

48 WESTPORT AVE NORWALK, CT



As exclusive broker, EAC Properties proudly presents 48 Westport Avenue, Norwalk CT. This 15,975 SF 2 story building built in 1992 with 124' on Westport Avenue sits on 0.77 acres located in the B-2 Zone of Norwalk. Prime retail opportunity located on highly visible Westport Ave, offering strong foot and vehicle traffic. Ideal for retail, boutique, service-based businesses, or food concepts.

Strategically located in busy commercial corridor in Norwalk/ Westport area it is in close proximity to national retailers, restaurants, and local businesses. The area has strong demographics with affluent surrounding neighborhoods. Located on US Route 1 within easy access to I-95 and the Merritt Parkway

Located along Norwalk's primary retail corridor (US-1) with strong co-tenancy, high traffic counts ($\pm 18,500$ VPD), and dense surrounding population.

Space delivered vanilla box and is available immediately.

AVAILABLE FOR LEASE

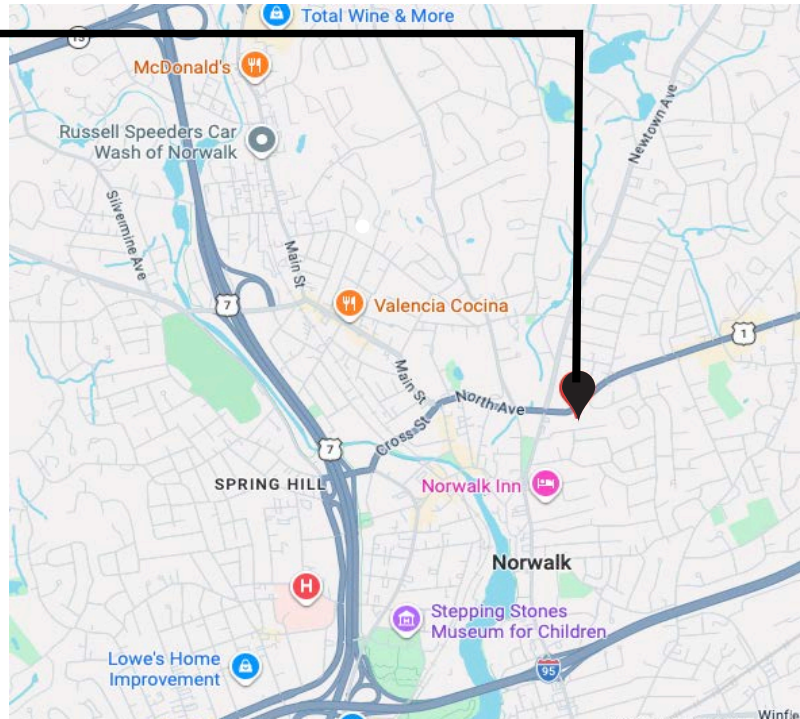
- 3,194 SF High Visibility Storefront
- ADT 17,153 on Westport Avenue & Dry Hill Road 2023
- 124' Frontage on Westport Avenue (US-1) with 20 covered and 51 surface spaces (3,240/1,000 SF)
- Positioned at a signalized corner maximizing visibility
- Excellent transit access: minutes from I-95, Route 15 (Merrit) and direct bus line services

Building Amenities

- | | |
|--------------------|--------------------------|
| 24 Hour Access | Property Manager on Site |
| Bus Line | Recessed Lighting |
| Freeway Visibility | Signage |

Public Transportation

	Drive	Distance
Commuter Rail		
East Norwalk Station (New Haven Line - ...)	3 min	1.4 mi
South Norwalk Station (New Haven Line ...)	5 min	2.5 mi
Airport		
Westchester County	35 min	22.6 mi
Tweed/New Haven	55 min	36.7 mi



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48 WESTPORT AVENUE

Income & Spending Demographics

48 Westport Avenue 3,194 SF Available

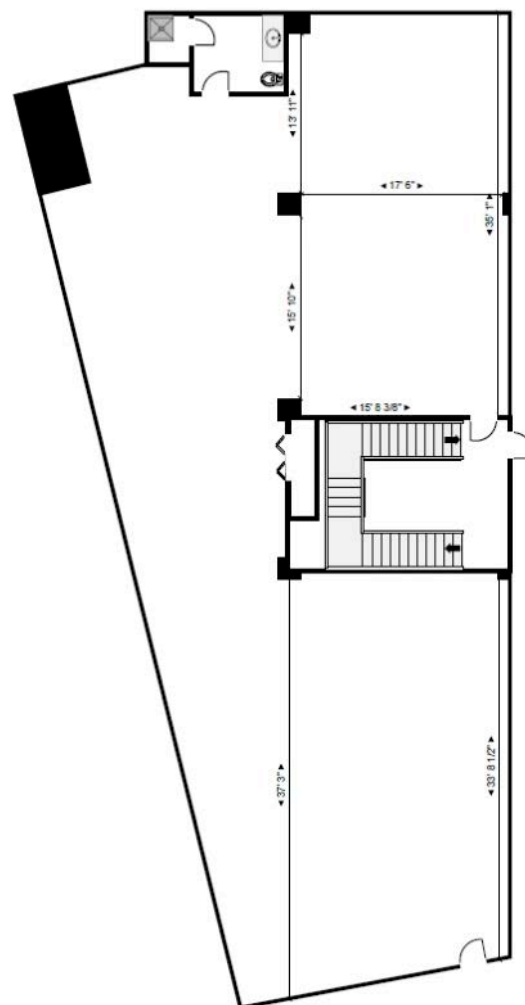
	1 Mile		3 Miles	
2024 Households by HH Income	8,173		36,138	
<\$25,000	969	11.86%	4,630	12.81%
\$25,000 - \$50,000	1,327	16.24%	5,198	14.38%
\$50,000 - \$75,000	1,265	15.48%	4,680	12.95%
\$75,000 - \$100,000	1,189	14.55%	4,477	12.39%
\$100,000 - \$125,000	797	9.75%	3,761	10.41%
\$125,000 - \$150,000	680	8.32%	2,658	7.36%
\$150,000 - \$200,000	850	10.40%	3,371	9.33%
\$200,000+	1,096	13.41%	7,363	20.37%
2024 Avg Household Income	\$111,919		\$127,253	
2024 Med Household Income	\$86,049		\$94,884	

	1 Mile		3 Miles	
Total Specified Consumer Spending	\$281.5M		\$1.3B	
Total Apparel	\$14.8M	5.25%	\$68.2M	5.17%
Women's Apparel	\$5.9M	2.08%	\$27M	2.04%
Men's Apparel	\$3.1M	1.11%	\$14.4M	1.09%
Girl's Apparel	\$999.6K	0.36%	\$4.7M	0.35%
Boy's Apparel	\$712.4K	0.25%	\$3.3M	0.25%
Infant Apparel	\$691.9K	0.25%	\$3M	0.23%
Footwear	\$3.4M	1.21%	\$15.9M	1.20%

Total Entertainment & Hobbies	\$38.1M	13.52%	\$177M	13.42%
Entertainment	\$4.8M	1.72%	\$21.1M	1.60%
Audio & Visual Equipment/Service	\$9.5M	3.38%	\$43M	3.26%
Reading Materials	\$609.9K	0.22%	\$2.9M	0.22%
Pets, Toys, & Hobbies	\$6.5M	2.32%	\$30.6M	2.32%
Personal Items	\$16.6M	5.89%	\$79.3M	6.01%

Total Food and Alcohol	\$77.9M	27.66%	\$357.8M	27.13%
Food At Home	\$39.4M	14.00%	\$182.3M	13.82%
Food Away From Home	\$32.9M	11.68%	\$149.6M	11.34%
Alcoholic Beverages	\$5.6M	1.99%	\$25.9M	1.96%

Total Household	\$46.6M	16.56%	\$222.3M	16.85%
House Maintenance & Repair	\$7.4M	2.63%	\$38.2M	2.90%
Household Equip & Furnishings	\$18.1M	6.43%	\$84.1M	6.37%
Household Operations	\$14.6M	5.17%	\$68.4M	5.18%
Housing Costs	\$6.5M	2.32%	\$31.6M	2.39%



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