growth.

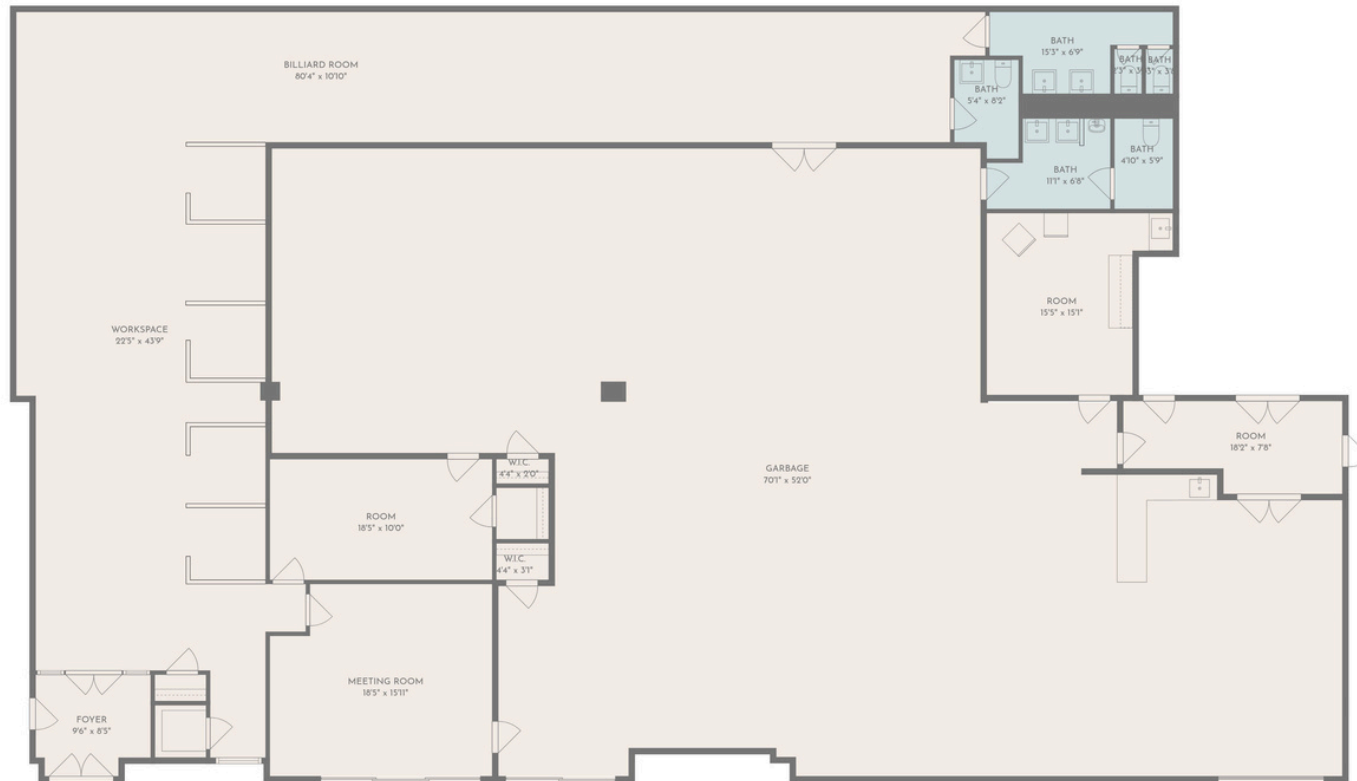
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Floor Plan



TOTAL: 2876 sq. ft
 1st floor: 2876 sq. ft
 EXCLUDED AREAS: ROOM: 122 sq. ft, GARBAGE: 3266 sq. ft, WALLS: 281 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Norwalk, Connecticut

General

	Norwalk	State
Current Population	92,187	3,624,508
Land Area <i>mi²</i>	23	4,842
Population Density <i>people per mi²</i>	4,027	748
Number of Households	36,011	1,434,007
Median Age	41	41
Median Household Income	\$107,616	\$95,781
Poverty Rate	9%	10%

Economy

Top Industries

Lightcast, 2024 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Ambulatory Health Care Services</i>	7,202	34%
2 Retail Trade <i>Food and Beverage Stores</i>	5,636	31%
3 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i>	3,964	100%
4 Accommodation and Food Services <i>Food Services and Drinking Places</i>	3,647	89%
5 Finance and Insurance <i>Credit Intermediation & Related</i>	42,297	47%
Total Jobs, All Industries		

SOTS Business Registrations

Secretary of the State, March 2026

New Business Registrations by Year

Year	2021	2022	2023	2024	2025
Total	1,438	1,395	1,490	1,422	1,408

Total Active Businesses 11,145

Key Employers

Data from Municipalities, 2026

- Factset Research Systems Inc.
- Datto
- Booking Holdings
- Xerox
- EMCOR Group

Schools

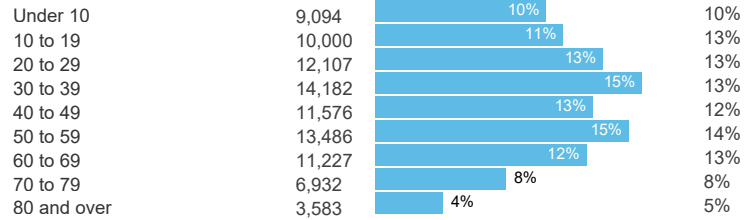
CT Department of Education, 2025-26

School Districts

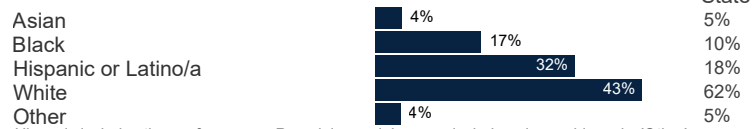
	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2023-24)
Norwalk School District	PK-12	11,292	361	93%
Side By Side Charter School	PK-8	236	38	
Statewide	-	497,764	20,604	89%

Demographics

Age Distribution



Race and Ethnicity

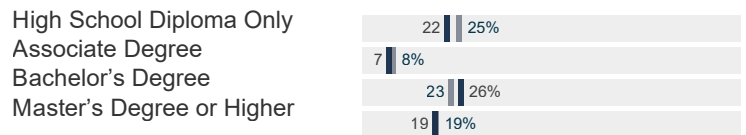


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home

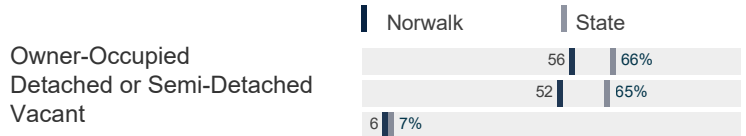


Educational Attainment



Housing

	Norwalk	State
Median Home Value	\$366,900	\$366,900
Median Rent	\$558,000	\$1,488
Housing Units	\$2,073	1,541,822
	38,129	



Smarter Balanced Assessments

Met or Exceeded Expectations, 2024-25	Math	ELA
Norwalk School District	37%	43%
Side By Side Charter School	49%	55%
Statewide	46%	50%

Norwalk, Connecticut

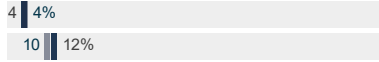
LaborForce

CT Department of Labor, 2025

	Norwalk	State
Employed	52,272	1,869,450
Unemployed	1,985	76,777

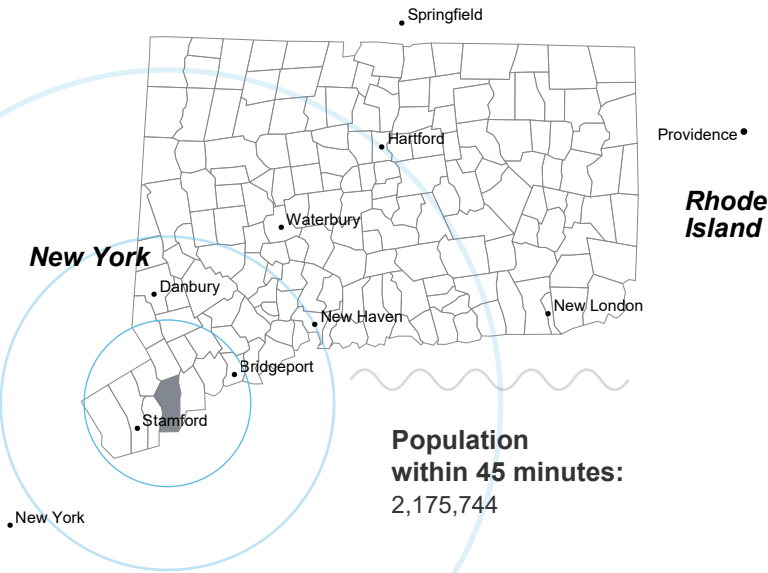
Unemployment Rate
Self-Employment Rate*

*ACS, 2020–2024



Catchment Areas of 15mi, 30mi, and 60mi

Massachusetts



Population within 45 minutes:
2,175,744

Access

	Norwalk	State
Mean Commute Time *	27 min	26 min

Mean Commute Time *

No Access to a Car

No Internet Access



Commute Mode

Mode	Norwalk	State
Public Transport	3%	7%
Walking or Cycling	3%	3%
Driving	73%	77%
Working From Home *	15%	16%

Public Transit

CTtransit Service

Other Public Bus Operations

Train Service

Stamford metro

Norwalk Transit District / Housatonic Area Regional Transit (HART), Coastal Link (Norwalk-Bridgeport-Milford)

Metro-North

* 5 year estimates include Covid-19 pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2022-23

Municipal Revenue

Total Revenue	\$444,764,823
Property Tax Revenue	\$353,448,957
<i>per capita</i>	\$3,823 114%
<i>per capita, as % of state avg.</i>	\$65,990,840 110%
Intergovernmental Revenue	
Revenue to Expenditure Ratio	

Municipal Expenditure

Total Expenditure	\$402,720,490
Educational	\$256,194,444
Other	\$146,526,046

Grand List

Equalized Net Grand List	\$25,748,651,546
<i>per capita</i>	\$278,490
<i>per capita, as % of state avg.</i>	139%
Commercial/Industrial Share of Net Grand List	23%
Actual Mill Rate	30.47
Equalized Mill Rate	14.06

Municipal Debt

Moody's Rating (2025)	Aaa
S&P Rating (2025)	AAA
Total Indebtedness	\$371,251,727
<i>per capita</i>	\$4,015
<i>per capita, as % of state avg.</i>	137%
<i>as percent of expenditures</i>	92%
Annual Debt Service	\$35,751,080
<i>as % of expenditures</i>	9%

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

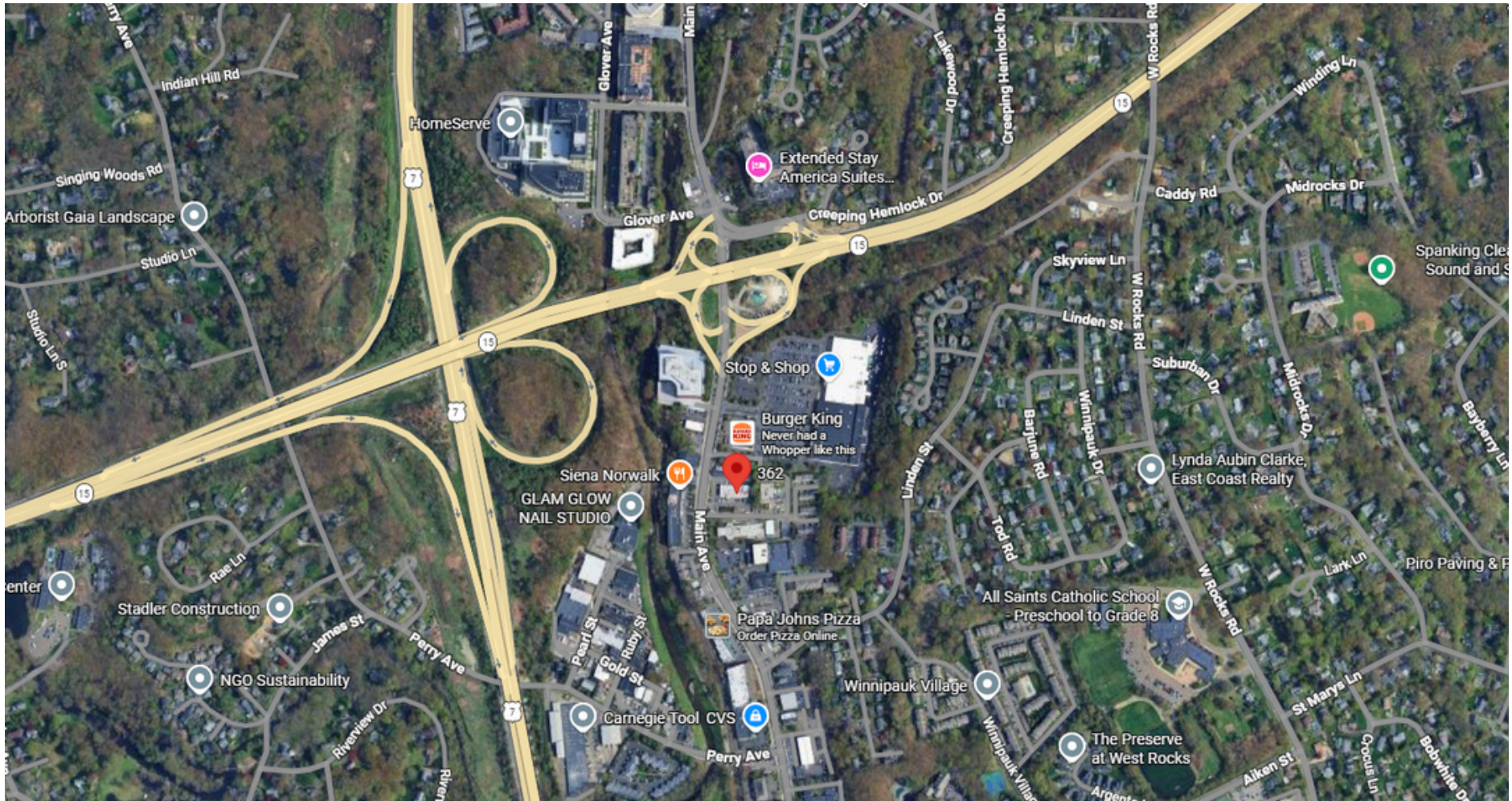
Feedback is welcome, and should be directed to info@ctdata.org.

These Profiles can be used free of charge by external organizations, as long as

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This PDF was last updated on 17 March 2026.

Aerial View



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