

# NORWALK RETAIL / OFFICE

30 BELDEN AVE & 50 CROSS ST | NORWALK, CT 06850

AVAILABLE - RETAIL 2,500 SF | RETAIL/OFFICE 7,400 SF | OFFICE - 3,866 SF

ANCHORED BY



dogtopia

UFC GYM



## PROPERTY INFORMATION

- Ground floor retail & 2nd floor office space are available
- Easy access to and from Route 7, and I-95
- Lengthy window line with plenty of natural light
- Outstanding corner visibility as well as visible from Route 7
- Traffic Counts: Belden Ave - 15,658 VPD  
Cross St - 12,550 VPD

## AVAILABLE SPACE

- Available Retail 2,500 SF
- Available 2nd floor Office/Retail Space 7,400 SF
- Available 2nd floor Office 3,866 SF

## AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	23,797	97,117	148,924
MEDIAN HH INC	\$103,487	\$123,743	\$161,280
AVERAGE HH INC	\$136,607	\$169,646	\$244,028



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

PETER H. LEVINE | 203.683.1567 | [Peter@CharterRealty.com](mailto:Peter@CharterRealty.com)

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30 BELDEN AVE & 50 CROSS ST | NORWALK, CT 06850

**30 BELDEN AVE**

2ND FLOOR OFFICE SPACE - 3,866 SF  
& GROUND RETAIL SPACE - 2,500 SF



## CHARTER REALTY

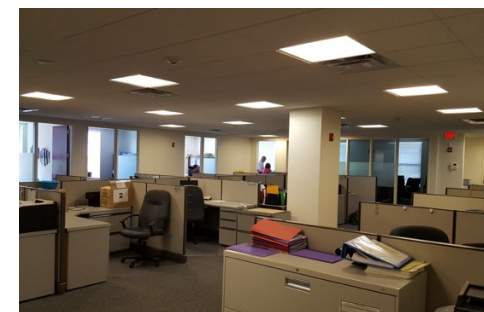
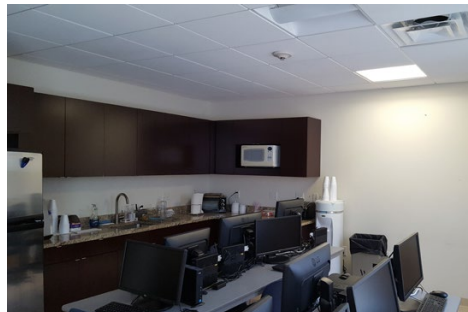
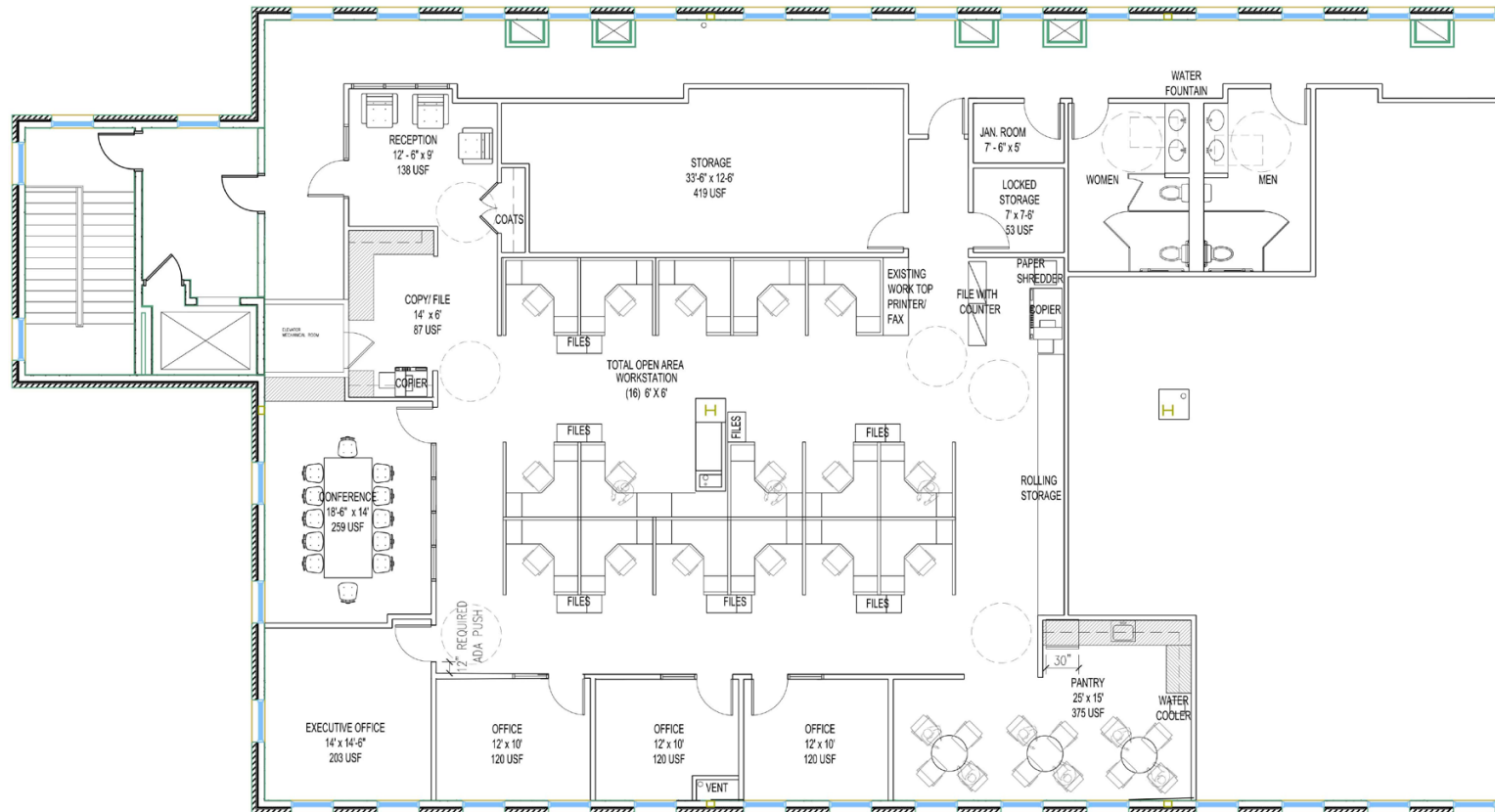
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30 BELDEN AVE

2ND FLOOR OFFICE SPACE - 3,866 SF



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30 BELDEN AVE & 50 CROSS ST | NORWALK, CT 06850

50 CROSS ST

2ND FLOOR RETAIL / OFFICE SPACE - 7,400 SF

RETAIL / OFFICE



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **23,797**

Households: **9,769**

Daytime Population: **18,856**

Median Age: **35.7**



Average Household Income: **\$136,607**

Median Household Income: **\$103,487**

### 3 MILE RADIUS:



Total Population: **97,117**

Households: **38,839**

Daytime Population: **91,277**

Median Age: **39.1**



Average Household Income: **\$169,646**

Median Household Income: **\$123,743**

### 5 MILE RADIUS:



Total Population: **148,924**

Households: **57,326**

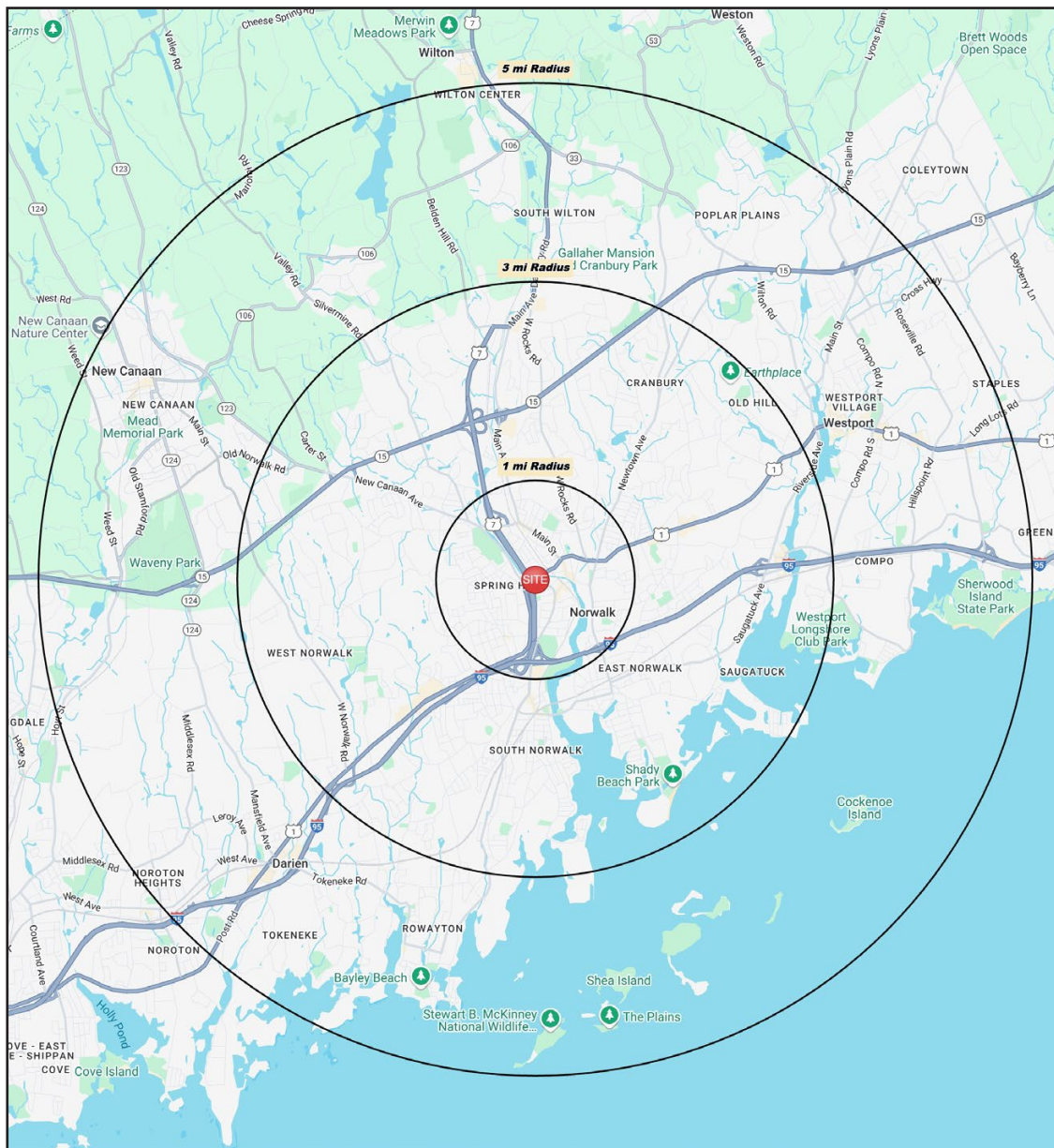
Daytime Population: **156,291**

Median Age: **41.1**



Average Household Income: **\$244,028**

Median Household Income: **\$161,280**



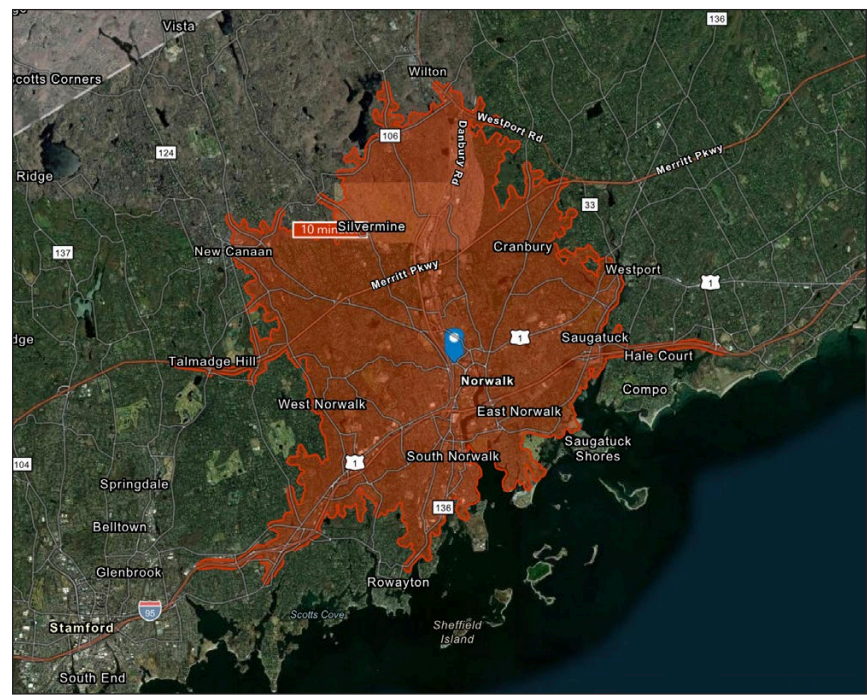
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10 MINUTE DRIVE TIME



## KEY FACTS

105,297

Population

\$111,941

Median Household Income

40.7

Median Age

117,203

Daytime Population

## TAPESTRY SEGMENTS

Diverse Horizons

7,754 households

### Socioeconomic Traits

In large interstate corridors / coastal metros, these diverse, often immigrant communities have large families and some single-person households. Residents earn middle incomes, rent older multiunit homes, own few cars, and often use public transit.

### Household Types

Married couples;  
singles living alone

### Typical Housing

Multi-Units

Top Tier

6,988 households

### Socioeconomic Traits

Concentrated in New England, Mid-Atlantic, and Pacific suburbs, these affluent, educated married couples often have children in private schools. Many are executives or business owners, with high net worth and single-family homes.

### Household Types

Married couples

### Typical Housing

Single Family

Dreambelt

6,936 households

### Socioeconomic Traits

These Western suburban neighborhoods house mostly middle-income, working couples aged 35–74. Homes are mid-century builds with ample parking. Residents commute alone, and most properties are valued between \$300K and \$500K.

### Household Types

Married couples

### Typical Housing

Single Family

## TOTAL RETAIL SALES

Includes F&B



\$1,769,594,648

## EDUCATION

Bachelor's Degree  
or Higher



52%

## OWNER OCCUPIED HOME VALUE

Average



\$834,592

## ANNUAL HOUSEHOLD SPENDING

\$6,910

Eating  
Out

\$4,073

Apparel &  
Services

\$11,964

Groceries

\$381

Computer &  
Hardware

\$11,715

Health  
Care

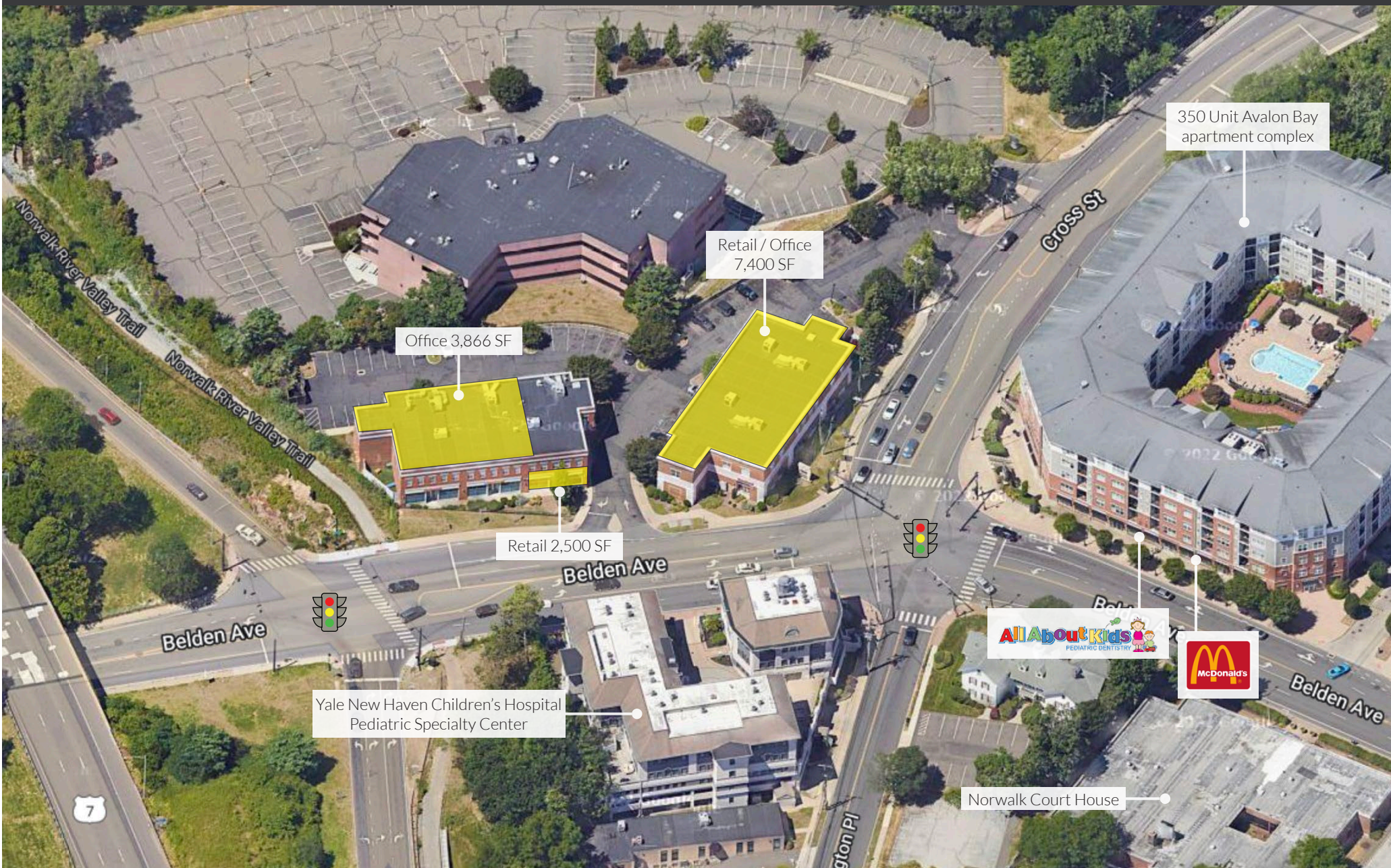


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