



SAUGATUCK
COMMERCIAL
REAL ESTATE LLC

LICENSED IN CT, NY, MA, RI, NH, FL

RETAIL
NORWALK, CT

430 MAIN AVENUE



2,380 SF
RETAIL SUBLEASE
(EXP. 9/25/27)

PROMINENT
34,583 SF STRIP
CENTER



- Strip retail center across from Merritt 7 Corporate Park (under proposal for additional 300 apartments), Merritt River Apartments and Merritt 7 Metro North Station.
- Over 4MM SF of office and medical space, 7 hotels, 2,000+ residential units in the area.
- Convenient access to the Merritt Parkway, Route 7 connector, I-95.
- Strong retail and commuter corridor connecting Danbury/ Northern Fairfield County to Lower Fairfield County.
- Large display windows, excellent signage and branding.
- Join areal retailers and businesses; Walmart, Stop & Shop, iPark Medical Complex, T.J. Maxx, Ulta, Michaels, Panera and Total Wine.

Demographics	1 Mile	3 Mile	5 Mile
Population	7,637	68,605	149,648
Average HHI	\$158,430	\$203,449	\$243,615
Total Retail Expenditures	\$205.29 M	\$1.73 B	\$3.75 B

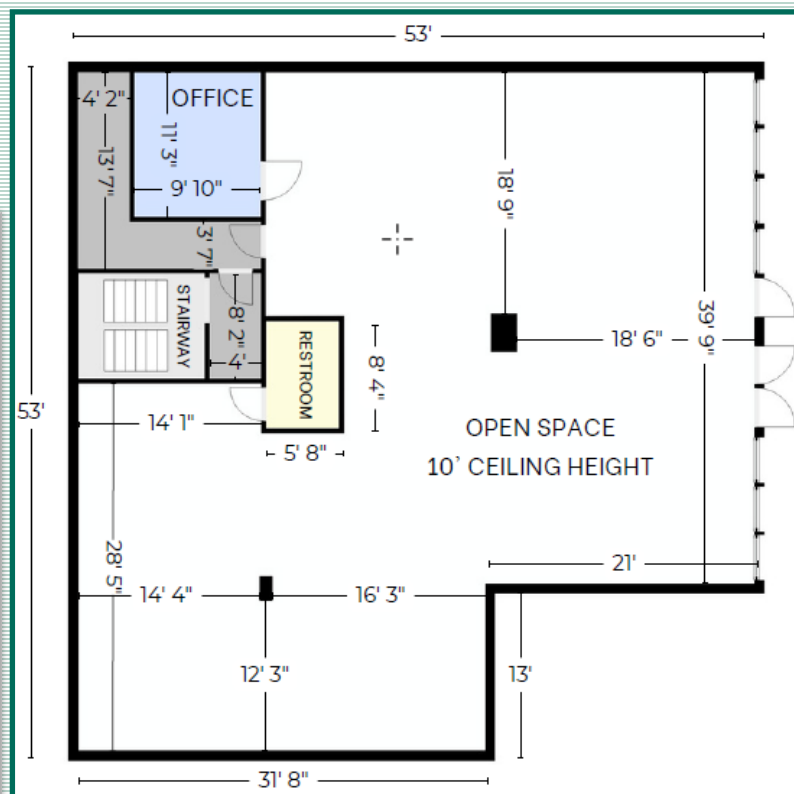
EXCLUSIVE LEASING AGENT
Penny Wickey 203.222.4194
pwickey@saugatuckcommercial.com

The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



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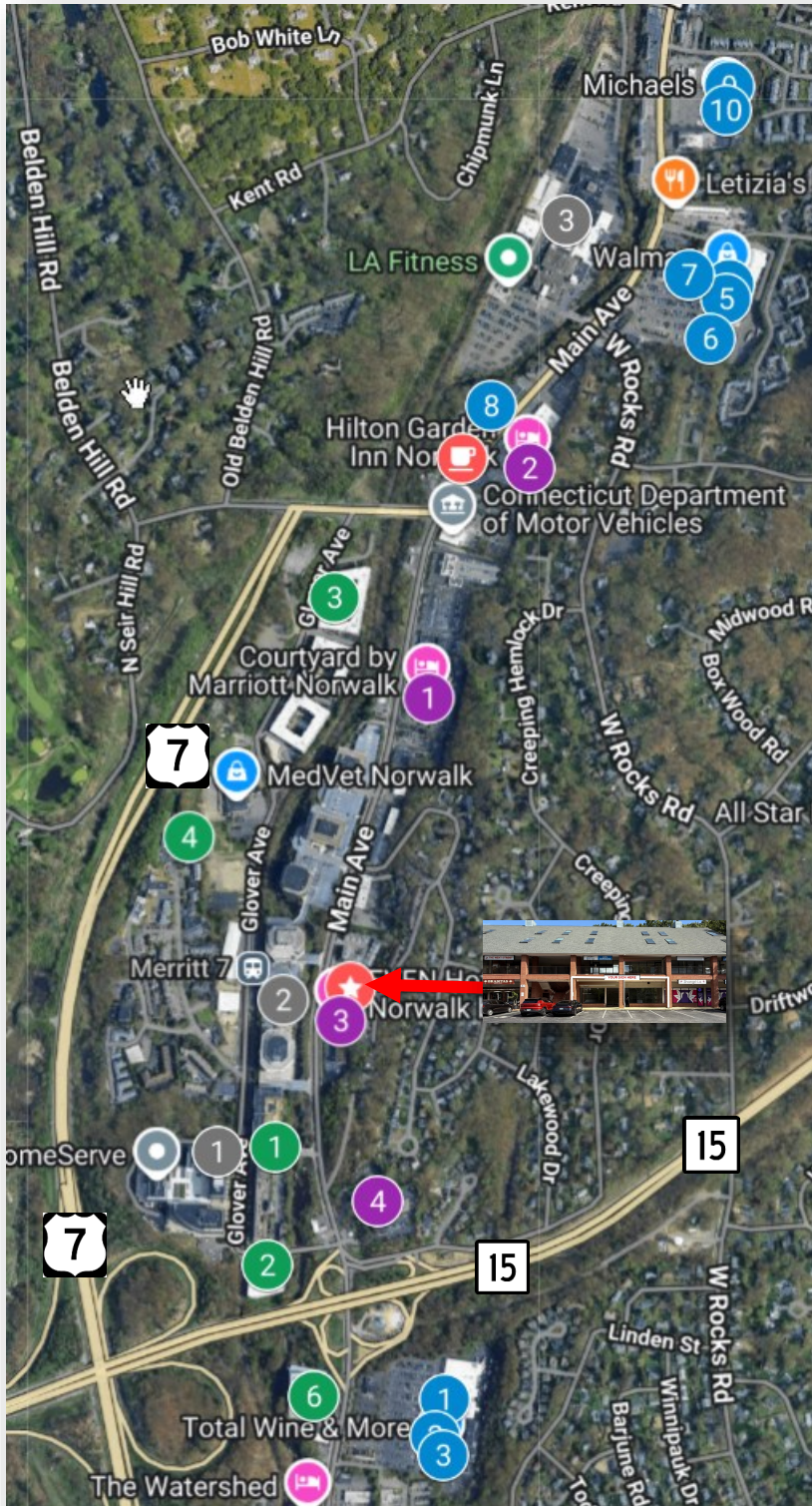
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9 BURR ROAD

WESTPORT, CT 06880

SAUGATUCKCOMMERCIAL.COM



Hotels

- 1 Courtyard by Marriott Norwalk
- 2 Hilton Garden Inn Norwalk
- 3 EVEN Hotel Norwalk by IHG
- 4 Extended Stay America Suites- Norwalk

Residential Units

- 1 Merritt River Apartments
- 2 One Glover Apartments
- 3 The Curb Apartments
- 4 Point Rock at Oakwood
- 5 The Confluence at Norwalk Apartments
- 6 MerrittView

Corporations

- 1 GE Capital, Americas
- 2 MBI Inc
- 3 iPark Norwalk

Shopping & Recreation

- 1 Stop & Shop
- 2 Hobby Lobby
- 3 Total Wine & More
- 4 Walmart
- 5 Ulta Beauty
- 6 Panera Bread
- 7 Staples
- 8 Massage Envy
- 9 T.J. Maxx
- 10 Michaels

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