

# RICHARDS AVE RETAIL

51 RICHARDS AVENUE | NORWALK, CT 06854

AVAILABLE 25,398 SF

## AREA TENANTS

Wegmans

HomeGoods



Bowlero



## PROPERTY INFORMATION

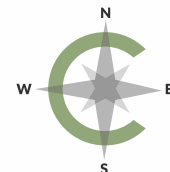
- Prime Box Space along one of Connecticut's best retail corridors
- Directly across from Norwalk's newest Target and adjacent to new Wegman's (opening 2025)
- Only box space available on Connecticut Ave
- Stoplight access from Connecticut have with large pylon signage

## AVAILABLE SPACE

- Available 25,398 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



CHARTER REALTY

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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**

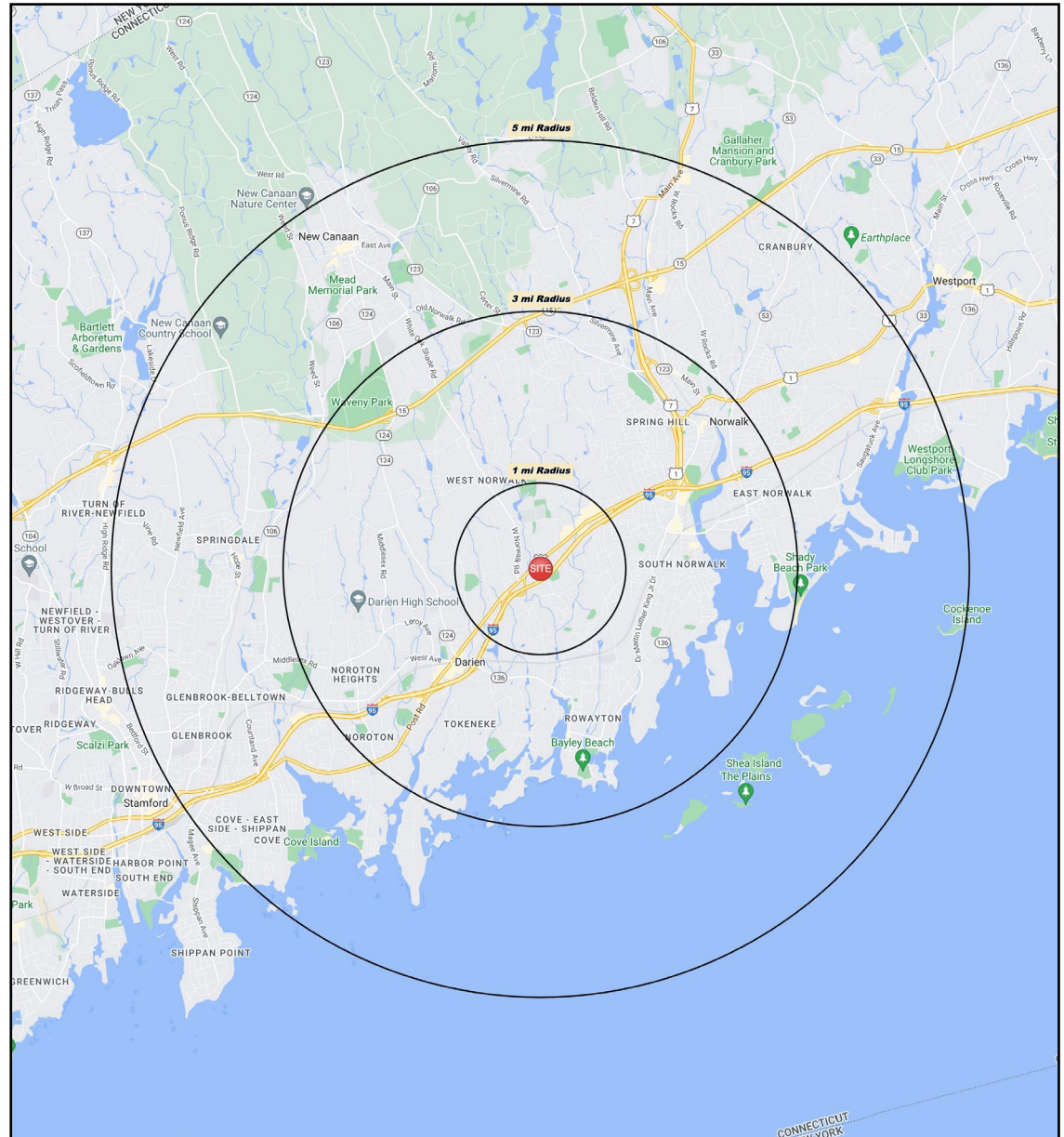
Daytime Population: **165,295**

Median Age: **39.5**



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

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



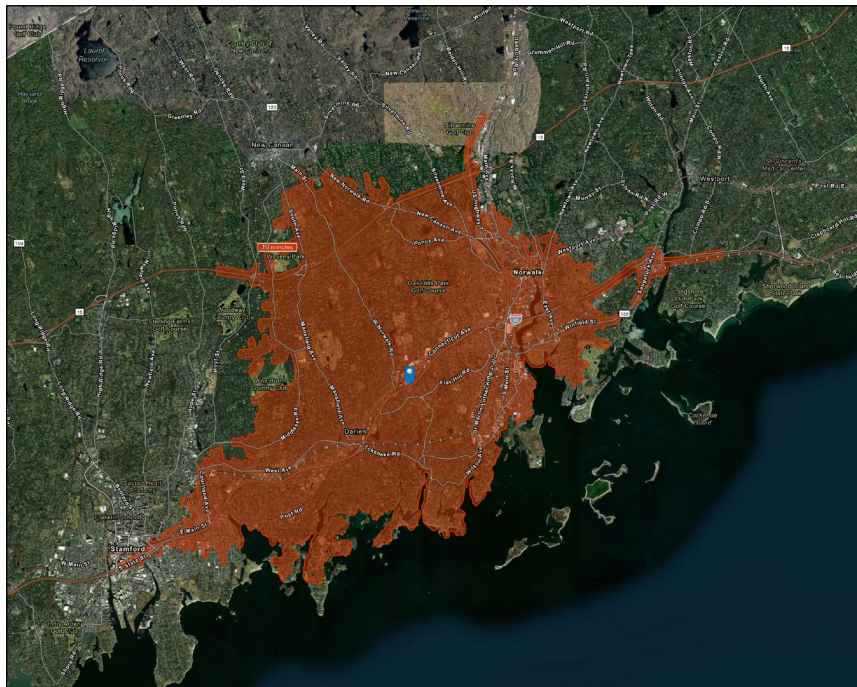
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10 MINUTE DRIVE TIME



## KEY FACTS

97,893

Population

\$102,329

Median Household Income

39.1

Median Age

104,694

Daytime Population

## TAPESTRY SEGMENTS

Diverse Convergence <i>11,278 Households</i>	Top Tier <i>6,955 Households</i>	City Lights <i>6,152 Households</i>
<p><b>Socioeconomic Traits</b></p> <p>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%.</p>	<p><b>Socioeconomic Traits</b></p> <p>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.</p>	<p><b>Socioeconomic Traits</b></p> <p>Residents work hard in professional and service occupations but also seek to enjoy life. They earn above average incomes.</p>
<p><b>Household Types</b></p> <p>Young family market: 41% of families w/ children (married couple or single parent), plus married couples without children.</p>	<p><b>Household Types</b></p> <p>Married couples without children or married couples with older children.</p>	<p><b>Household Types</b></p> <p>Families, both married couples and single parents, as well as singles.</p>
<p><b>Typical Housing</b></p> <p>High-Density Apartments; Single Family</p>	<p><b>Typical Housing</b></p> <p>Single Family</p>	<p><b>Typical Housing</b></p> <p>Multi-units; Single Family</p>

## 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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