

NORWALK RETAIL / OFFICE

30 BELDEN AVE & 50 CROSS ST | NORWALK, CT 06850

AVAILABLE - RETAIL 2,500 SF | RETAIL/OFFICE 7,400 SF | OFFICE - 3,866 SF

ANCHORED BY



PROPERTY INFORMATION

- Ground floor retail & 2nd floor office space are available
- Easy access to and from Route 7, and I-95
- Lengthy window line with plenty of natural light
- Outstanding corner visibility as well as visible from Route 7
- Traffic Counts: Belden Ave - 15,658 VPD
Cross St - 12,550 VPD

AVAILABLE SPACE

- Available Retail 2,500 SF
- Available 2nd floor Office/Retail Space 7,400 SF
- Available 2nd floor Office 3,866 SF

AREA DEMOGRAPHICS

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	23,305	94,515	143,882
MEDIAN HH INC	\$97,273	\$120,564	\$160,562
AVERAGE HH INC	\$129,092	\$169,006	\$247,700



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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30 BELDEN AVE

2ND FLOOR OFFICE SPACE - 3,866 SF
& GROUND RETAIL SPACE - 2,500 SF



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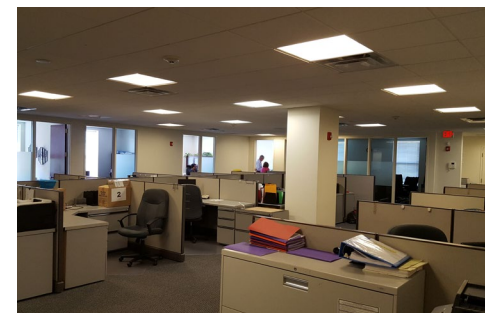
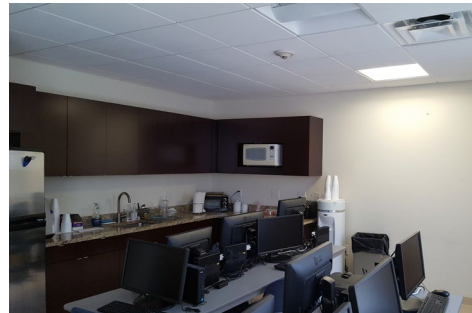
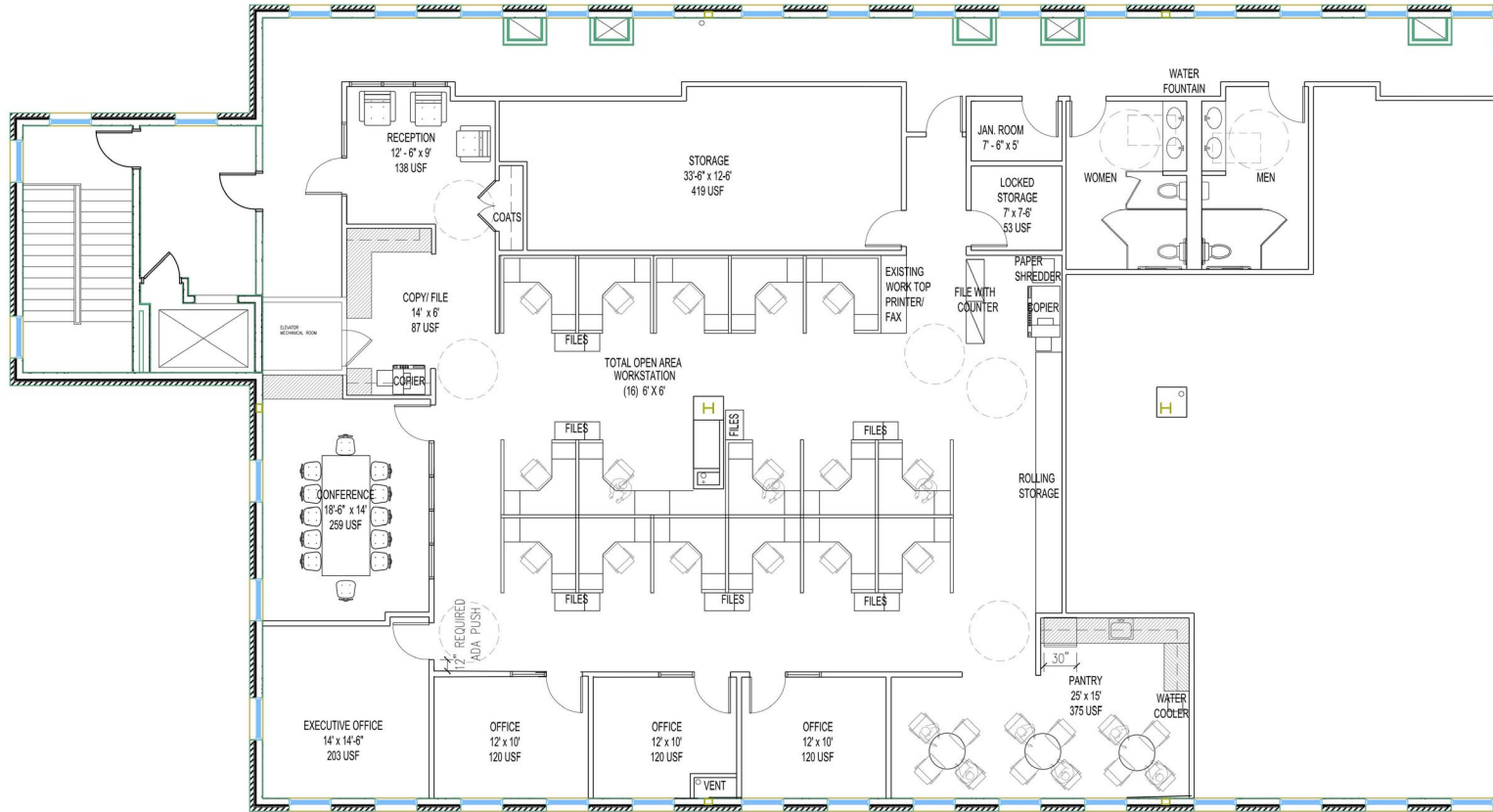
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30 BELDEN AVE

2ND FLOOR OFFICE SPACE - 3,866 SF



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50 CROSS ST

2ND FLOOR RETAIL / OFFICE SPACE - 7,400 SF



RETAIL / OFFICE

AutoZone

13-8

70



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **23,305**

Households: **9,555**

Daytime Population: **19,450**

Median Age: **36.3**



Average Household Income: **\$129,092**

Median Household Income: **\$97,273**

3 MILE RADIUS:



Total Population: **94,515**

Households: **37,562**

Daytime Population: **96,691**

Median Age: **39.0**



Average Household Income: **\$169,006**

Median Household Income: **\$120,564**

5 MILE RADIUS:



Total Population: **143,882**

Households: **55,360**

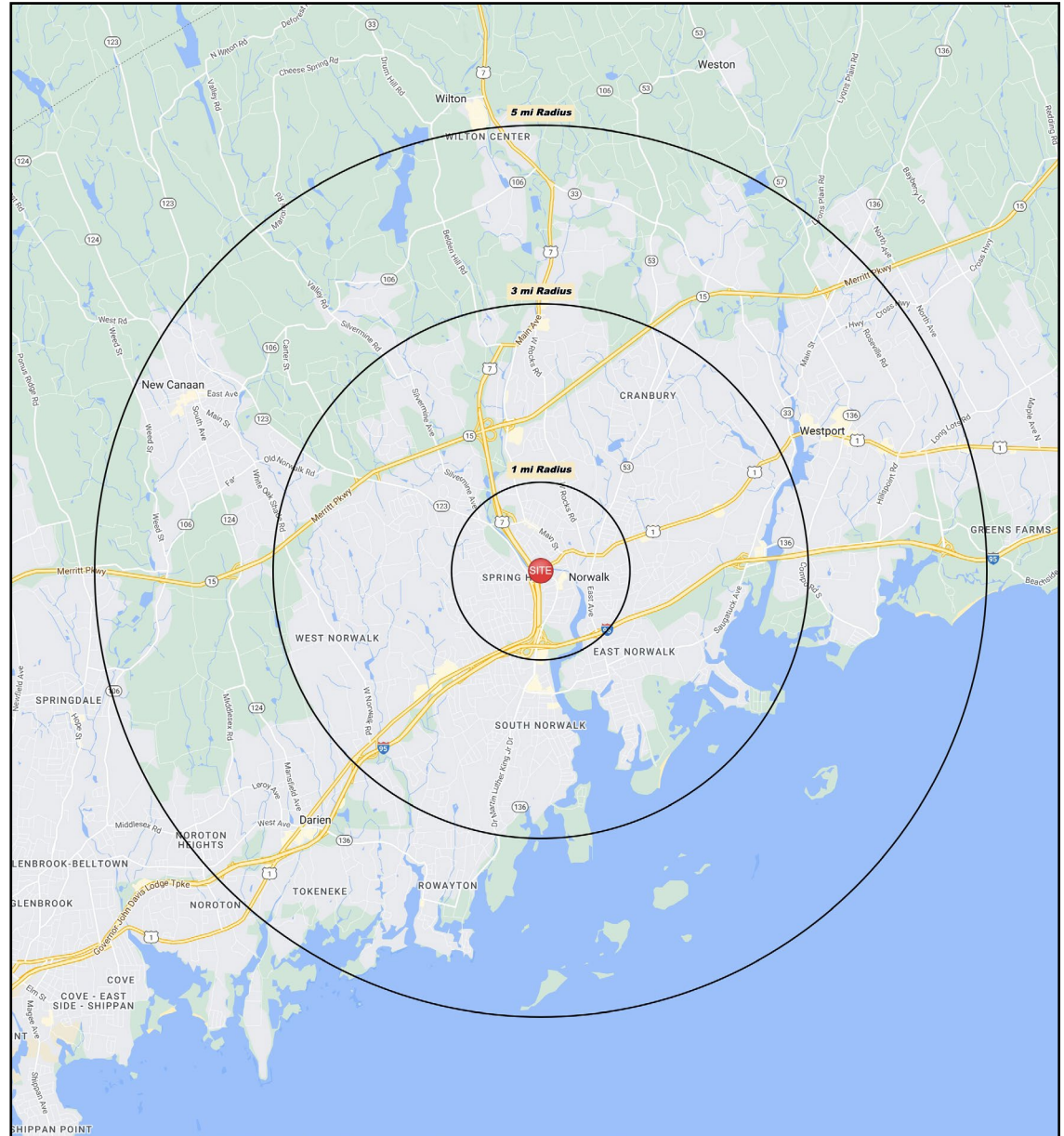
Daytime Population: **161,900**

Median Age: **40.8**



Average Household Income: **\$247,700**

Median Household Income: **\$160,562**



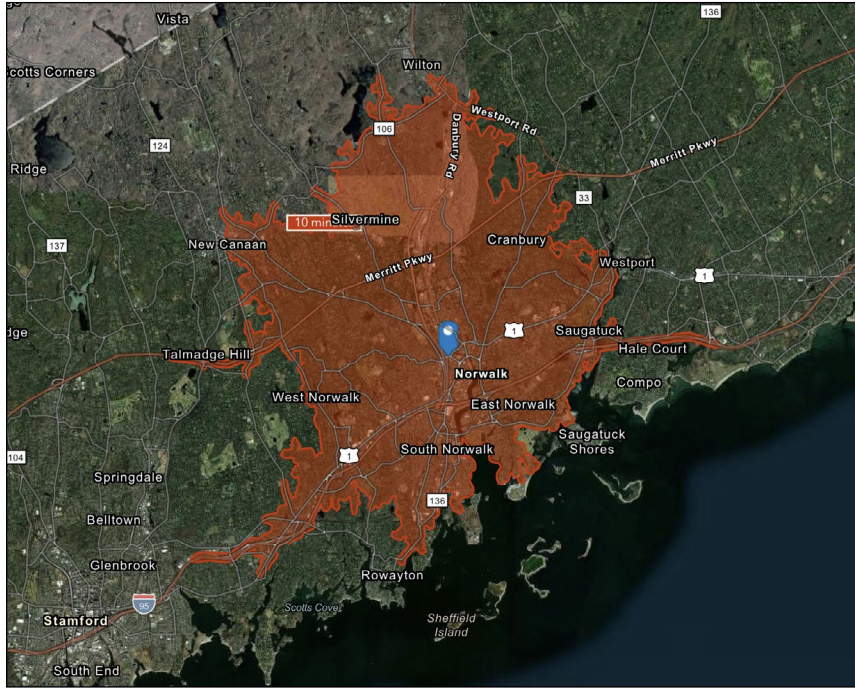
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10 MINUTE DRIVE TIME



KEY FACTS

101,803

Population

\$103,155

Median Household Income

40.3

Median Age

119,046

Daytime Population

TAPESTRY SEGMENTS

Diverse Convergence

9,775 Households

Socioeconomic Traits

Almost 40% of the population were born abroad; almost one of five households has residents who do not speak English. Labor force participation rate is 67%.

Household Types

Young family market: 41% of families w/ children (married couple or single parent), plus married couples without children.

Typical Housing

High-Density Apartments; Single Family

City Lights

6,502 Households

Socioeconomic Traits

Residents work hard in professional and service occupations but also seek to enjoy life. They earn above average incomes.

Household Types

Families, both married couples and single parents, as well as singles.

Typical Housing

Multi-units; Single Family

Pleasantville

6,211 Households

Socioeconomic Traits

66% college educated. Higher labor force participation rate. Many professionals in finance, information/ technology, education, or management.

Household Types

Older married-couple families, more w/o children under 18, but many w/ children over 18. years

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$1,377,670,684

EDUCATION

Bachelor's Degree or Higher



50%

OWNER OCCUPIED HOME VALUE

Average



\$634,196

ANNUAL HOUSEHOLD SPENDING

\$5,453

Eating Out

\$3,333

Apparel & Services

\$10,039

Groceries

\$395

Computer & Hardware

\$9,564

Health Care



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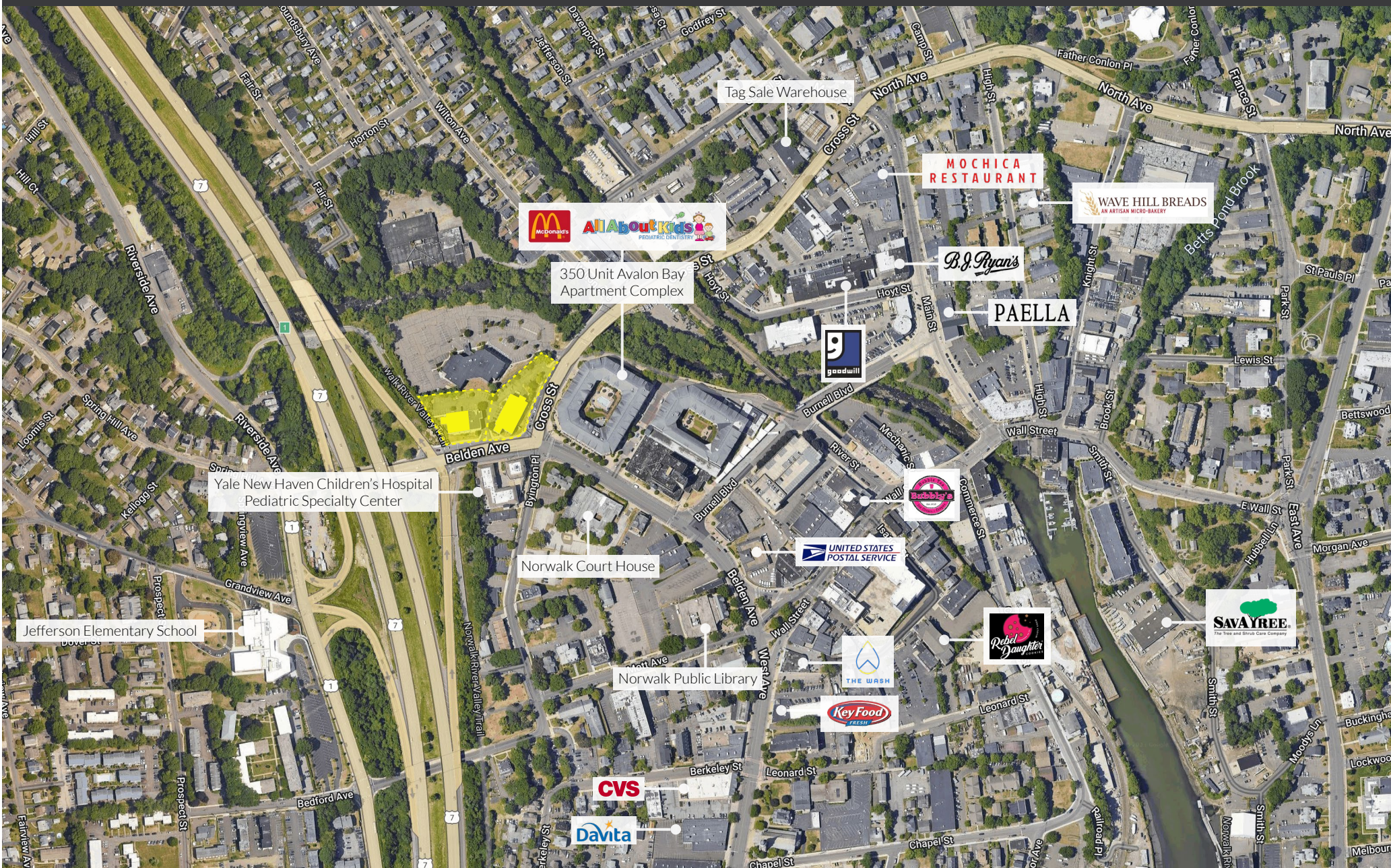


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