

# 123 WASHINGTON STREET

NORWALK | CONNECTICUT

Brokers Protected



4,637 SF  
For Lease

SPACE FOR LEASE  
203.221.8997  
BIBRON DAVID REAL ESTATE  
WWW.BIBRONDAVID.COM

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# SPACE DETAILS

### SIZE

4,637 SF Ground Floor  
3,000 SF Basement

### CO-TENANCY & COMMENTS

123 Washington Street is home to a 4,600 SF storefront in the Washington Street Historic District of South Norwalk, Connecticut. The Washington Street Historic District is a highly preserved landmarked community at the convergence of apartment buildings, hotels, a gorgeous waterfront, and a 24/7 eat, shop, and live culture. Washington Street features dozens of restaurants, retailers, and creative spaces, including Mecha Noodle Bar, Salon Etre, Oishi Sushi & Izakaya, Donovan's, Tablao Wine Bar, and more! South Norwalk is home to over 20 new construction apartment buildings, with over 1,000 residential units being developed within walking distance of Washington Street.





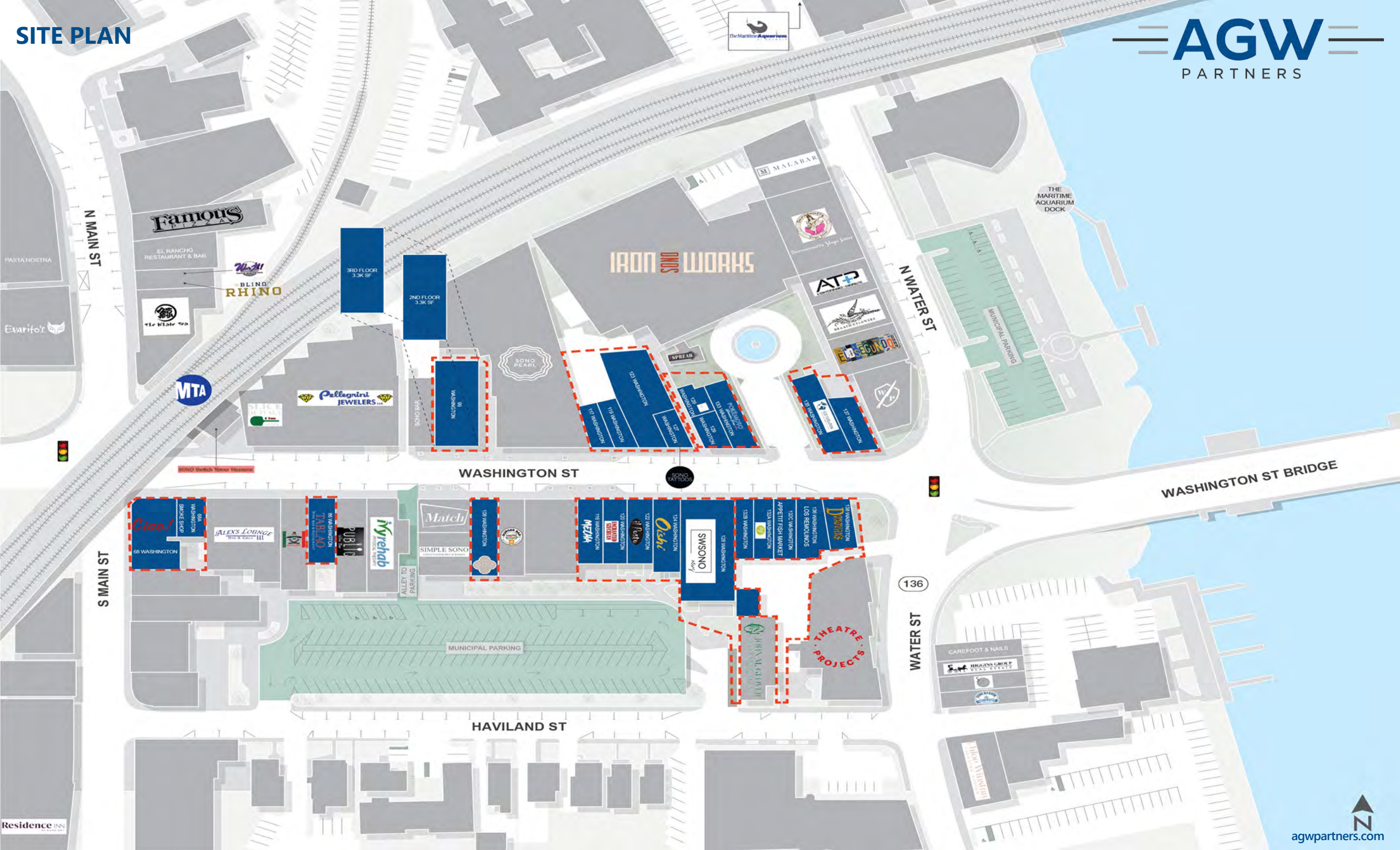
# WELCOME TO THE WASHINGTON STREET HISTORIC DISTRICT

The Washington Street Historic District is a highly preserved landmarked community at the convergence of new construction apartment buildings, hotels, a gorgeous waterfront, and a 24/7 eat, shop, and live culture.

# WELCOME TO THE WASHINGTON STREET HISTORIC DISTRICT



# SITE PLAN



THE MARITIME AQUARIUM DOCK

Famous Pizzeria

EL RANCHO RESTAURANT & BAR

BLIND RHINO

THE WHALE TACO

MTA

Pellegrini JEWELERS LLC

IRON WORKS

MALABAR

ATP

BRACEBOLITE

THE GUNNER

SONO PEARL

3RD FLOOR  
3.3K SF

2ND FLOOR  
3.3K SF

SONO BAR  
WASHINGTON 05

123 WASHINGTON  
118 WASHINGTON  
117 WASHINGTON

116 WASHINGTON  
115 WASHINGTON  
114 WASHINGTON

133 WASHINGTON  
132 WASHINGTON  
131 WASHINGTON

N MAIN ST

N WATER ST

WASHINGTON ST

WASHINGTON ST BRIDGE

S MAIN ST

136

WATER ST

HAVILAND ST

Ciao!  
WASHINGTON  
SMOKE SHOP

ALEX'S LOUNGE  
BAR & GRILL III

TABLAO  
RESTAURANT & BAR

hyrehab  
PHYSICAL THERAPY

Match

105 WASHINGTON

SIMPLE SONO

MEZHA  
116 WASHINGTON  
115 WASHINGTON  
114 WASHINGTON

Osiri  
124 WASHINGTON

SWSONO  
123 WASHINGTON

APPETITE FISH MARKET  
132 WASHINGTON  
131 WASHINGTON  
130 WASHINGTON

THEATRE PROJECTS

CAREFOOT & NAILS

HIGGINS GROUP  
REAL ESTATE

# NEARBY DEVELOPMENT



**THE SHEFFIELD SONO**  
 Year Built: 2007  
 Type: Multifamily  
 Units / Keys: 136  
 SOLD FOR \$53MM IN 2020

## TWO NEW CONSTRUCTION APARTMENT BUILDINGS

Wedged Between the Portfolio

## 10 NEW CONSTRUCTION APARTMENT BUILDINGS

Within 3-Block Radius



**RESIDENCES INN BY MARRIOTT**  
 Year Built: 2019  
 Type: Hotel  
 Units / Keys: 102



**CORSET FACTORY**  
 Year Built: 1992  
 Type: Multifamily  
 Units / Keys: 80

**SONO**  
 COMMERCIAL  
 PORTFOLIO

**AGW**  
 PARTNERS



**BRIM & CROWN**  
 Year Built: 2019  
 Type: Multifamily  
 Units / Keys: 189



**THE MARITIME**  
 Year Built: 2007  
 Type: Multifamily  
 Units / Keys: 61



**THE PLATFORM SONO**  
 Year Built: Under-Construction  
 Type: Mixed-Use  
 Units / Keys: 122



**IRONWORKS SONO**  
 Year Built: 2014  
 Type: Multifamily  
 Units / Keys: 109



**SONO ONE**  
 Year Built: 2020  
 Type: Multifamily  
 Units / Keys: 40



**SHIRT FACTORY LOFTS**  
 Year Built: 2021  
 Type: Multifamily  
 Units / Keys: 122



**SONO 19 DAY**  
 Year Built: 2017  
 Type: Multifamily  
 Units / Keys: 58



**SOUNDVIEW LANDING**  
 Year Built: 2018  
 Type: Multifamily  
 Units / Keys: 345



**HARBOURSIDE SONO**  
 Year Built: 2020  
 Type: Multifamily  
 Units / Keys: 129



**SONO PEARL APARTMENTS**  
 Year Built: 2016  
 Type: Multifamily  
 Units / Keys: 66

# NEARBY ATTRACTIONS & TRANSPORTATION

## RESTAURANTS

- 1 SoNo Square
- 2 The Blue Teapot Cafe & Bakery
- 3 Pontos Taverna
- 4 Casa Bonita Restaurant & Lounge
- 5 El Idolo Restaurant Ecuador
- 6 La Cocina Restaurant
- 7 Bobby Q's Cue & Co
- 8 Haruki Ramen & Izakaya
- 9 Colony Grill
- 10 Barcelona Wine Bar
- 11 Blue Cactus Grill
- 12 Los Gemelos Deli & Restaurant
- 13 La Sorpresa y Mas Restaurant
- 14 Pokelicious
- 15 La Picante
- 16 O'Neill's Irish Pub & Restaurant
- 17 Chick-fil-A
- 18 Rio Bravo Tacos & Tequila
- 19 New Crossroads Pizza
- 20 Kazu Japanese Restaurant
- 21 Burger Bar & Bistro
- 22 Templo Maya Cafe
- 23 Tablao SoNo
- 24 The Spread South Norwalk
- 25 Washington Prime
- 26 Mecha Noodle Bar
- 27 Memo's Restaurant & Bakery
- 28 The Sono Baking Company & Cafe
- 29 El Sabor Salvadoreño
- 30 Sono Cafe
- 31 Overton's Seafood
- 32 Harbor Lights

## AMENITIES

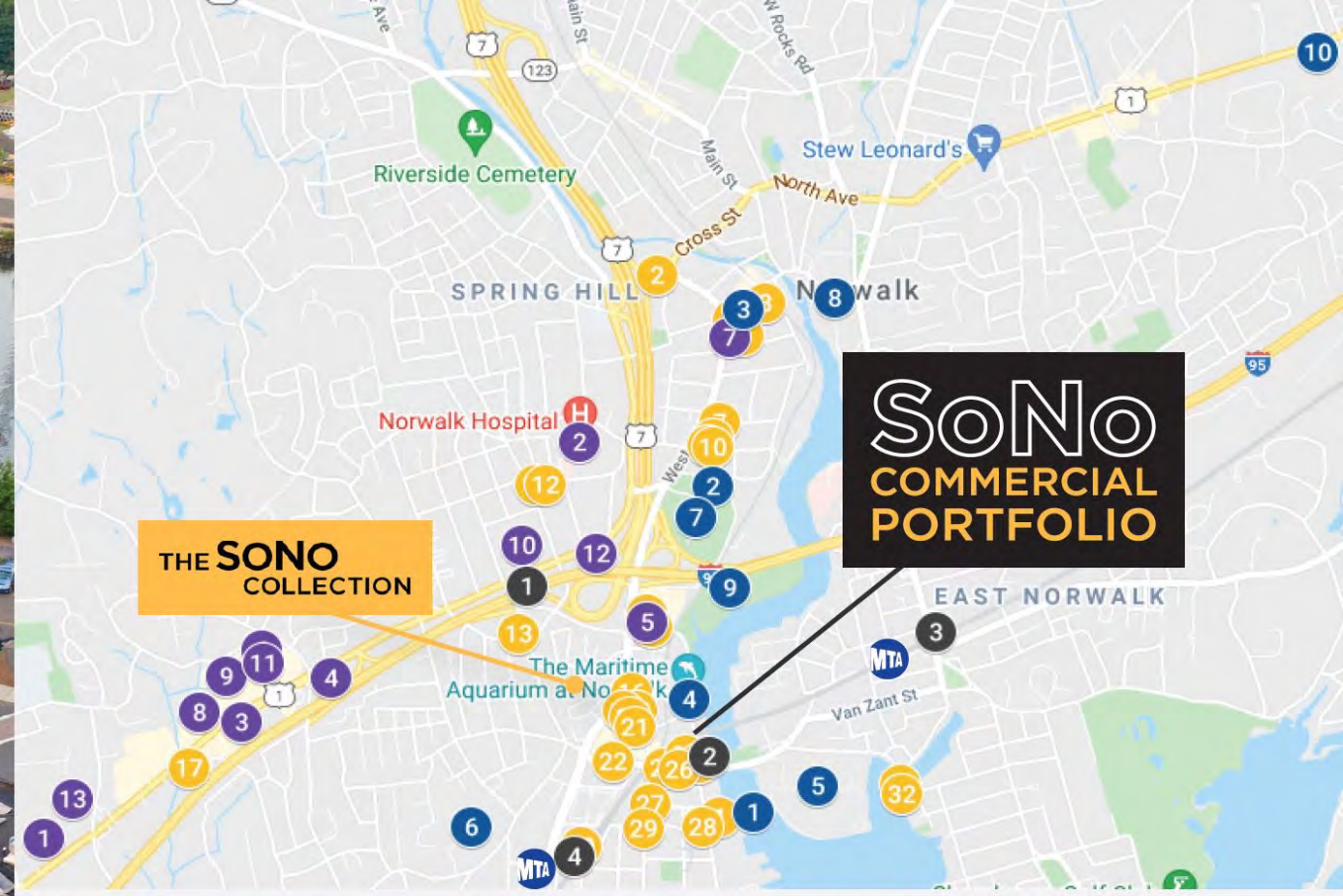
- 1 Walmart
- 2 Norwalk Hospital
- 3 Stop & Shop
- 4 CVS
- 5 The SoNo Collection
- 6 Best Buy
- 7 City Market Norwalk
- 8 DICK'S Sporting Goods
- 9 ShopRite of Norwalk
- 10 Lowe's Home Improvement
- 11 T.J. Maxx
- 12 Bob's Discount Furniture and Mattress Store
- 13 The Home Depot

## AMUSEMENT

- 1 Long Island Sound
- 2 Stepping Stones Museum for Children
- 3 Wall Street Theater
- 4 The Maritime Aquarium at Norwalk
- 5 Veteran's Memorial Park and Marina
- 6 Flax Hill Park
- 7 Mathews Park
- 8 Mill Hill Park
- 12 Oyster Shell Park
- 13 Bow Tie Ultimate Royale 6

## TRANSPORTATION

- 1 Interstate-95
- 2 Sheffield Island Ferry
- 3 East Norwalk Train Station
- 4 South Norwalk Train Station



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THE SONO COLLECTION

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## CONTACT US

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