

For Lease



10 Cross Street, Norwalk CT 06851

Flex / Retail for Lease on US-1 in Norwalk

Excellent 3,780 square foot flex space available in Norwalk on a high traffic road. Located on US-1, property is convenient to the route 7 connector, I-95 and the Merritt Parkway. Daily traffic count of 13,100. Space has high ceilings, an overhead door and 2 bathrooms. Ample electric in a B-2 zone will allow for a variety of uses from contract work to retail. Signage available on front of building and on existing pylon. HVAC with forced hot air gas heat. Space is divided into a large showroom area, 2 bathrooms, 2 back offices and an attached deep garage bay. An overhead door provides access to the garage bay and double doors allow for easy access from garage to the showroom. Nets are approximately \$815 per month.



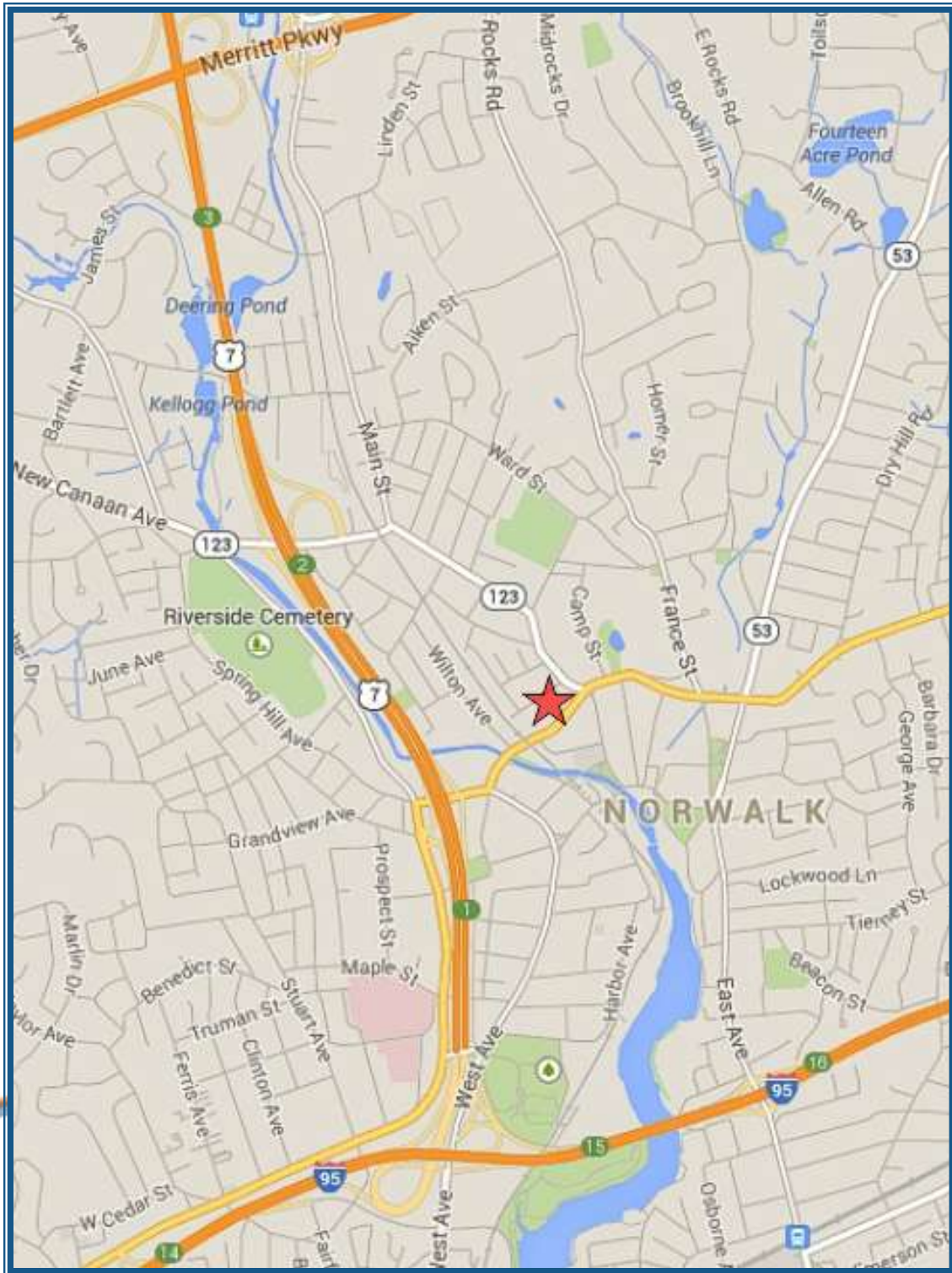
Offered at \$14 per square foot - NNN

Contact: Fred Ryon - o: 203 388-8030 - c: 203-915-0621

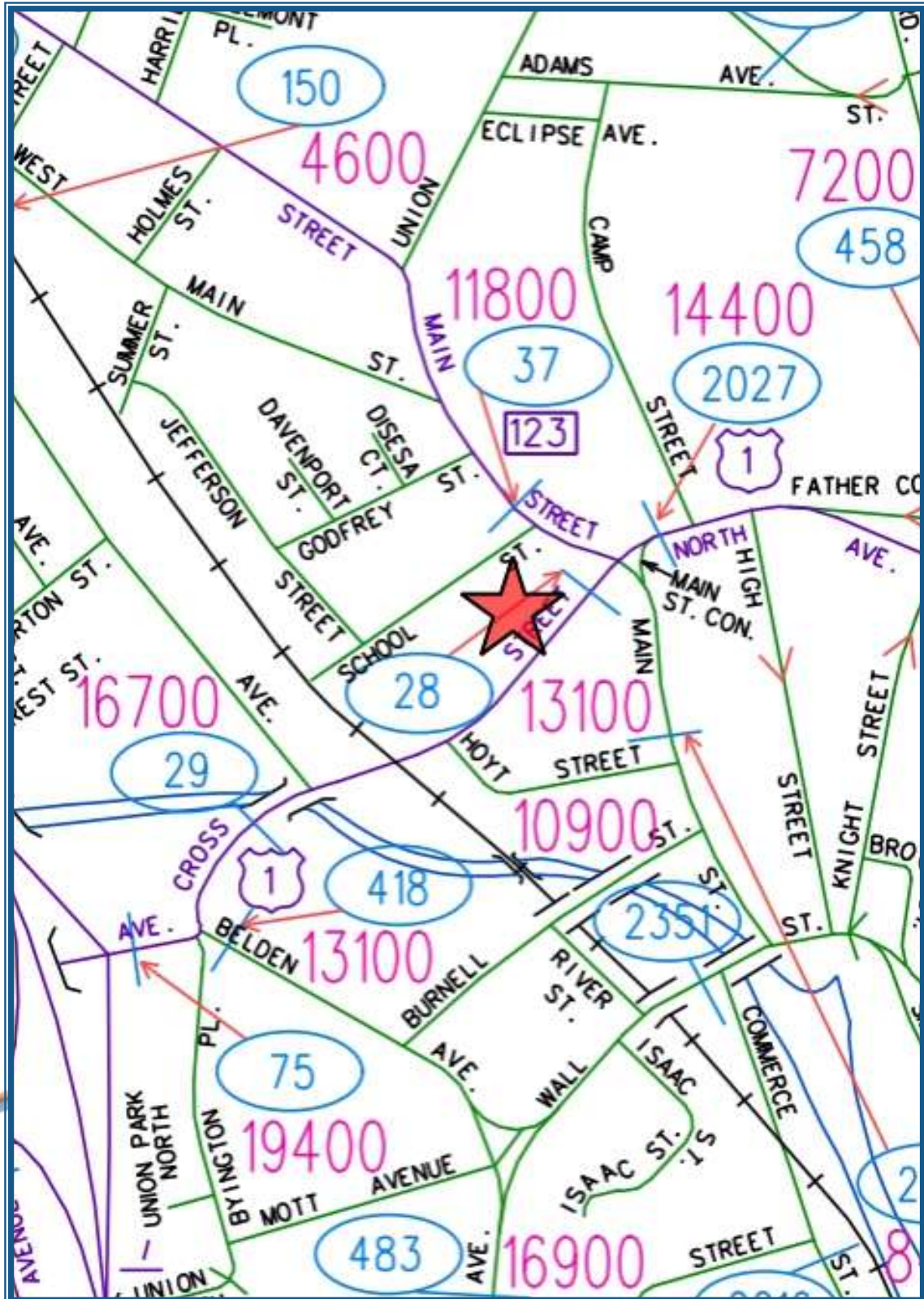
Data has been gathered from various sources. Broker has made best efforts to verify the information, but does not guarantee its accuracy.



Street Map



Traffic Counts



Demographics

| Population | 1-mi. | 3-mi. | 5-mi. |
|---|--------------|--------------|--------------|
| 2013 Male Population | 9,476 | 43,188 | 65,829 |
| 2013 Female Population | 10,044 | 44,904 | 69,290 |
| 2013 Total Population: Adult | 15,423 | 68,674 | 101,095 |
| 2013 Total Daytime Population | 25,924 | 110,499 | 172,555 |
| 2013 Total Employees | 16,778 | 66,630 | 98,662 |
| 2013 Total Population: Median Age | 37 | 38 | 40 |
| 2013 Total Population: Adult Median Age | 44 | 46 | 48 |

| Income | 1-mi. | 3-mi. | 5-mi. |
|--------------------------------|--------------|--------------|--------------|
| 2013 Household Income: Median | \$67,771 | \$76,562 | \$94,742 |
| 2013 Household Income: Average | \$81,616 | \$94,955 | \$117,002 |
| 2013 Per Capita Income | \$32,637 | \$36,943 | \$44,290 |

| Housing | 1-mi. | 3-mi. | 5-mi. |
|------------------------------------|--------------|--------------|--------------|
| 2000 Housing Units | 7,926 | 34,386 | 51,457 |
| 2000 Occupied Housing Units | 7,622 | 33,325 | 49,632 |
| 2000 Owner Occupied Housing Units | 3,894 | 20,646 | 34,357 |
| 2000 Renter Occupied Housing Units | 3,728 | 12,679 | 15,275 |
| 2000 Vacant Housings Units | 304 | 1,060 | 1,824 |