

Norwalk, CT

RETAIL SPACE FOR LEASE

650 Main Avenue (Route 7) Walmart Center

**AVAILABLE:**

3,700 SF Pad Site with Drive-Thru
4,380 SF

CO-TENANTS:

Walmart, ULTA, Panera Bread, Petco, Staples, Qdoba Mexican Grill, Aspen Dental, and My Eye Shoppe

NEIGHBORING RETAILERS:

TJ Maxx, Bob's Stores, Super Stop & Shop, Starbucks, LA Fitness, Verizon, Massage Envy, Outback Steakhouse, FedEx Office, CVS, Mattress Firm, AT&T, Michael's and many more

TRAFFIC COUNT:

36,800 Cars Per Day on Route 7

ADDITIONAL INFORMATION:

- 165,000 SF Shopping Center
- Excellent Visibility on Route 7
- 584 Parking Spaces
- Pad Site Available for the First Time in 45 Years

RENT:

Call for Details

CAM/TAXES:

\$6.60/SF

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,584	52,314	138,709
Daytime Population	17,908	54,116	117,325
Avg. HH Income	\$184,860	\$188,812	\$203,064

**For More Information,
Please Contact:**

914-237-3400

Jeff Kintzer – Ext. 103
Jeff@RoyalPropertiesInc.com



ROYAL
PROPERTIES

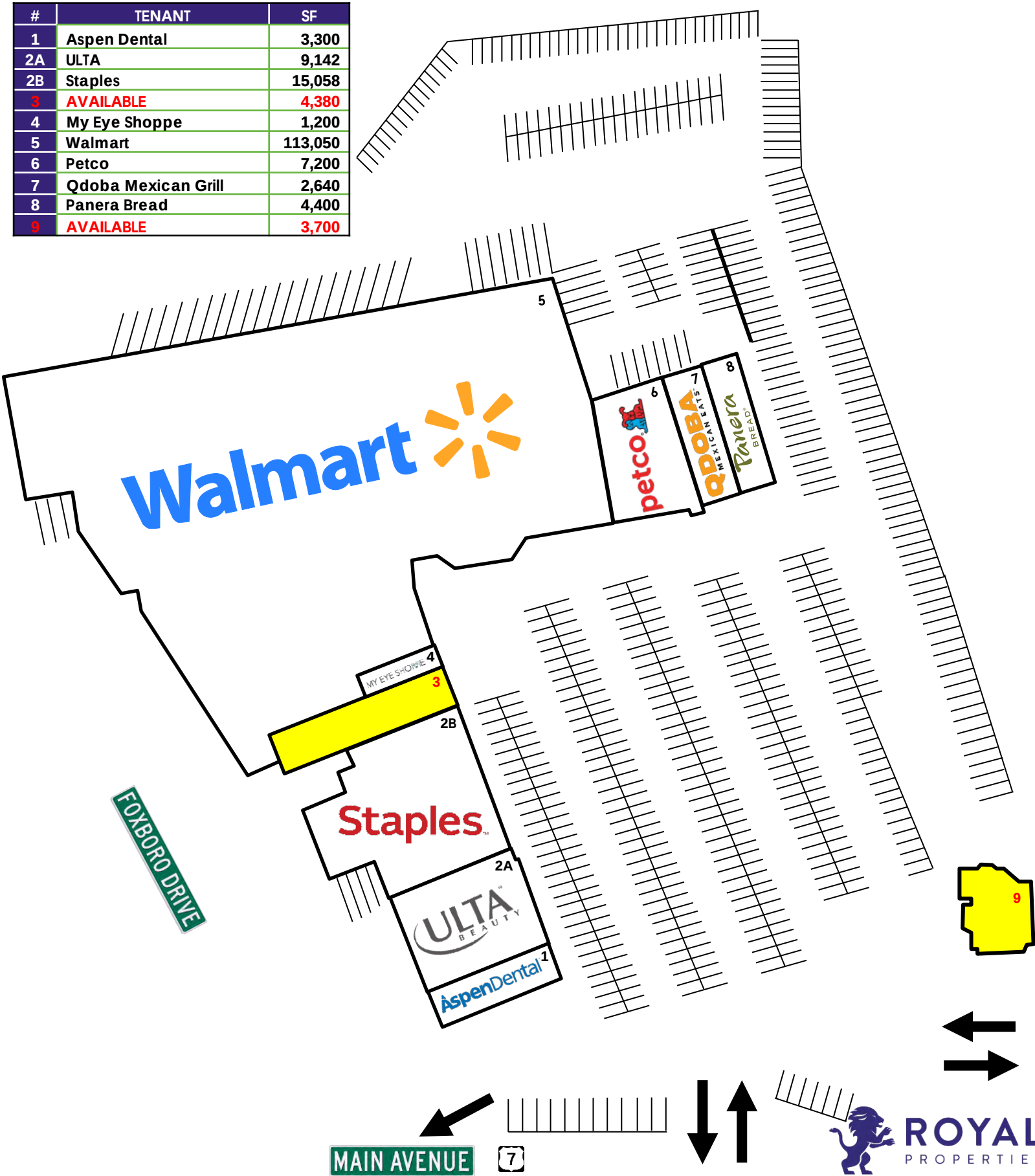
www.RoyalPropertiesInc.com

All information furnished herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes without notice.

Norwalk, CT

650 Main Avenue (Route 7) Walmart Center

#	TENANT	SF
1	Aspen Dental	3,300
2A	ULTA	9,142
2B	Staples	15,058
3	AVAILABLE	4,380
4	My Eye Shoppe	1,200
5	Walmart	113,050
6	Petco	7,200
7	Qdoba Mexican Grill	2,640
8	Panera Bread	4,400
9	AVAILABLE	3,700

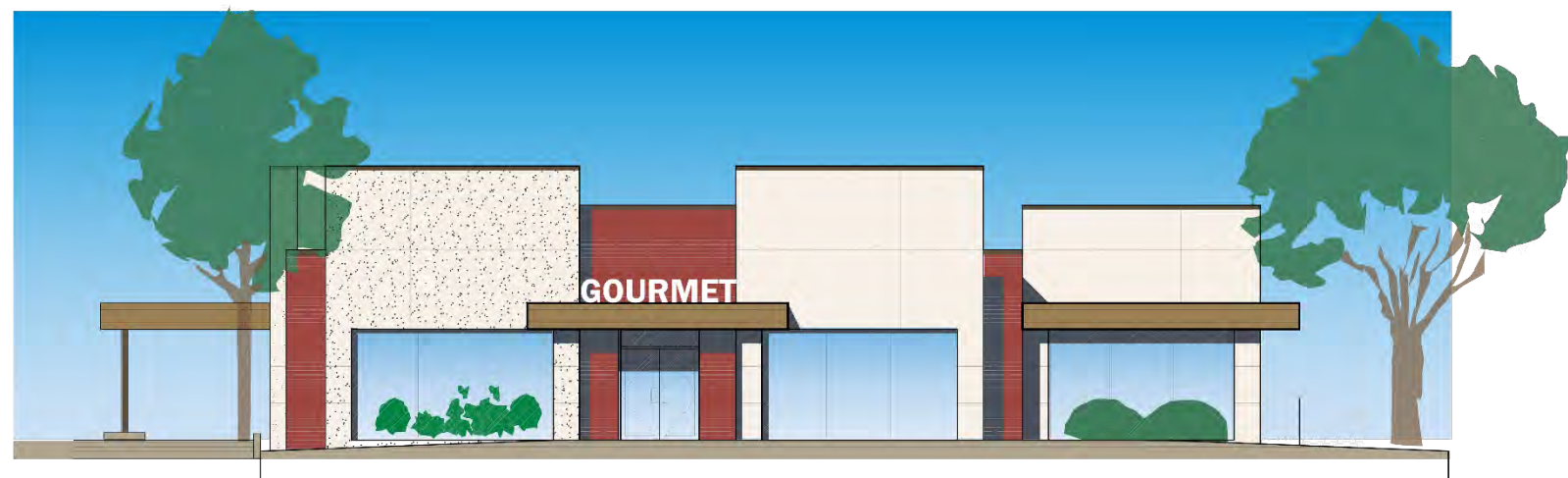
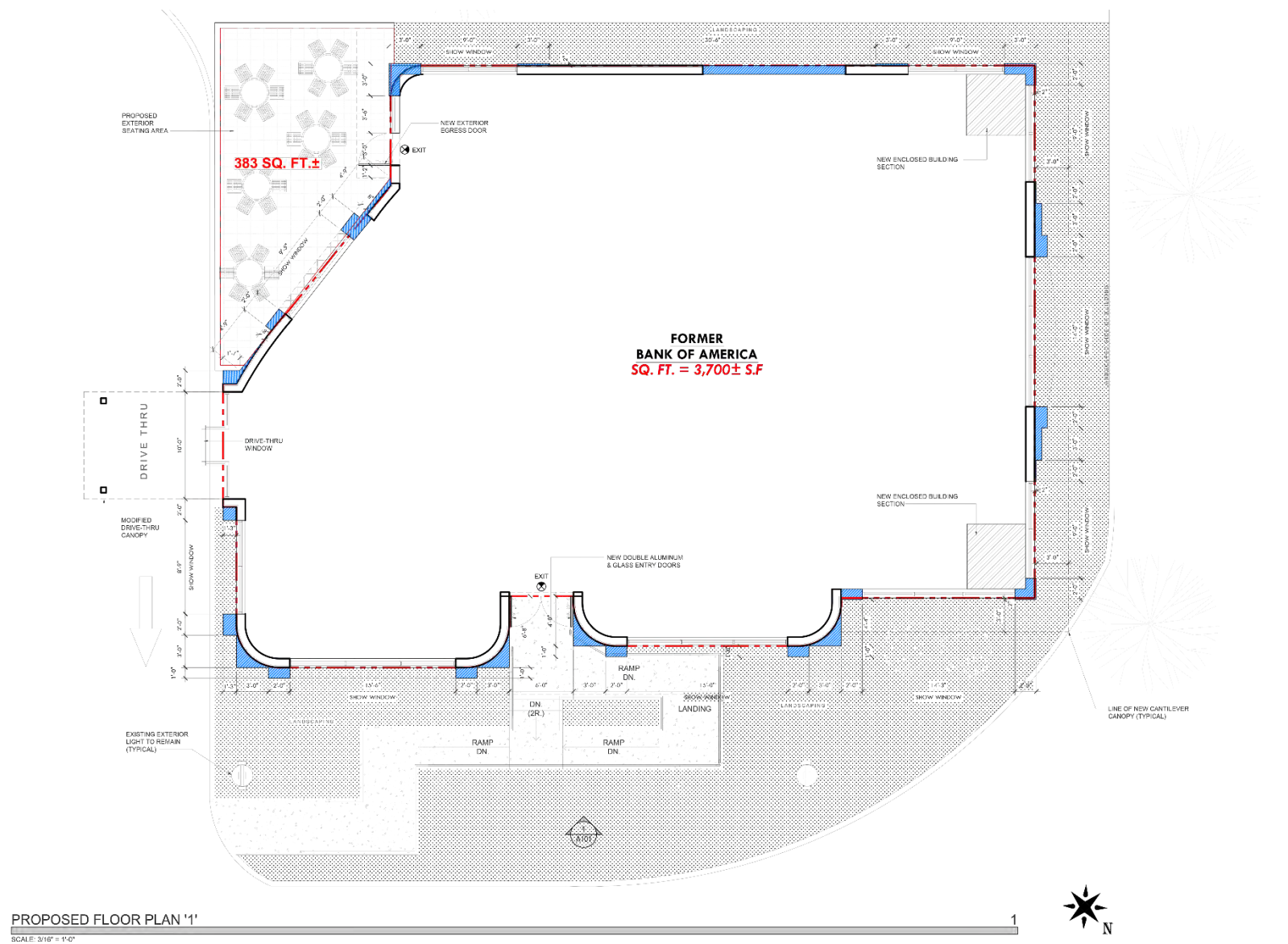


Norwalk, CT

650 Main Avenue (Route 7)

Walmart Center

PROPOSED PAD PLAN 1

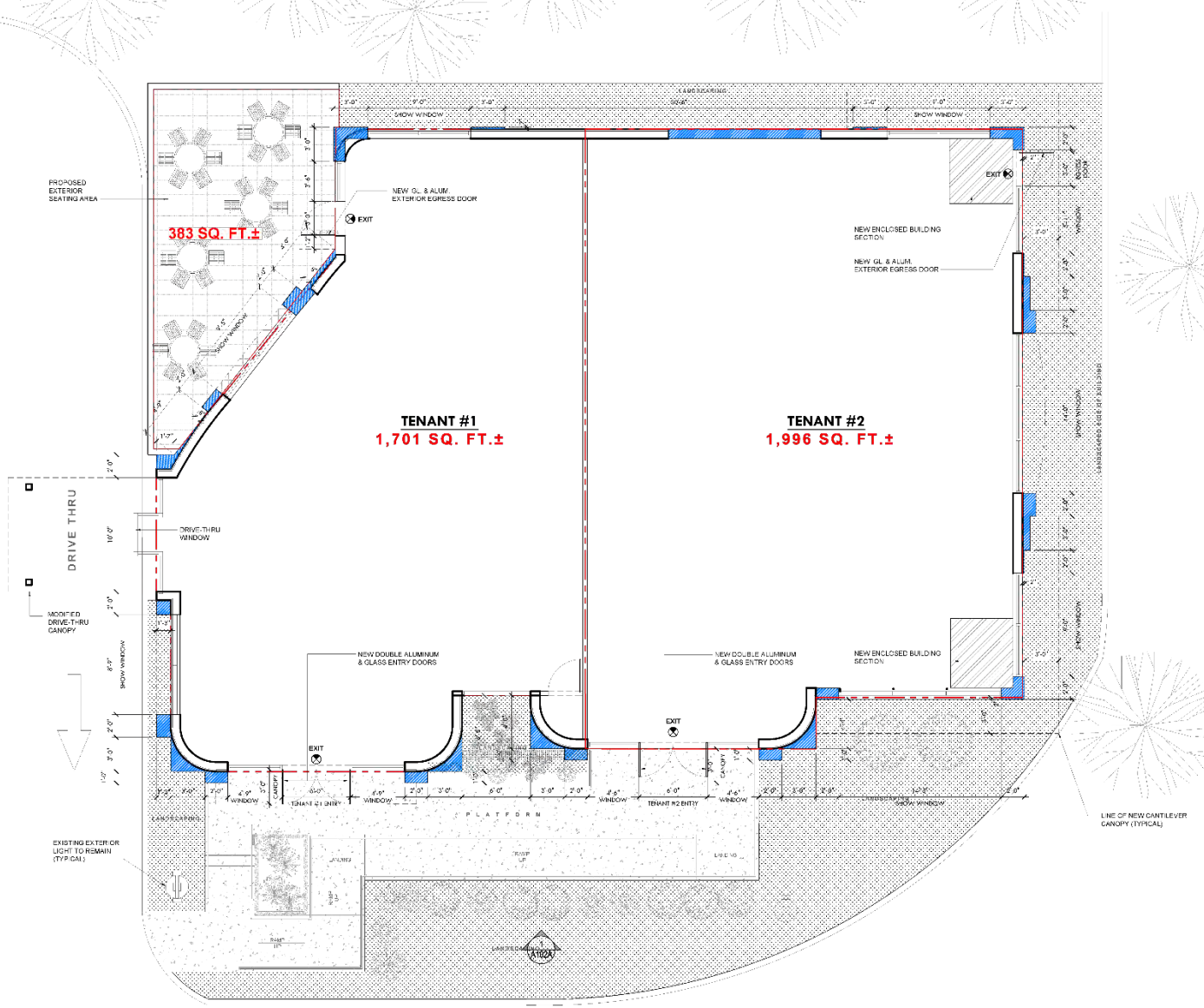


Norwalk, CT

650 Main Avenue (Route 7)

Walmart Center

PROPOSED PAD PLAN 2



PROPOSED FLOOR PLAN '2'

SCALE: 3/16" = 1'-0"



Norwalk, CT

650 Main Avenue (Route 7) Walmart Center



Norwalk, CT

650 Main Avenue (Route 7) Walmart Center



Norwalk, CT

650 Main Avenue (Route 7) Walmart Center



CENTER SEVEN

Starbucks, Citibank, Urgent Care American Family Care, European Wax Center, Roosters Men's Grooming Center, Mobile Rescue 1st Responders, Massage Envy, Mathnasium The Math Learning Center, Planet Pizza

WALMART CENTER

Panera Bread, Site, Ulta Beauty, Walmart, Qdoba Mexican Eats, Staples, Petco, My Eye Shop, Aspen Dental

Verizon, Town Fair Tire, AT&T, Subway, Mattress Firm

Courtyard by Marriott, Dunkin', Tutor Time Child Care/Learning Centers

FedEx Office, Edible Arrangements, Carvel

Merritt 7

M&T Bank

Even Hotels

MAIN AVENUE SHOPPING CENTER

Stop & Shop, Bob's Stores, Burger King, Dunkin', Total Wine & More, TD Bank

