



FOR SALE OR LEASE



94 WASHINGTON ST | NORWALK, CT

VERSATILE COMMERCIAL OPPORTUNITY IN THE HEART OF SoNo

PRICE REDUCED \$599,000

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94 WASHINGTON ST | NORWALK, CT



PROPERTY HIGHLIGHTS

- **Versatile Commercial Opportunity:** Adaptable space suitable for retail, showroom, wellness, salon, gallery, boutique office, professional services or other specialty concepts.
- **Prominent Storefront Presence:** Expansive street-facing windows provide excellent visibility, natural light and signage potential.
- **Flexible Interior Layout:** Open ground-floor configuration allows a future owner or tenant to customize the space around their business needs.
- **Valuable Lower-Level Space:** Full basement provides convenient storage, inventory, workspace or operational support.
- **Sale or Lease Flexibility:** Well suited for an owner-user, investor or growing business seeking a distinctive commercial property.
- **Recognizable SoNo Address:** Located on Washington Street within South Norwalk's established dining, shopping and entertainment district.

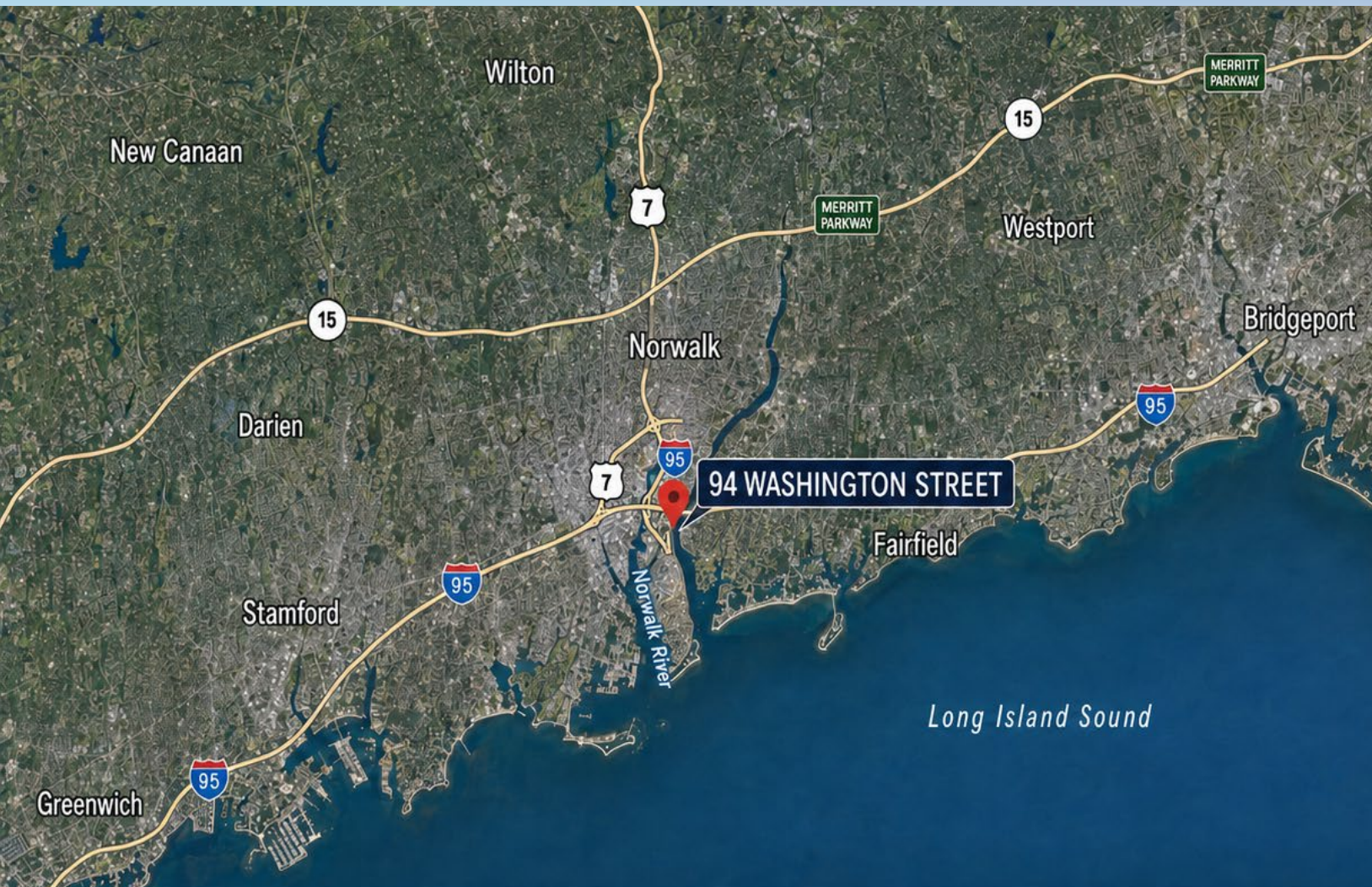
PROPERTY OVERVIEW

List Price:	\$599,000
Total Space:	8,076 SF
Street Level:	4,038 SF
Basement:	4,038 SF
Lot Size:	.33 Acres
Year Built:	1982
Parking:	Municipal Permit
Lease Rate Street Level:	\$25.00 SF Gross
Lease Rate Basement:	\$10.00 SF Gross
Zoning:	WSDD
Taxes:	\$14,200



94 Washington Street offers a rare opportunity to establish a business or acquire commercial real estate in one of Fairfield County's most recognizable and walkable urban districts

STRATEGIC LOCATION



DRIVE TIMES

	I-95 (EXITS 14 & 15)	APPROX. 5 MINUTES
	SOUTH NORWALK METRO-NORTH	APPROX. 2 MINUTES
	THE SONO COLLECTION	APPROX. 3 MINUTES
	ROUTE 7 CONNECTOR	APPROX. 5 MINUTES
	MERRITT PARKWAY	APPROX. 12-15 MINUTES
	STAMFORD	APPROX. 15-20 MINUTES
	BRIDGEPORT	APPROX. 20-25 MINUTES
	WESTCHESTER COUNTY AIRPORT	APPROX. 35-40 MINUTES
	MANHATTAN, NY	APPROX. 60-75 MINUTES

KEY DISTANCES

I-95 RAMPS	APPROX. 1.5 MILES
SOUTH NORWALK METRO-NORTH	APPROX. 0.2 MILE
THE SONO COLLECTION	APPROX. 0.4 MILE
ROUTE 7 CONNECTOR	APPROX. 1.5 MILES
MERRITT PARKWAY	APPROX. 6 MILES
STAMFORD	APPROX. 9 MILES
BRIDGEPORT	APPROX. 16 MILES
WESTCHESTER COUNTY AIRPORT	APPROX. 23 MILES
MANHATTAN, NY	APPROX. 45 MILES

LOCATION OVERVIEW

Located in the heart of historic South Norwalk, 94 Washington Street offers convenient access to I-95, Route 7, Metro-North, municipal parking, restaurants, retail and waterfront attractions. Its central SoNo location provides excellent visibility and easy connections throughout Fairfield County and to New York City.

HEART OF HISTORIC SONO



EXCELLENT ACCESS

Minutes from I-95, Route 7 and the Merritt Parkway.



WALKABLE SONO LOCATION

In the heart of historic SoNo's dining, retail and entertainment district.



TRANSIT CONNECTIVITY

A short walk to the South Norwalk Metro-North station.



VIBRANT URBAN SETTING

Near The SoNo Collection, waterfront attractions and municipal parking.

AREA & DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2025	28,110	88,926	142,968
Population 2030	28,630	90,576	146,342
Average Age	38	41	41
Average Household Size	2.4	2.5	2.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households 2025	11,125	34,552	53,829
Median HH Income	\$74,167	\$108,122	\$130,176
Median Home Value	\$436,773	\$654,826	\$830,688

WASHINGTON STREET TRAFFIC
±8,000 VEHICLES PER DAY
2023 AADT · CTDOT Station NRWA-521

SOUTH NORWALK, CT **A VIBRANT WATERFRONT DISTRICT ON THE RISE**

South Norwalk—widely known as SoNo—is one of Fairfield County's most dynamic destinations. Centered around historic Washington Street and the Norwalk River, this bustling waterfront district features an exciting mix of restaurants, boutiques, entertainment, cultural attractions and modern residential development.

Continued public and private investment is bringing new businesses, streetscape improvements and renewed energy to the neighborhood while preserving its distinctive historic character. With The SoNo Collection, Metro-North and convenient access to I-95 and Route 7 nearby, SoNo offers exceptional visibility, accessibility and long-term growth potential.

HISTORIC CHARACTER. WATERFRONT ENERGY. CONTINUED GROWTH.



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