

RICHARDS AVE RETAIL

51 RICHARDS AVENUE | NORWALK, CT 06854

100% LEASED

ANCHORED BY



PGA TOUR
SUPERSTORE

PROPERTY INFORMATION

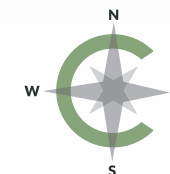
- Prime Box Space along one of Connecticut's best retail corridors
- Directly across from Norwalk's newest Target and adjacent to new Wegman's (opening 2025)
- Only box space available on Connecticut Ave
- Stoplight access from Connecticut have with large pylon signage

AVAILABLE SPACE

- 100% Leased

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,645	83,026	189,792
MEDIAN HH INC	\$173,858	\$142,237	\$142,071
AVERAGE HH INC	\$256,871	\$212,823	\$207,785



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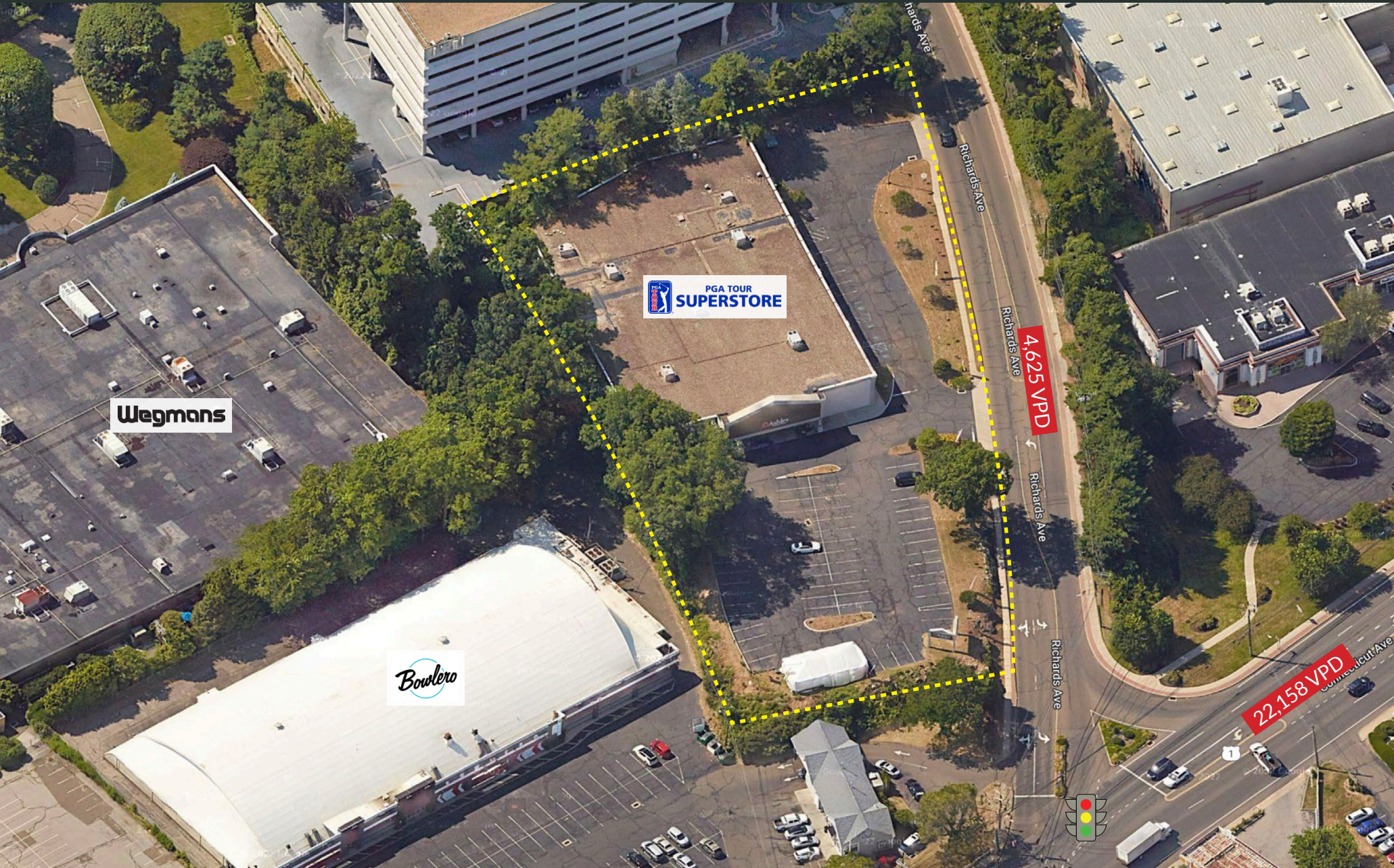
www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

WILLIAM CAFERO | 203.683.1566 | William@CharterRealty.com

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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **8,645**

Households: **3,086**

Daytime Population: **11,001**

Median Age: **42.1**



Average Household Income: **\$256,871**

Median Household Income: **\$173,858**

3 MILE RADIUS:



Total Population: **83,026**

Households: **31,708**

Daytime Population: **73,634**

Median Age: **39.2**



Average Household Income: **\$212,823**

Median Household Income: **\$142,237**

5 MILE RADIUS:



Total Population: **189,792**

Households: **73,319**

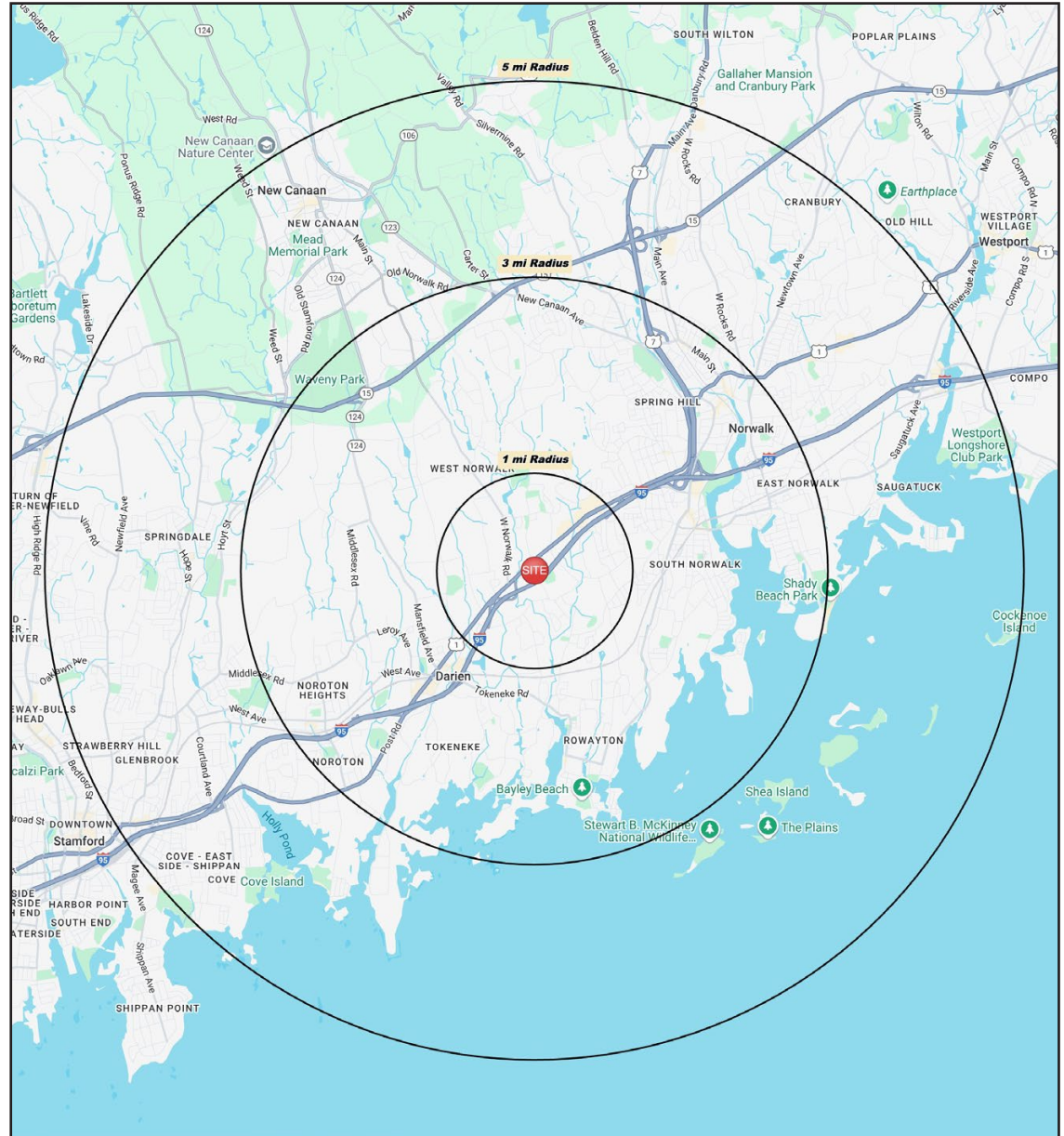
Daytime Population: **161,240**

Median Age: **39.4**



Average Household Income: **\$207,785**

Median Household Income: **\$142,071**



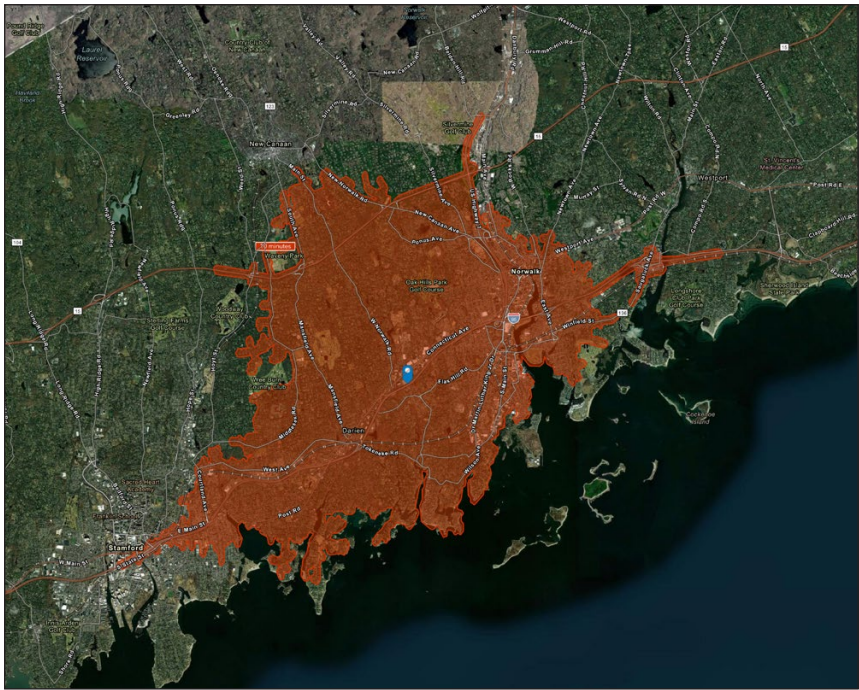
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10 MINUTE DRIVE TIME



KEY FACTS

97,893

Population

\$102,329

Median Household Income

39.1

Median Age

104,694

Daytime Population

TAPESTRY SEGMENTS

Diverse Convergence 11,278 Households	Top Tier 6,955 Households	City Lights 6,152 Households
Socioeconomic Traits Almost 40% of the population were born abroad; almost one of five households has residents who do not speak English. Labor force participation rate is 67%.	Socioeconomic Traits Highly educated, successful consumer market: more than one in three residents has a postgraduate degree. Annually, they earn more than three times the US median household income.	Socioeconomic Traits Residents work hard in professional and service occupations but also seek to enjoy life. They earn above average incomes.
Household Types Young family market: 41% of families w/ children (married couple or single parent), plus married couples without children.	Household Types Married couples without children or married couples with older children.	Household Types Families, both married couples and single parents, as well as singles.
Typical Housing High-Density Apartments; Single Family	Typical Housing Single Family	Typical Housing Multi-units; Single Family

TOTAL RETAIL SALES

Includes F&B



EDUCATION

Bachelor's Degree or Higher



OWNER OCCUPIED HOME VALUE

Average



\$1,346,861,487

52%

\$789,054

ANNUAL HOUSEHOLD SPENDING

\$5,825

Eating Out

\$3,581

Apparel & Services

\$10,752

Groceries

\$421

Computer & Hardware

\$10,145

Health Care



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