

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

NORWALK RETAIL / OFFICE

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

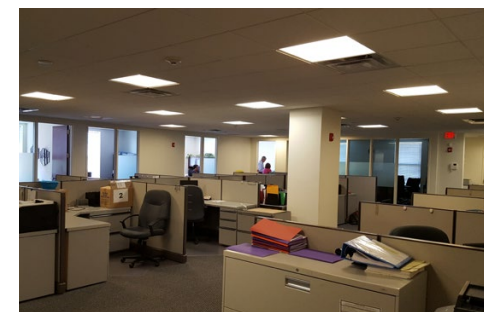
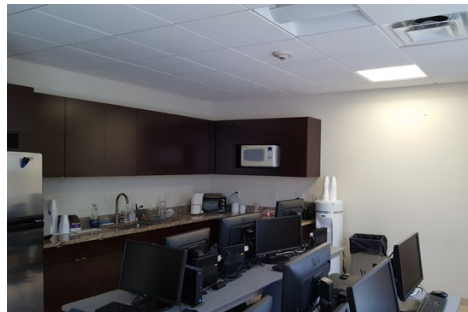
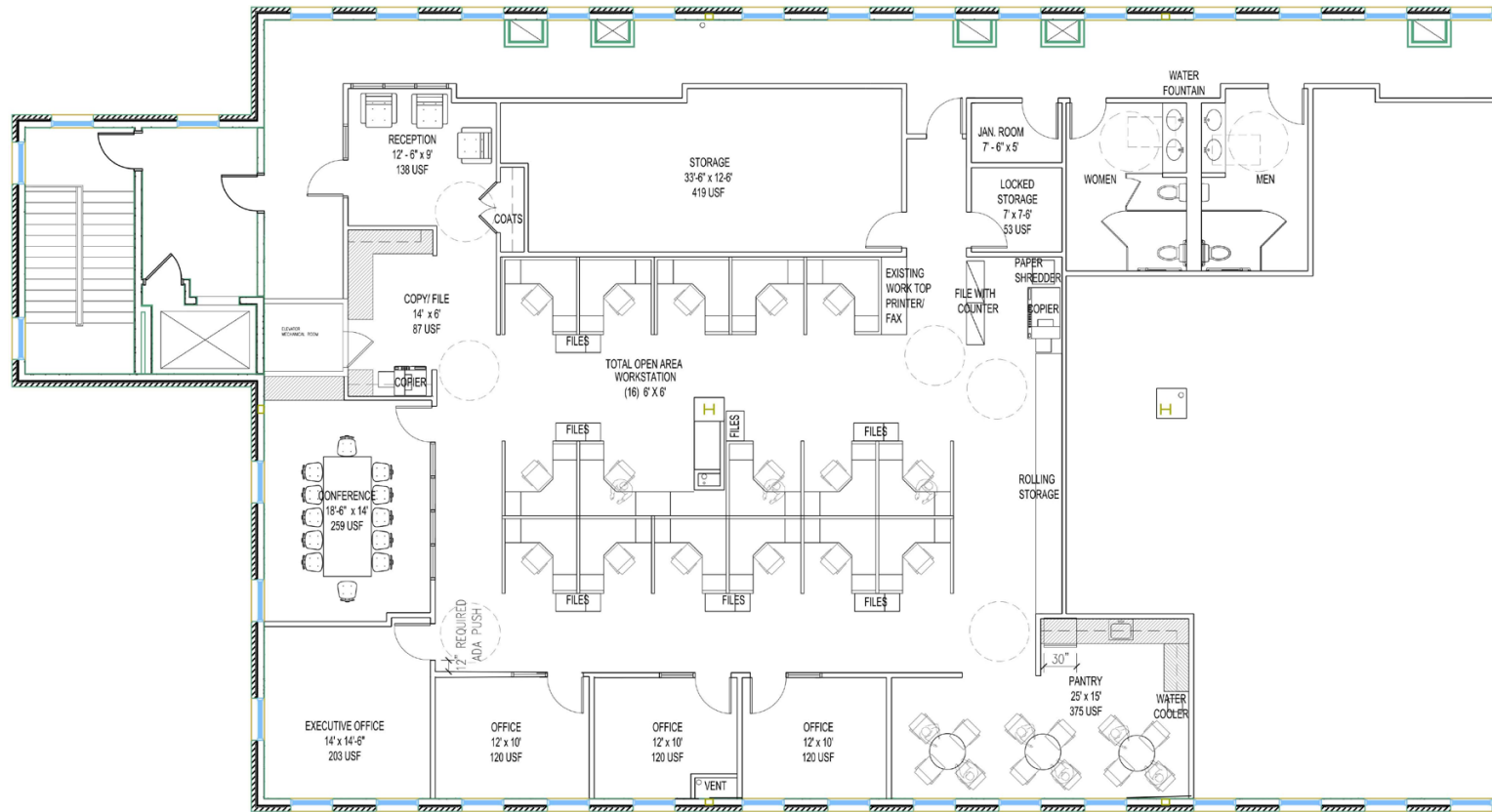
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

NORWALK RETAIL / OFFICE

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

30 BELDEN AVE

2ND FLOOR OFFICE SPACE - 3,866 SF



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

NORWALK RETAIL / OFFICE

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

50 CROSS ST

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

RETAIL / OFFICE



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

NORWALK RETAIL / OFFICE

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

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**

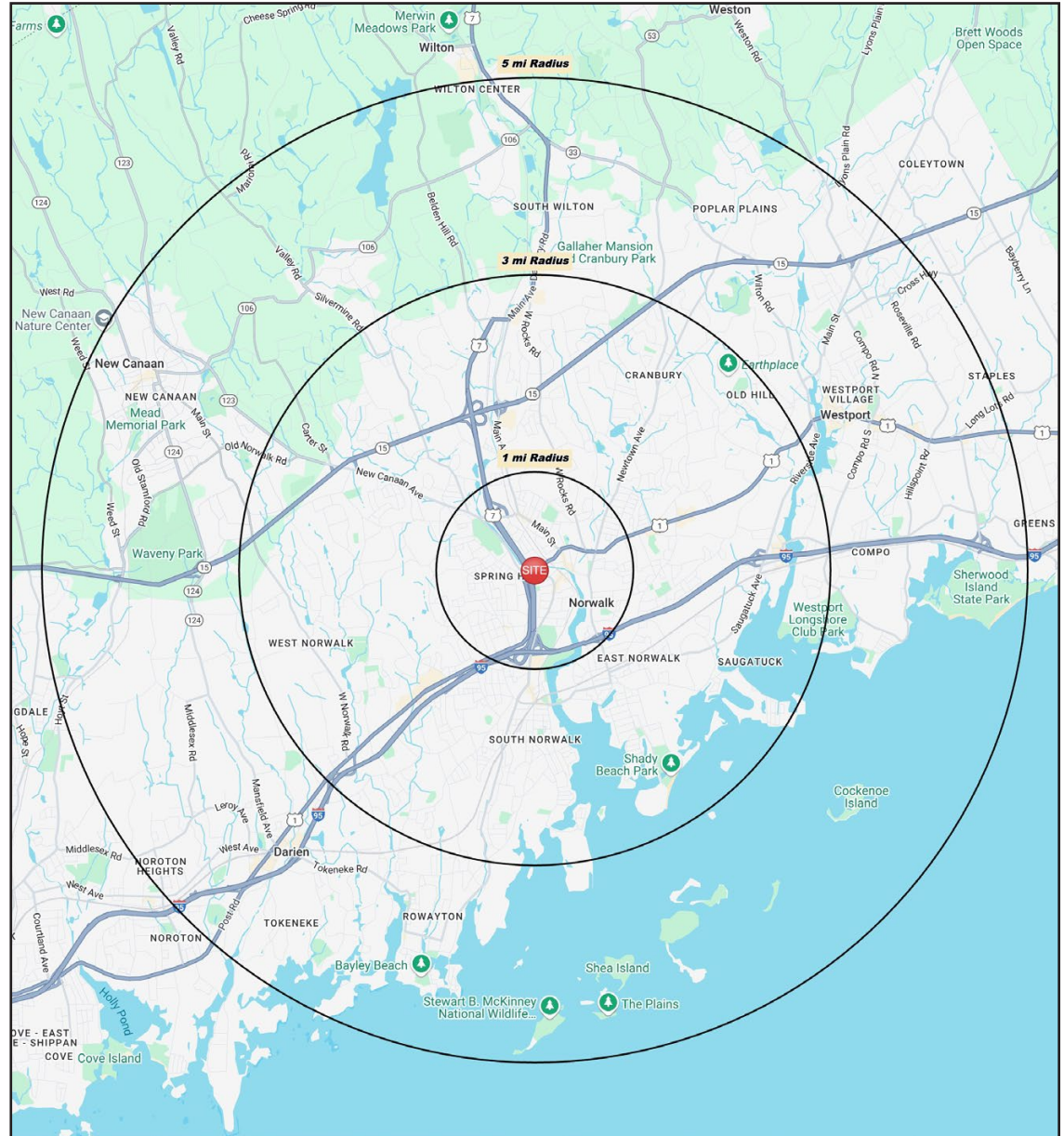
Daytime Population: **156,291**

Median Age: **41.1**



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

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



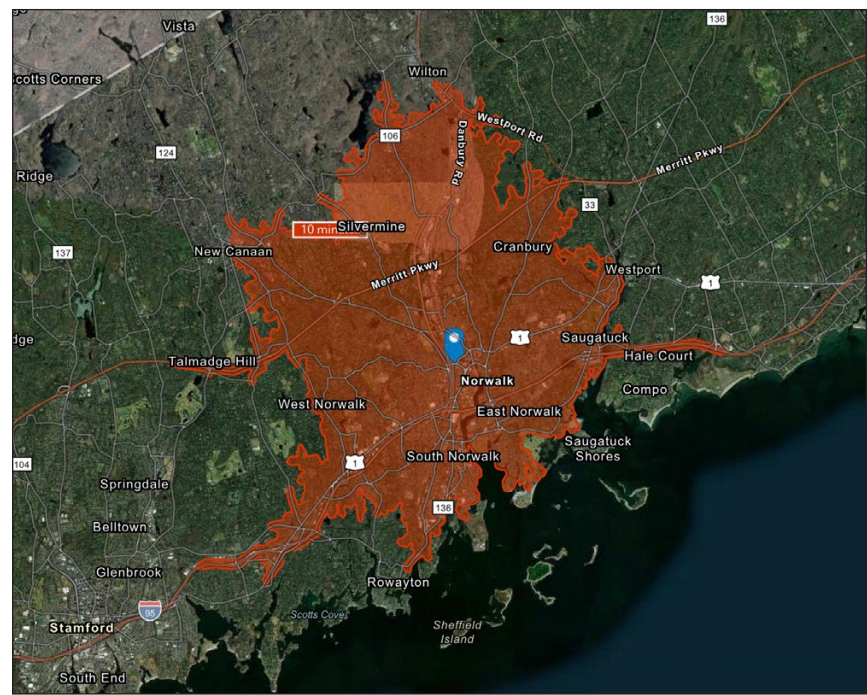
CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

NORWALK RETAIL / OFFICE

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

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



\$1,768,495,648

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

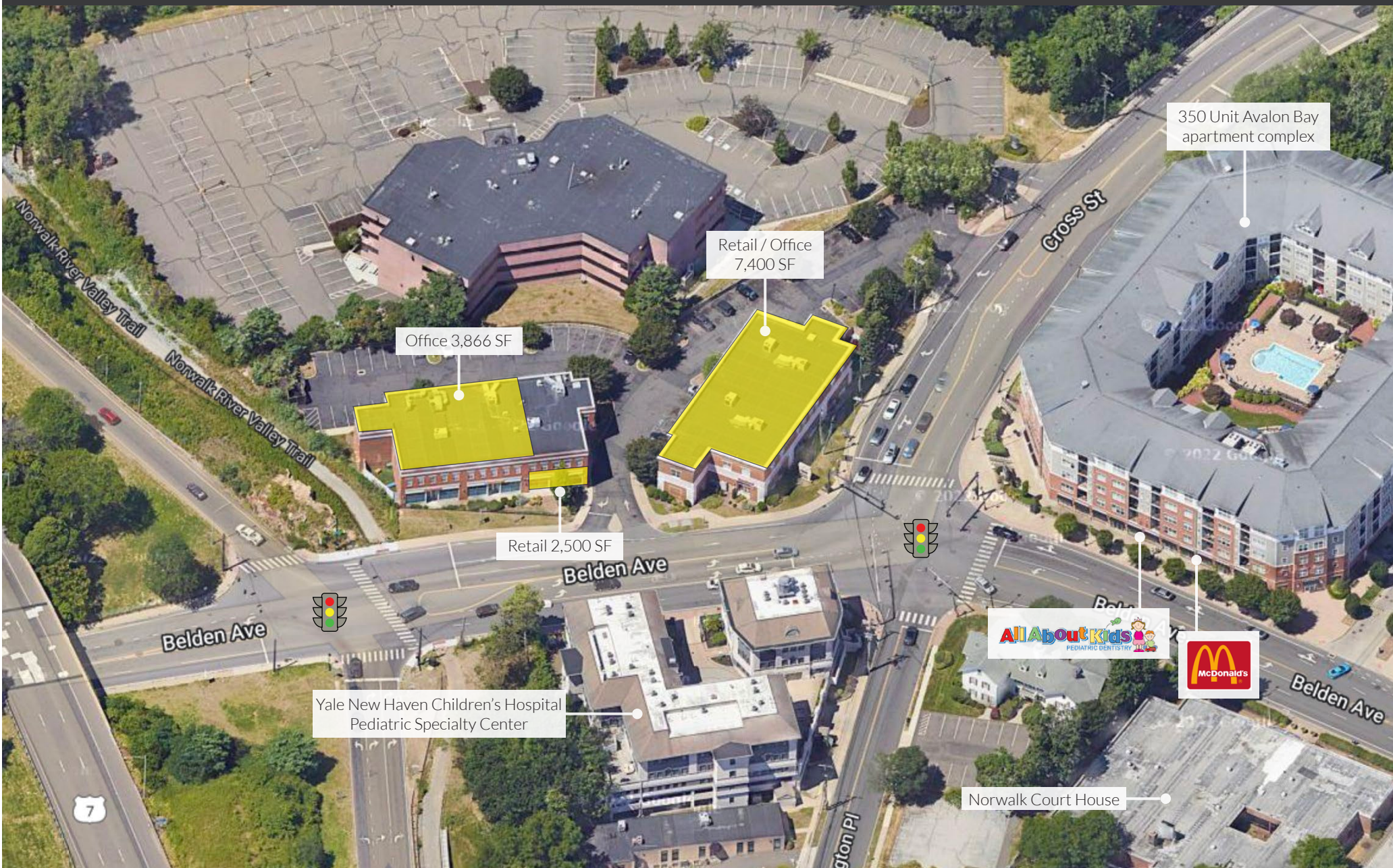


CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

NORWALK RETAIL / OFFICE

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

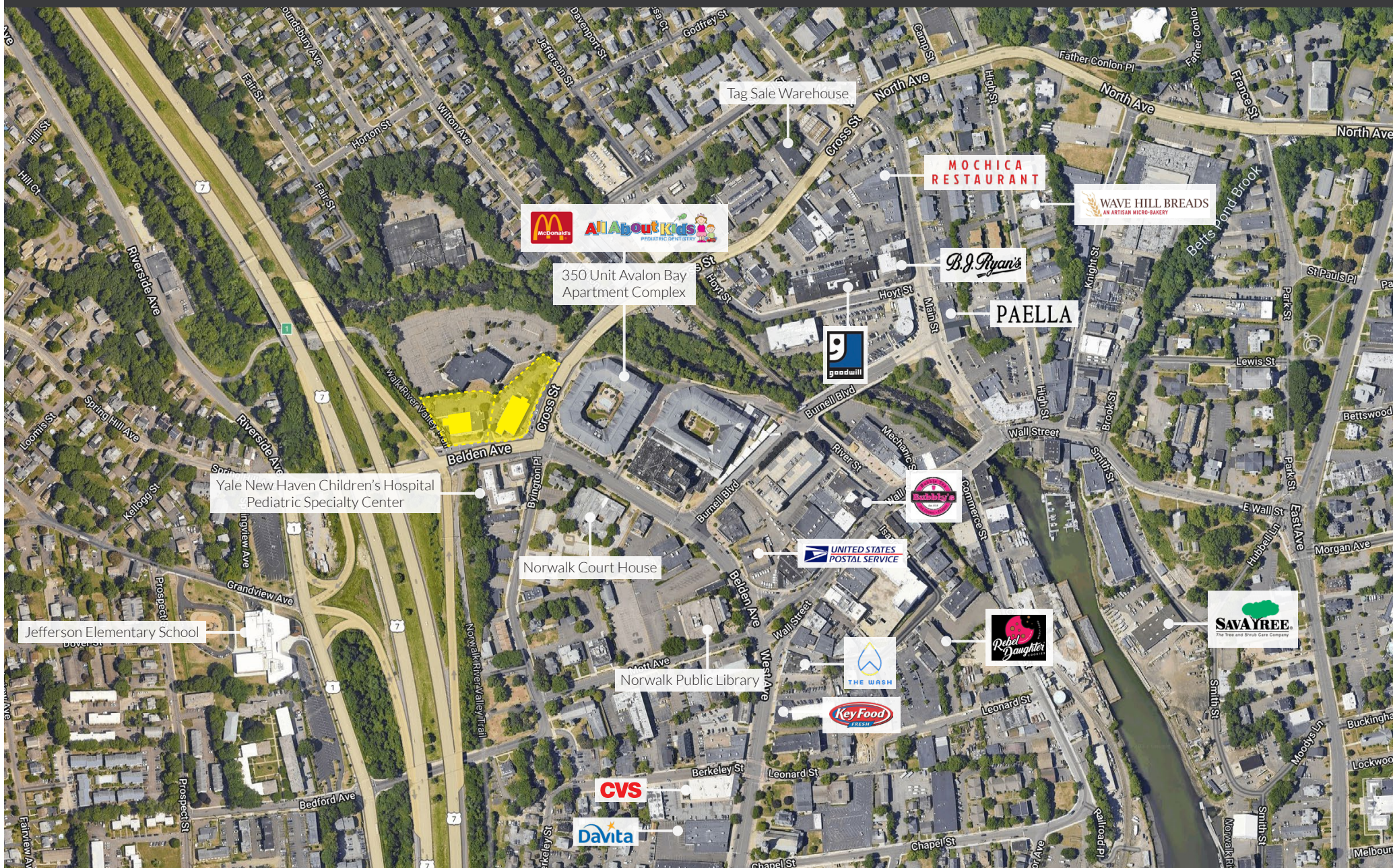


CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

NORWALK RETAIL / OFFICE

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



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.