

# RICHARDS AVE RETAIL

51 RICHARDS AVENUE | NORWALK, CT 06854

AVAILABLE 24,012 SF

## AREA TENANTS

Wegmans

HomeGoods



Bowlero



## PROPERTY INFORMATION

- Prime Box Space along one of Connecticut's best retail corridors
- Directly across from Norwalk's newest Target and adjacent to new Wegman's (opening 2025)
- Only box space available on Connecticut Ave
- Stoplight access from Connecticut have with large pylon signage

## AVAILABLE SPACE

- Available 24,012 SF

## AREA DEMOGRAPHICS

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,384	79,421	181,783
MEDIAN HH INC	\$185,712	\$146,274	\$144,425
AVERAGE HH INC	\$246,413	\$224,591	\$214,352



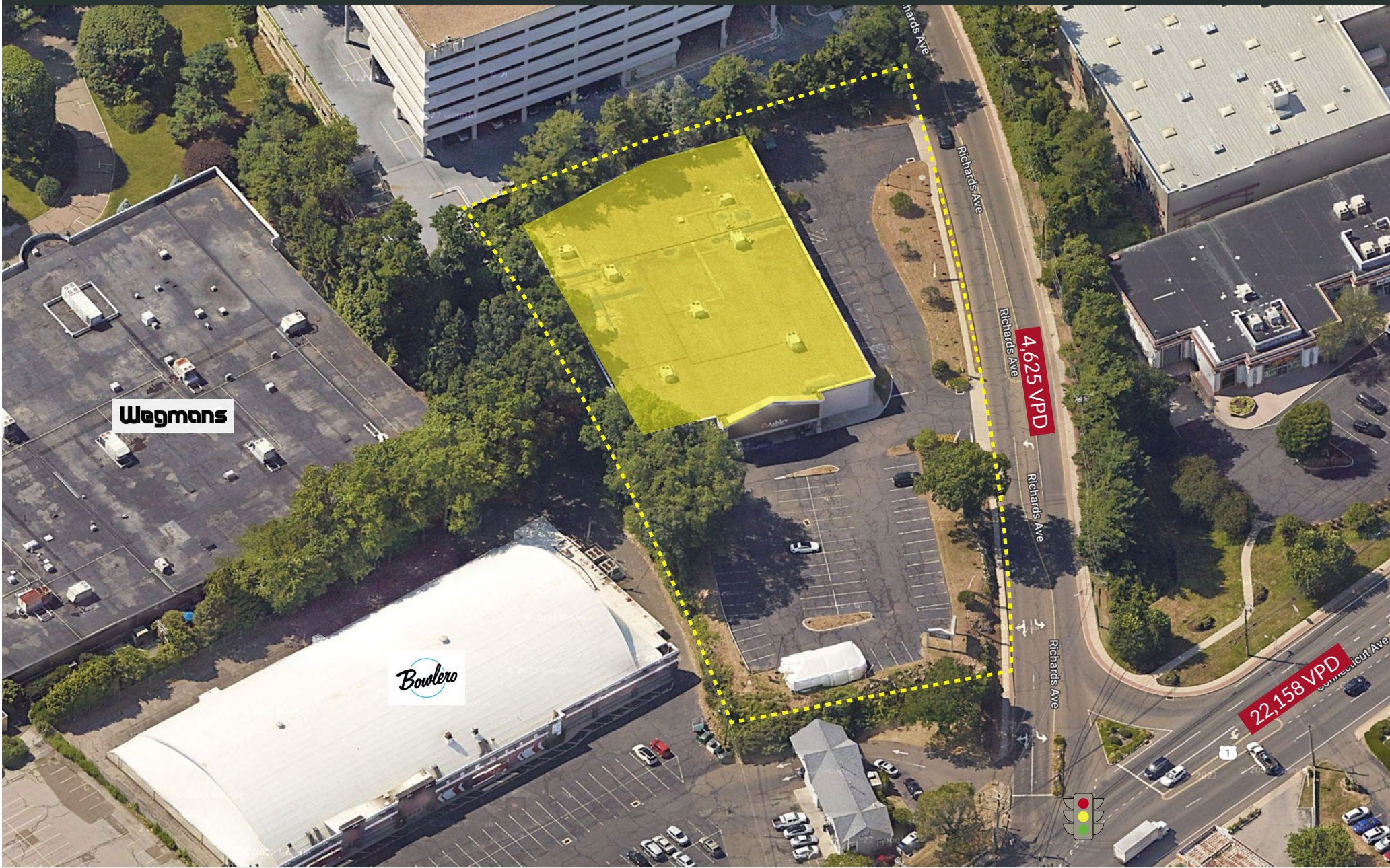
www.CharterRealty.com

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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **7,384**

Households: **2,821**

Daytime Population: **10,773**

Median Age: **41.4**



Average Household Income: **\$246,413**

Median Household Income : **\$185,712**

### 3 MILE RADIUS:



Total Population: **79,421**

Households: **30,757**

Daytime Population: **69,509**

Median Age: **38.2**



Average Household Income: **\$224,591**

Median Household Income : **\$146,274**

### 5 MILE RADIUS:



Total Population: **181,783**

Households: **72,018**

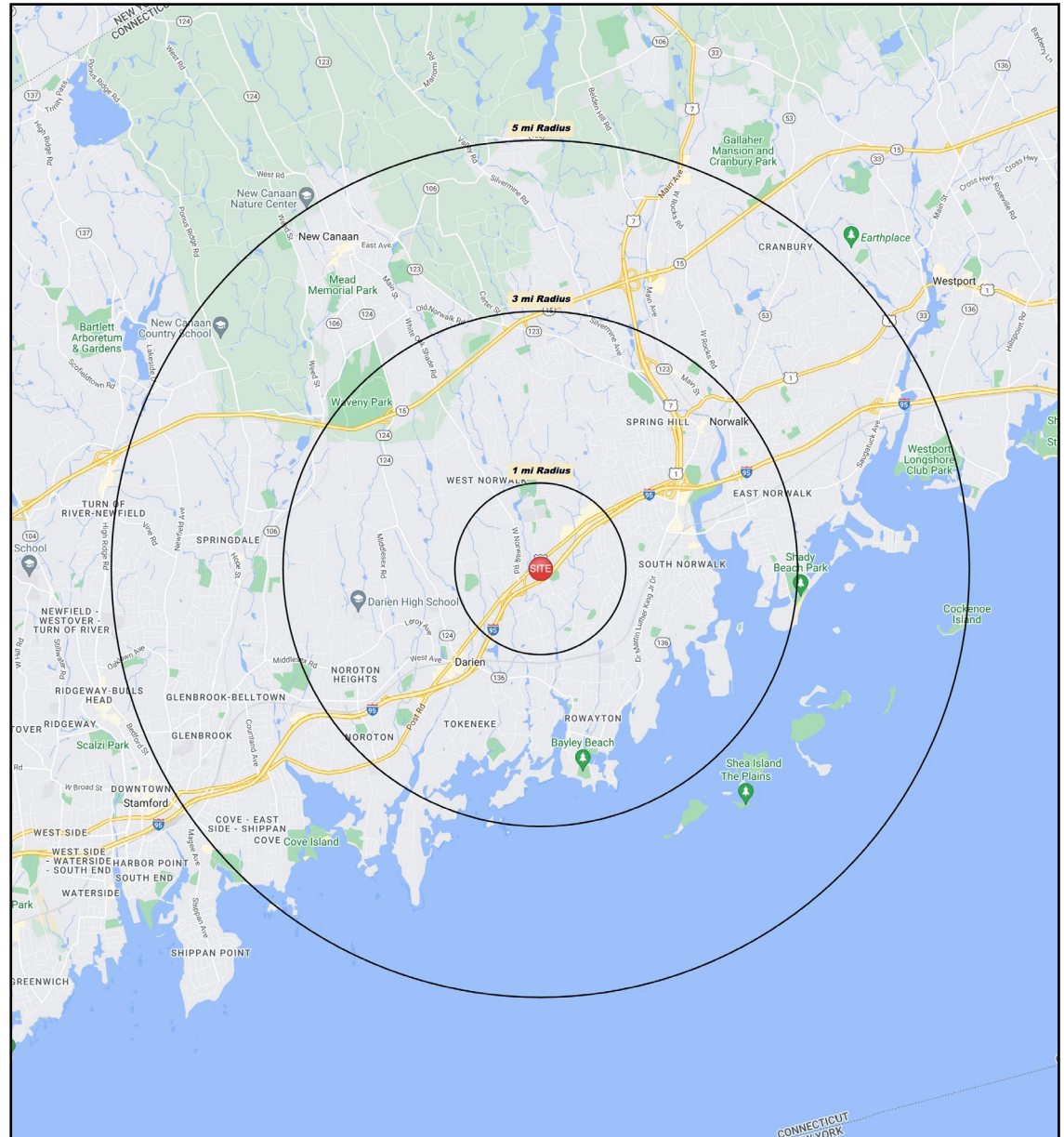
Daytime Population: **165,295**

Median Age: **39.5**



Average Household Income: **\$214,352**

Median Household Income : **\$144,425**



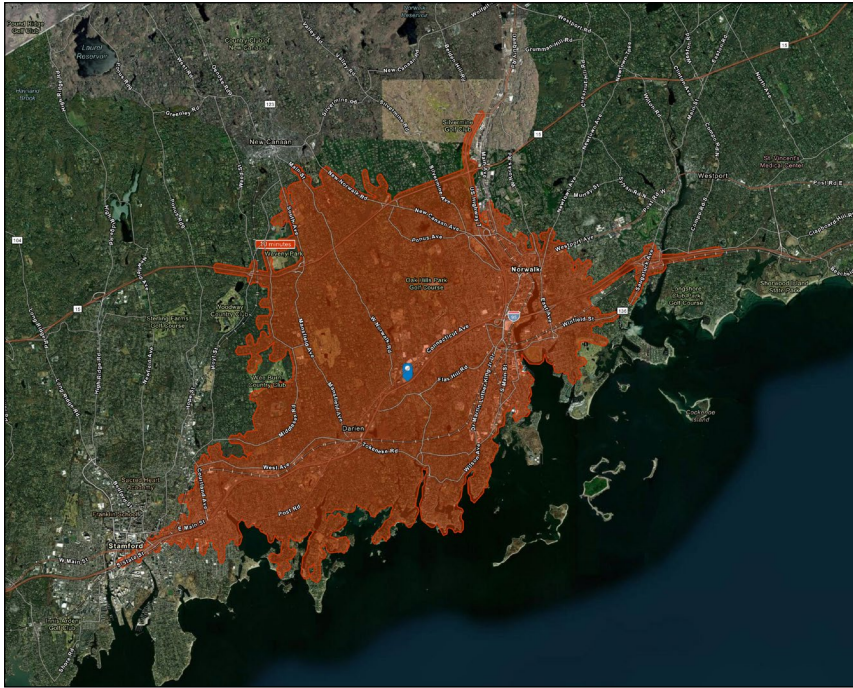
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# RICHARDS AVE RETAIL

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**10 MINUTE DRIVE TIME**



## KEY FACTS

**97,893**

Population

**\$102,329**

Median Household Income

**39.1**

Median Age

**104,694**

Daytime Population

## TAPESTRY SEGMENTS

### Diverse Convergence

11,278 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

### Top Tier

6,955 Households

#### Socioeconomic Traits

Highly educated, successful consumer market: more than one in three residents has a postgraduate degree. Annually, they earn more than three times the US median household income.

#### Household Types

Married couples without children or married couples with older children.

#### Typical Housing

Single Family

### City Lights

6,152 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

## TOTAL RETAIL SALES

Includes F&B



**\$1,346,861,487**

## EDUCATION

Bachelor's Degree or Higher



**52%**

## OWNER OCCUPIED HOME VALUE

Average



**\$789,054**

## ANNUAL HOUSEHOLD SPENDING

**\$5,825**

Eating Out

**\$3,581**

Apparel & Services

**\$10,752**

Groceries

**\$421**

Computer & Hardware

**\$10,145**

Health Care



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