

# 108 WASHINGTON STREET

NORWALK, CT 06854



**2,100 SF TURN KEY SALON WITH BASEMENT**  
IN THE HEART OF THE WASHINGTON STREET HISTORIC DISTRICT

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## DESCRIPTION

### BROKERS PROTECTED

Located in the vibrant, pedestrian-friendly district of South Norwalk (SoNo), this beautifully built-out salon space offers a rare opportunity for an operator to move into a turnkey setup with character, charm, and strong foot traffic. 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.

### HIGHLIGHTS

- Existing configuration includes: 10 hairstyling stations, 5 hair drying chairs, 4 hair washing chairs, 2 makeup chairs, and a separate room for skin/facial treatments.
- Stunning pressed tin ceilings and high ceiling heights throughout.
- Expansive glass frontage brings in natural light and street visibility.
- Co-Tenancy includes: Piccolina, Lazy Sister, Washington Prime, Match, Mecha Noodle Bar, Oishi, Donovan's, Tablao, and more!

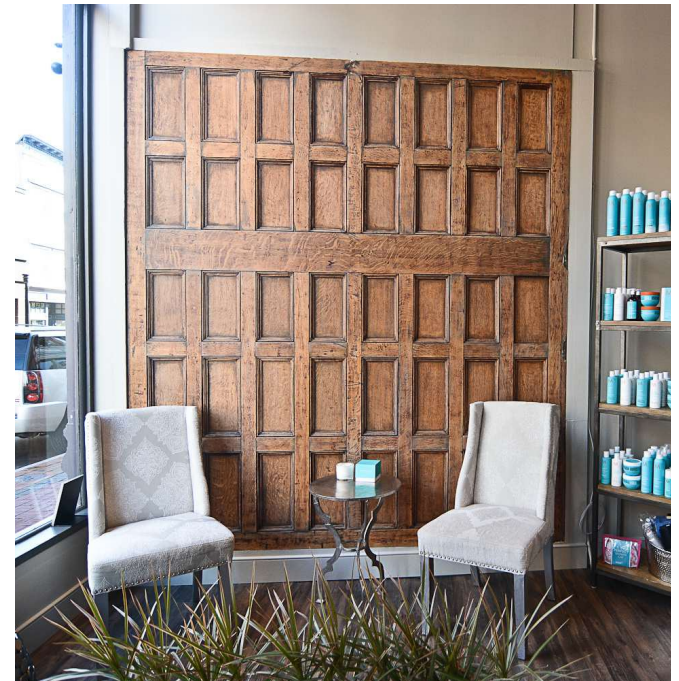
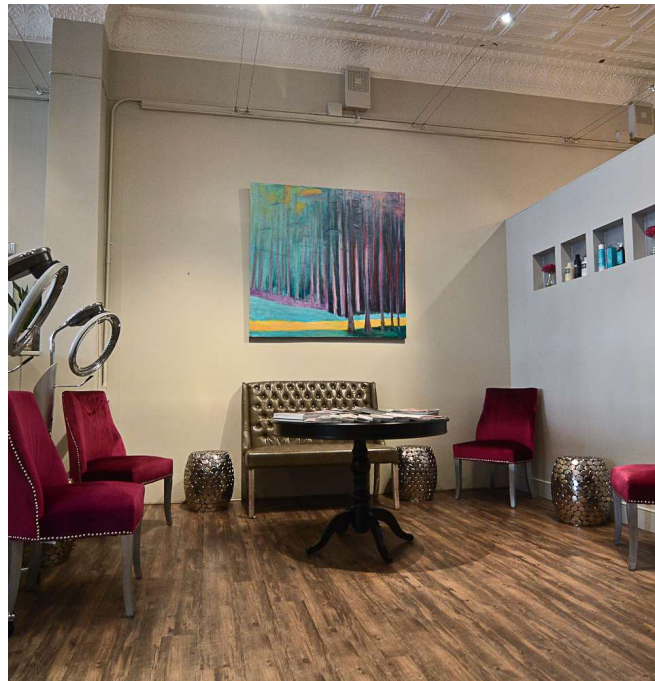
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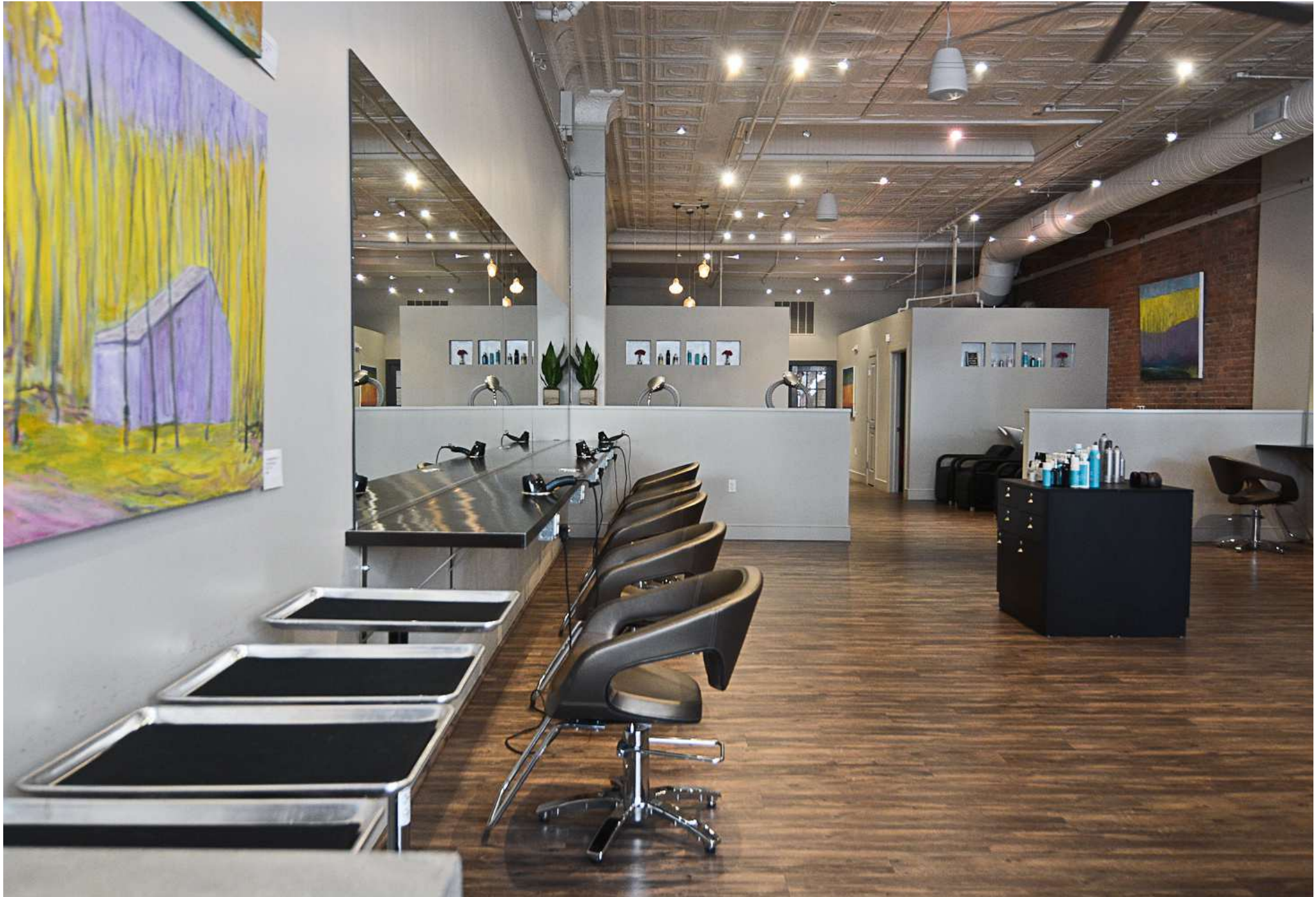
## SUMMARY

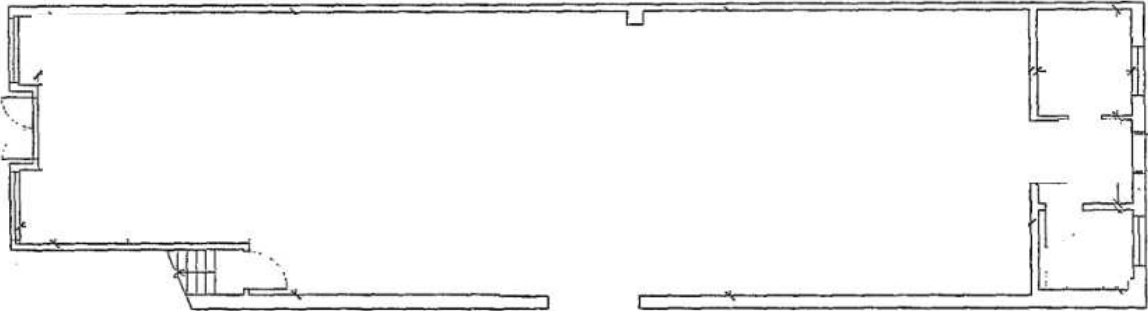
Lease Rate:	Upon Request
Number of Units:	1
Available SF:	2,100 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,066	3,058	10,279
Total Population	2,030	6,641	25,967
Average HH Income	\$120,540	\$105,185	\$105,740





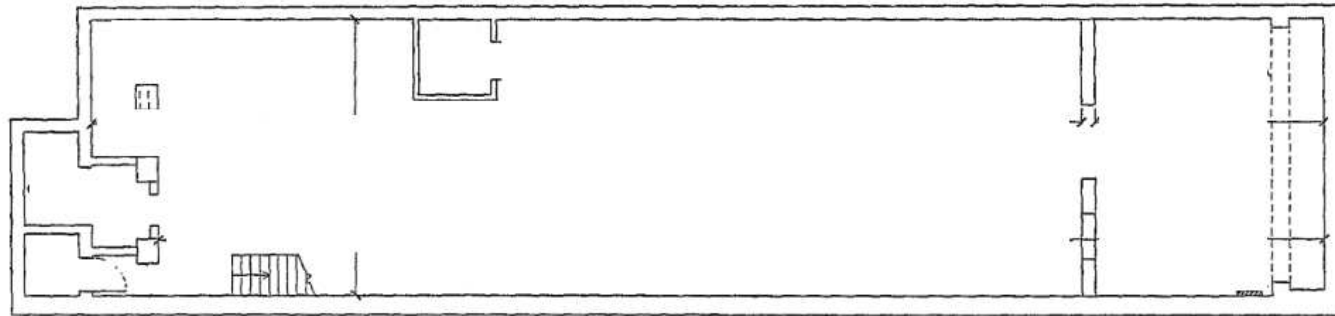




MARCH 17, 2014

1/8"=1'-0" PROJECT NORTH

HARVEY KAUFMAN ARCHITECT P.C. 96 MAIN STREET NEW CANAAN, CT 06840	108 WASHINGTON STREET NORWALK, CT 06854	FIRST FLOOR PLAN	P.D. RICH COMPANY INC. 222 SUMNER STREET STAMFORD, CT 06901
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MARCH 17, 2014

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