

Norwalk, CT

Retail Space For Lease

406 Westport Avenue (Rte. 1)

Marshall's Plaza



Available Space:

2,000 SF (20 X 100)

Co-Tenants:

Marshall's, Sprint, Subway, Floris Nail & Spa, Warehouse Wines, Elegance Cleaners, Mutual Security Credit Union and Kashmir Indian Kitchen.

Neighboring Retailers:

Stew Leonard's, McDonald's, Walgreen's, Dress Barn, Whole Foods, Sleepy's, UPS Store, Verizon Wireless, Five Guys, Annie Sez, Bed Bath & Beyond, Staples, Mande, GNC, FedEx/Kinko's, Starbucks, Payless Shoe, Petco and more.

Traffic Count:

23,300 cars per day on Route 1

Additional Information:

- Parking for 169 Cars
- Located at Signaled Intersection of Route 1 & Strawberry Hill Avenue
- Pylon Signage Available

Rent:

\$32.00/SF

CAM/Taxes:

\$4.70/SF

Area Demographics

	1 Mile	3 Miles	5 Miles
Population	11,046	76,374	125,055
Avg. HH Income	\$120,879	\$124,640	\$161,017

For more information, please contact:

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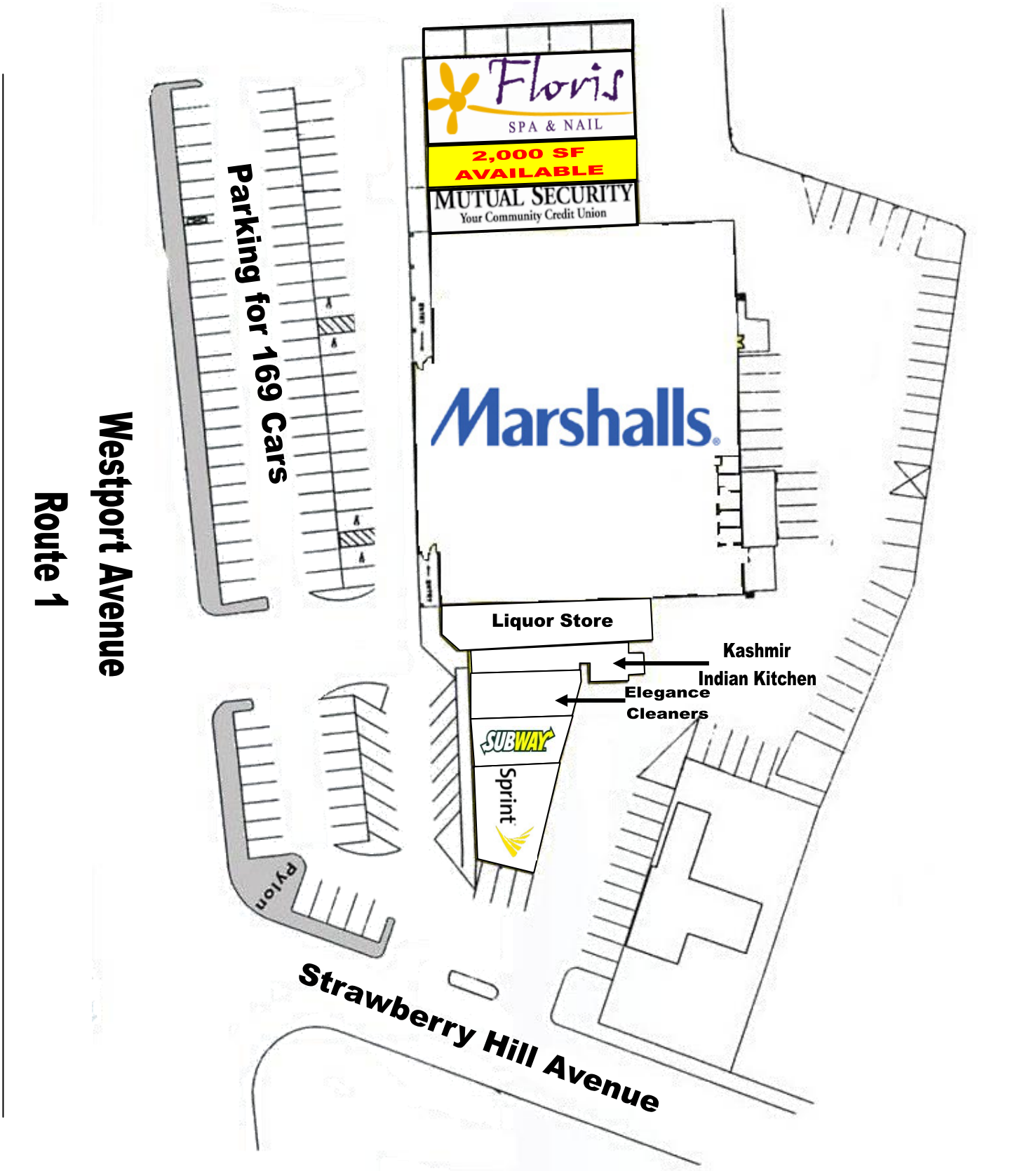


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