

NORWALK CONNECTICUT

100% LEASED 250 WESTPORT AVENUE



AVAILABLE:

100% Leased

CO-TENANTS:

Westport Auction, Fit Body Boot Camp, Osteria Romana, Roma Nacci Pizza Bar, Level Up Performance, Tumble Jungle, Norwalk Pharmacy, Norwalk Academy of Dance, Bond Grill, Photographic Solutions, Veronica's Salon & Spa, Bagel King, Federal Credit Union and more

NEIGHBORING RETAILERS:

Stew Leonard's, Starbucks, Advance Auto Parts, Orvis, Marshalls, Petco, KFC, Walgreens, PetValu, Dunkin' Donuts and many more

TRAFFIC COUNTS:

23,100 Cars per Day Along Westport Avenue (Rte. 1)

PROPERTY HIGHLIGHTS:

- 44,000 SF Strip Center
- Tremendous Visibility on Route 1
- In Close Proximity to I-95, Route 7 and Route 15
- Excellent Parking

RENT:

Call For Details

CAM/TAXES:

\$8.66/SF

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	14,267	91,496	138,990
Avg. HH Income	\$133,835	\$143,161	\$190,118

**For More Information,
Please Contact:**

914-237-3400

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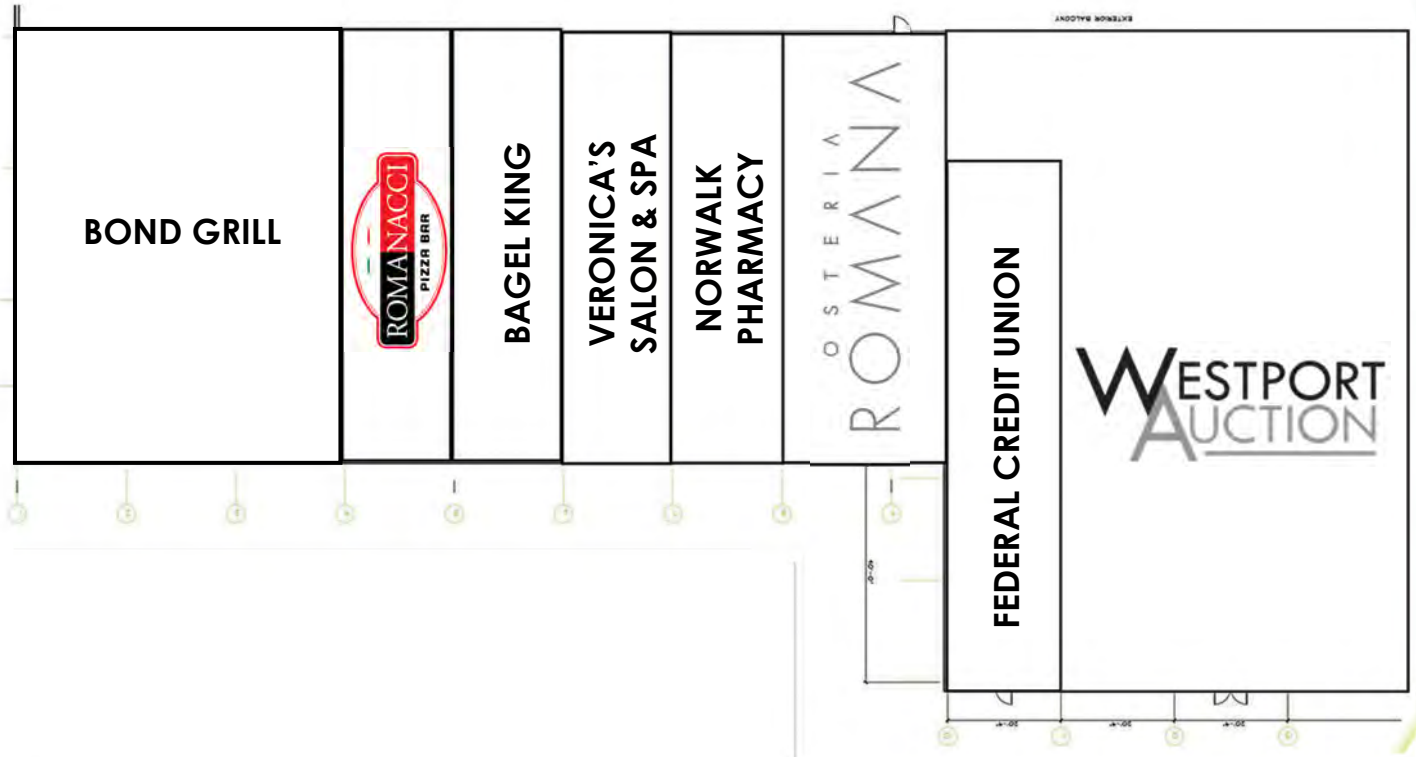


www.RoyalPropertiesInc.com

NORWALK, CT

100% LEASED
250 WESTPORT AVENUE

FRONT ACCESS
FLOOR PLAN



REAR ACCESS
FLOOR PLAN



**FIT BODY
BOOT CAMP**

NORWALK
ACADEMY
OF DANCE

Photographic **Solutions** LLC

LEVEL UP
PERFORMANCE
GROOMING
BY DEBBIE



ROYAL
PROPERTIES

NORWALK, CT

100% LEASED
250 WESTPORT AVENUE

BIRCHWOOD CORNER SHOPPING CENTER
THE WAXING SPOT
Simple Elegance
WESTPORT PILATES
ARTS & CRAFTS

MATTRESS FIRM
petco
BLINDS TO GO

First County Bank
It's where you belong.
enterprise

SEDONA PLAZA
Advance Auto Parts
Hawley Lane SHOES
SkyBox Collectibles
SPORTS, CARDS AND TOYS

BEV MAX
The Wine & Liquor Superstore!
RING'S END
Since 1902
LESLIE'S SWIMMING POOL SUPPLIES

ROMANO PLAZA
John's Best PIZZA
Saffron INDIAN CUISINE

KFC
TACO BELL

TD Bank

AAA

McDonald's

Wendy's

Stew Leonard's WINES & SPIRITS
petvalu verizon
Walgreens

WESTPORT AVENUE



People's United Bank
M.TRAIN
A.S FINE FOODS

BANK OF AMERICA

DUNKIN' DONUTS
BR baskin robbins

IMPERIAL PLAZA
WHOLE FOODS MARKET
citibank

STAPLES PLAZA
Staples
The Shoe Mart SINCE 1956
GNC
THE SIMPLE GREEK

Bankwell

THE EDGE FITNESS CLUBS
BOW-TIE CINEMAS
BED BATH & BEYOND
OshKosh Bigosh
Massage Green SPA

GOLDEN CREST PLAZA
M&T Bank
FRAME & SAVE
Phenix Salon Suites
FedEx Office

WebsterBank

MONRO
AUTO SERVICE AND TIRE CENTERS

Valvoline

CHRYSLER
Jeep
DODGE

MARSHALLS PLAZA
SUBWAY
T-Mobile
Robeks
Fruit Smoothies & Healthy Eats

INTENSITY

UNITED STATES POSTAL SERVICE

Stew Leonard's

SITE
ROMANACCI PIZZA BAR
Tumble Jungle
ROMANA WESTPORT AUCTION
FIT BODY BOOT CAMP
Photographic Solutions LLC

ORVIS
Starbucks



ROYAL PROPERTIES