

NORWALK
CONNECTICUT

RETAIL/SHOWROOM FOR LEASE

508 WESTPORT AVENUE



AVAILABLE:

10,649 SF

NEIGHBORING RETAILERS:

Staples, Advance Auto Parts, Stew Leonard's, Starbucks, Orvis, Bank of America, Bow Tie, Marshalls, McDonald's, Petco, KFC, Whole Foods, Walgreens, Blinds To Go, Dunkin', and many more

TRAFFIC COUNTS:

23,400 Cars per Day Along Westport Avenue (Rte. 1)

RENT:

Call For Details

CAM/TAXES:

\$8.50/SF

PROPERTY HIGHLIGHTS:

- Former Intensity Fitness
- 53 Parking Spaces
- Ceiling Heights: 17'± to Bottom of Deck, and 15.5'± to Bottom of Structural Joists
- Located in one of the Highest Income Areas in CT
- In Close Proximity to I-95, Route 7, and Route 15
- 1.5 Miles from the Downtown Westport Retail District

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,587	80,412	133,094
Avg. HH Income	\$153,865	\$157,283	\$192,265

**For More Information,
Please Contact:**

914-237-3400

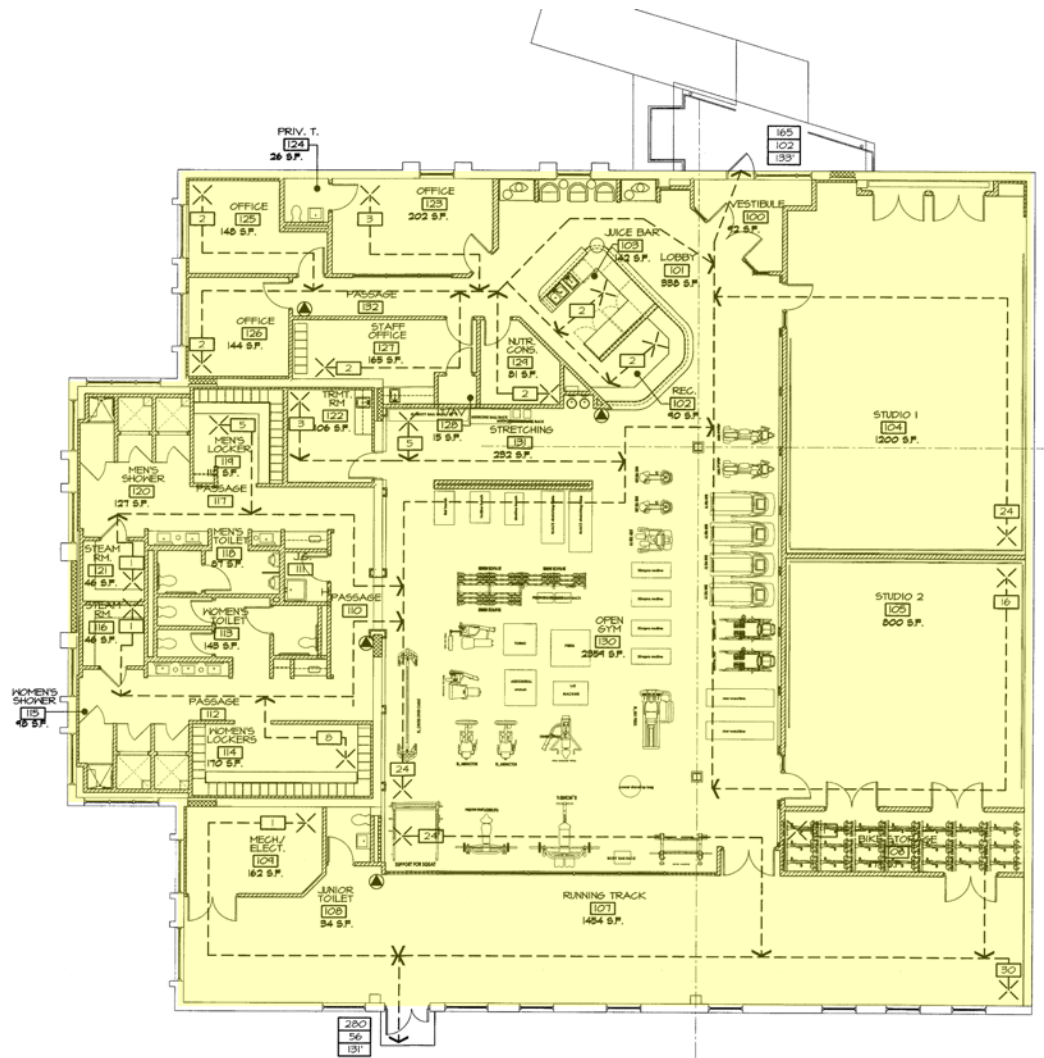
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www.RoyalPropertiesInc.com

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SITE



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