

# RICHARDS AVE RETAIL

51 RICHARDS AVENUE | NORWALK, CT 06854

100% LEASED

ANCHORED BY



PGA TOUR  
SUPERSTORE

## PROPERTY INFORMATION

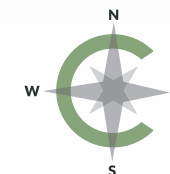
- Prime Box Space along one of Connecticut's best retail corridors
- Directly across from Norwalk's newest Target and adjacent to new Wegman's (opening 2025)
- Only box space available on Connecticut Ave
- Stoplight access from Connecticut Ave with large pylon signage

## 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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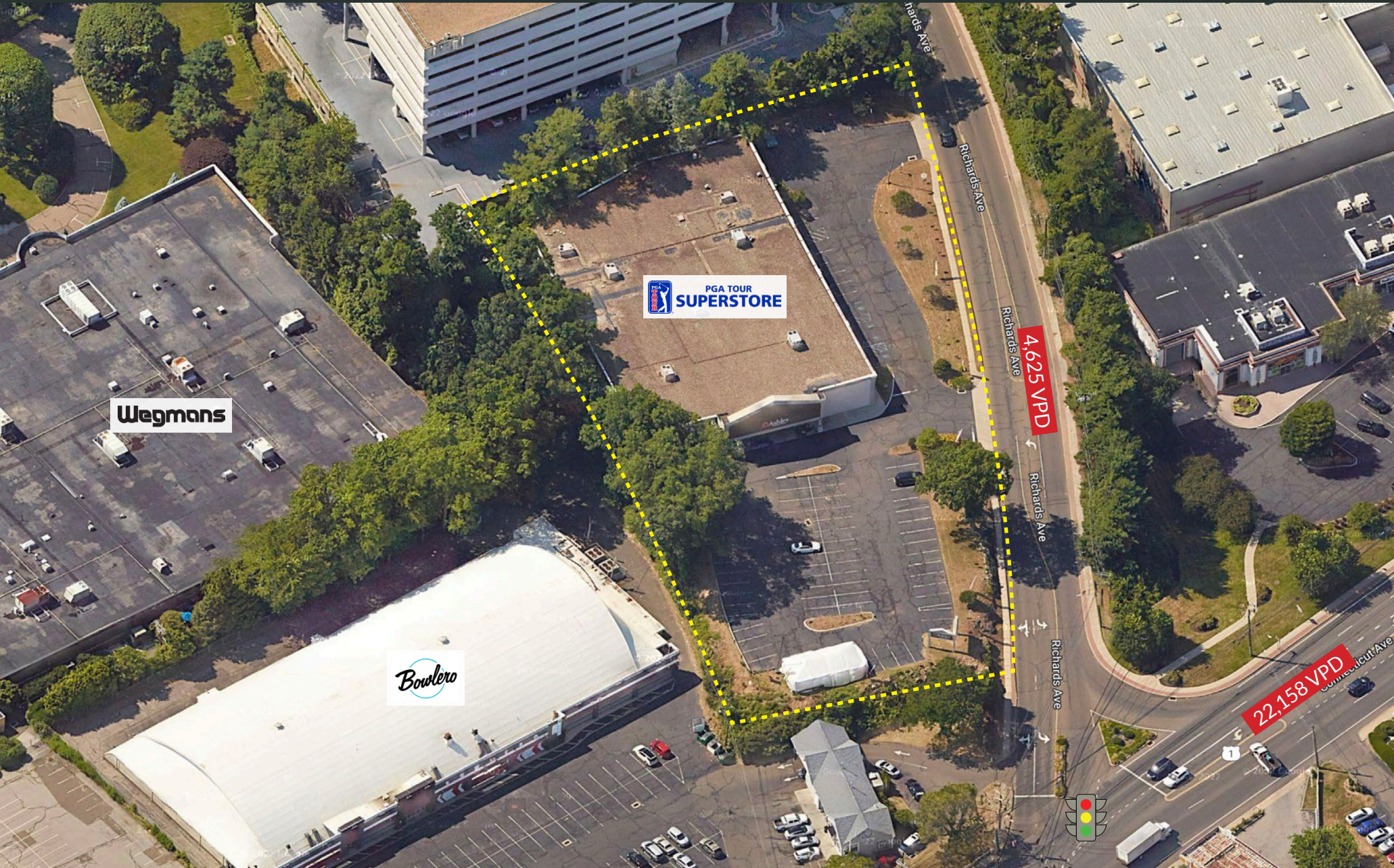
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## TRADE AREA DEMOGRAPHICS

### 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**

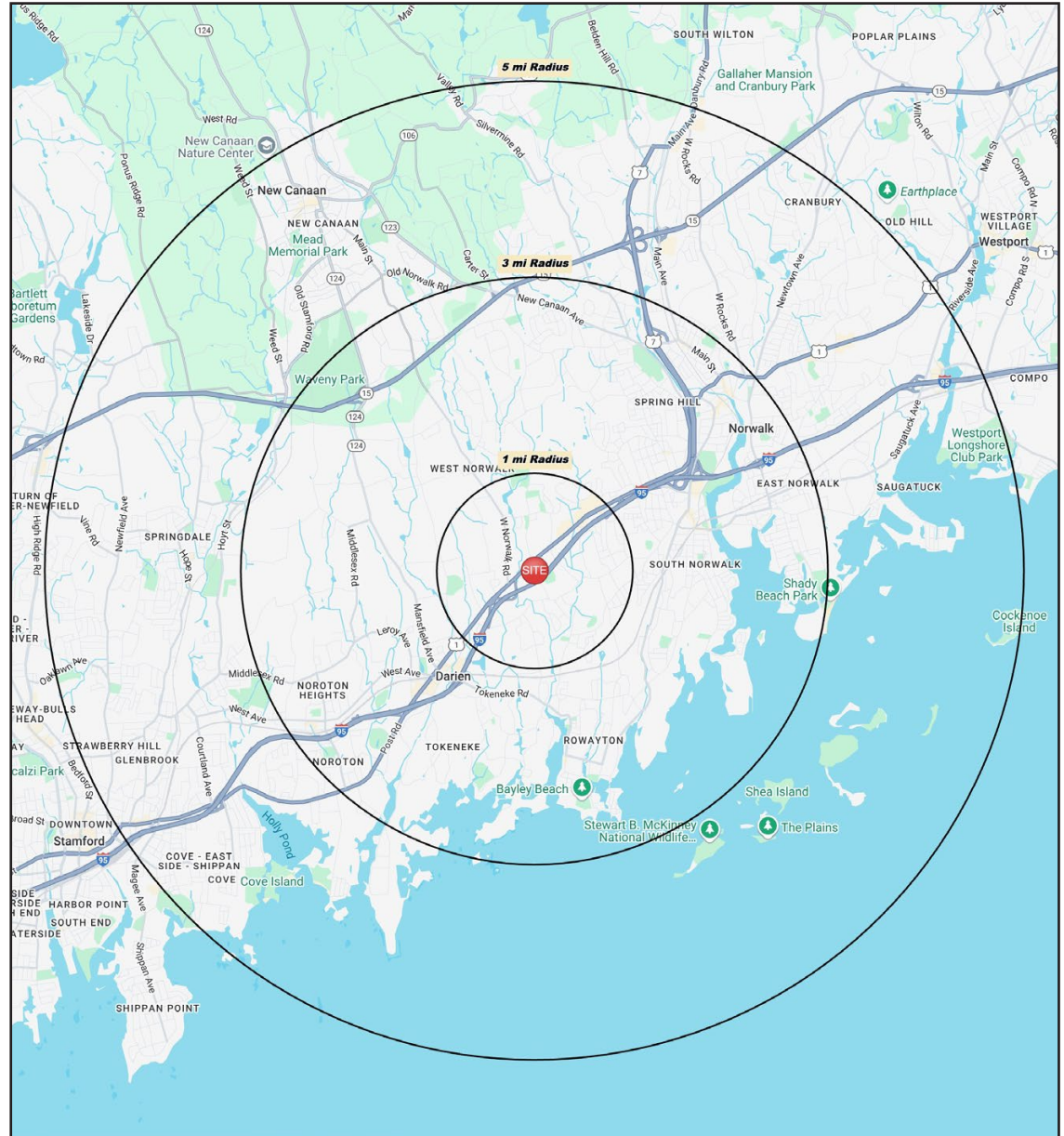
Daytime Population: **161,240**

Median Age: **39.4**



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

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



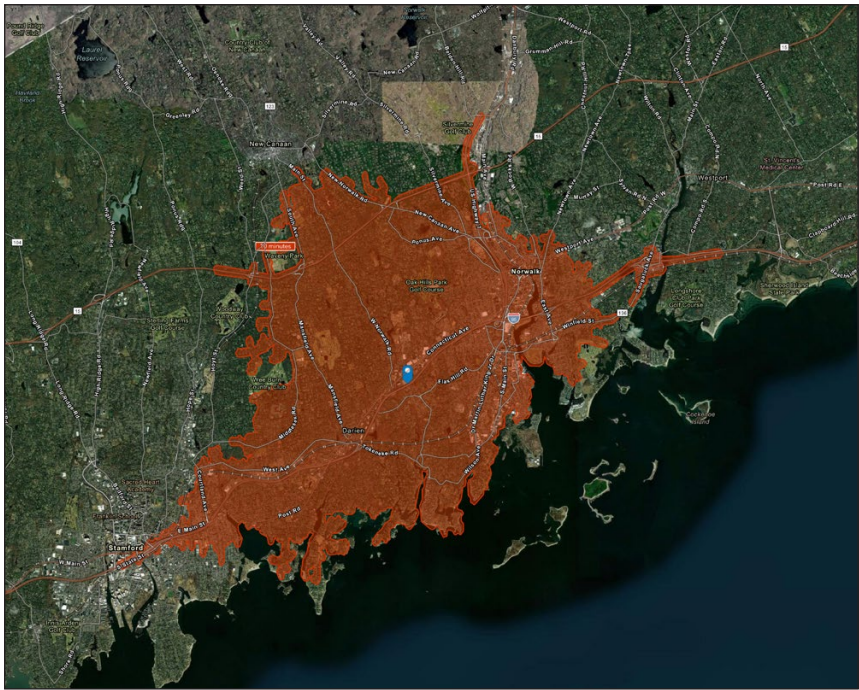
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10 MINUTE DRIVE TIME



## KEY FACTS

89,850

Population

\$106,442

Median Household Income

39.1

Median Age

95,324

Daytime Population

## TAPESTRY SEGMENTS

### Top Tier

7,691 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

### Diverse Horizons

7,444 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

### Dreambelt

4,138 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



\$1,530,644,422

## EDUCATION

Bachelor's Degree  
or Higher



52%

## OWNER OCCUPIED HOME VALUE

Average



\$955,287

## ANNUAL HOUSEHOLD SPENDING

\$7,277

Eating  
Out

\$4,271

Apparel &  
Services

\$12,529

Groceries

\$398

Computer &  
Hardware

\$11,987

Health  
Care



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