

FLEX SPACE FOR LEASE

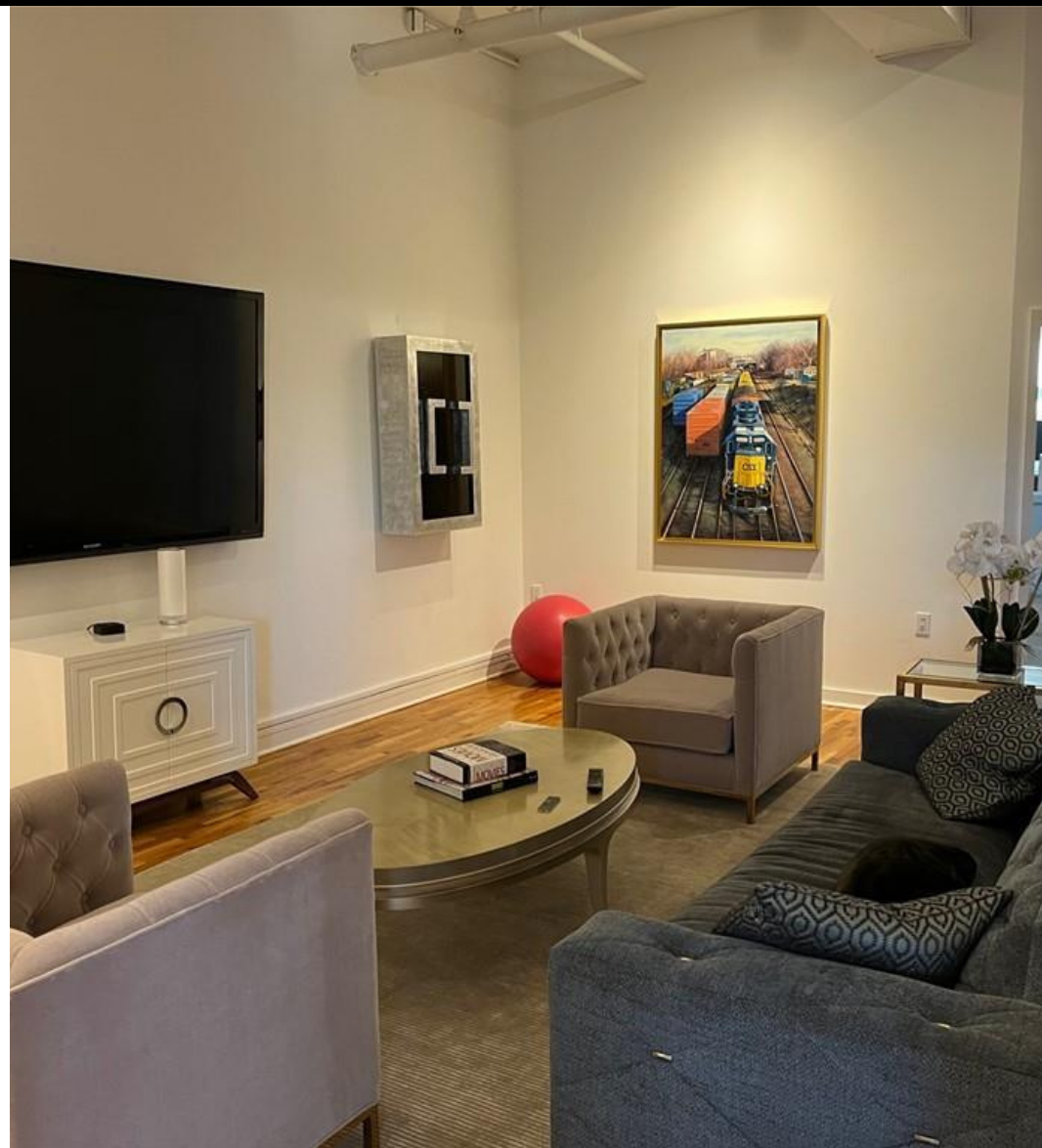


10-12 S MAIN ST | NORWALK, CT

CHRISTOFOR REALTY

DESCRIPTION

1,969 sq ft Creative/Office Space for Lease in SONO's Newest Building Project - "Lofts on Main" - Located in the Heart of SONO on the Busiest Corner. Iconic Building, Elevator, Large Windows - Natural Light, High Ceilings, Hardwood Floors, Private Bathroom, Central Air, Rear Building Entrance. Many Creative Possibilities. Haviland Street Parking Lot Directly Behind Building. Lots of Easy & Convenient Street Parking. Private Parking Also Available. Across from Residence Inn by Marriott. High Foot Traffic. Walk to South Norwalk Train Station. BRING YOUR BUSINESS TO SONO - Featuring: The SONO Collection Mall - The Maritime Aquarium - Residence Inn by Marriott - Walk to Water & Train - High Residential Density - Center of Transportation - Vibrant Business Community - Dining Destination - New England Character.



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THE SPACE

FINANCIAL INFORMATION

Lease Rate:	\$23.00 SF
Lease Type:	Flexible

THE SITE

Space Available:	1,969 SF
Unit:	201
Building Size:	21,663 SF
Land:	Commercial Impr.
Zoning:	WSDD
Year Built:	1855
Construction:	Brick / Masonry
Stories:	3
Floor:	Second Floor
Tenancy:	Multiple

FEATURES

Amenities:

- Space is in Excellent Condition
- Central Air and Heating
- Walk to train, shopping/dining, easy access to 95
- Great natural lighting

UTILITIES

Water:	City
Sewer:	City
A/C:	Central Air
Heating:	Gas
Power:	Up to 400 AMP



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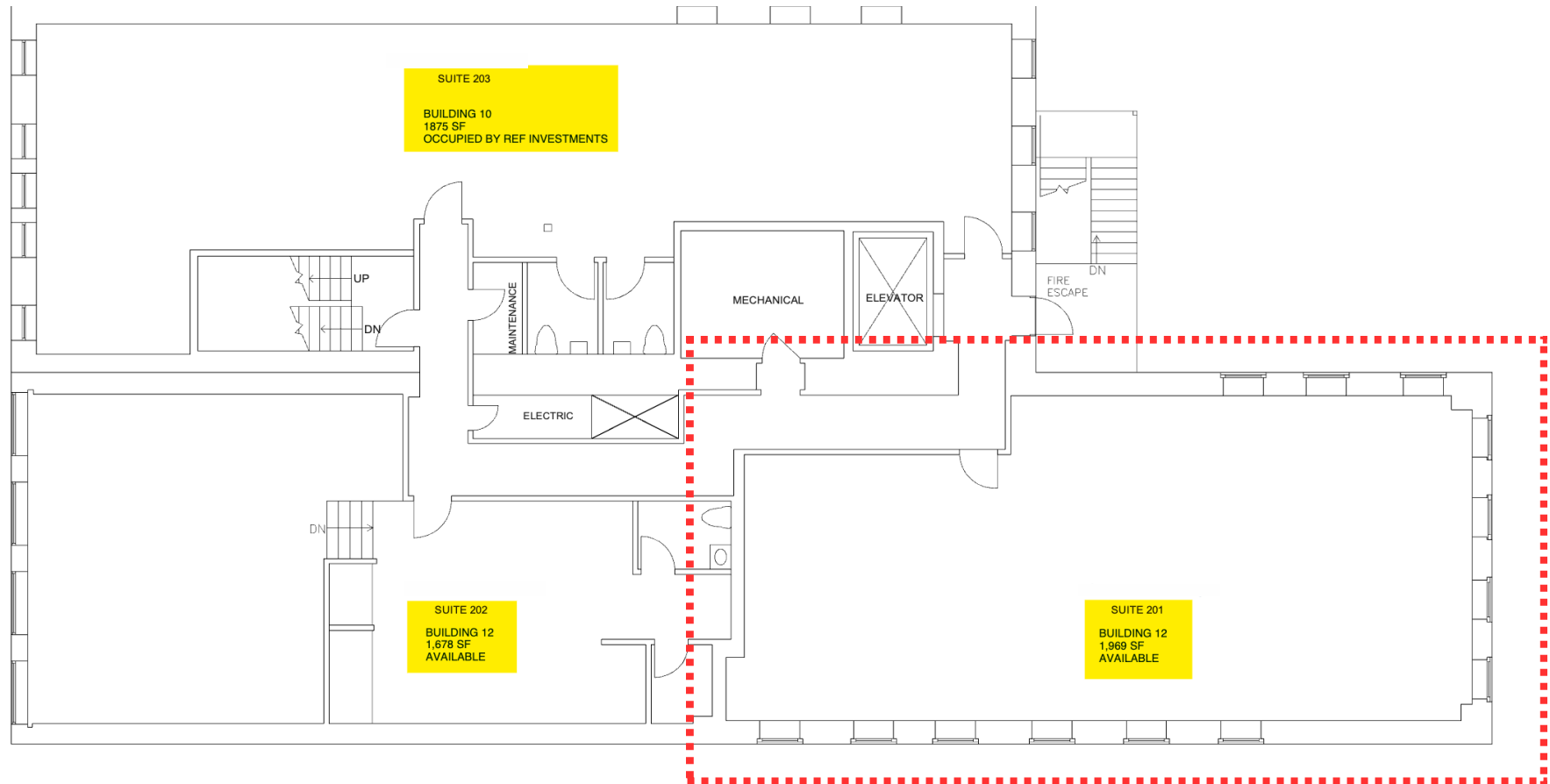
INTERIOR



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FLOOR PLAN - 201



JANUARY 06 2011

HARVEY KAUFMAN ARCHITECT P.C.
96 MAIN STREET
NEW CANAAN, CT 06840

10-12 SOUTH MAIN STREET
NORWALK, CT 06854

SECOND FLOOR

1/8"=1'-0"



F.D. RICH COMPANY INC.
222 SUMMER STREET
STAMFORD, CT 06901

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DEMOGRAPHICS

NORWALK, CT

POPULATION

Population: 90,821

Square Miles: 22.89

People Per Square Mile: 3,968.36

EDUCATION (OVER 25)

Less Than High School: 11.93%

High School Grad or Higher: 88.07%

Bachelor's Degree or Higher: 44.3%

INCOME

Per Capita Income: \$54,821

Median Household Income: \$91,434

HOUSEHOLDS

Average Household Size: 2.54

Number of Households: 35,569

MARITAL STATUS

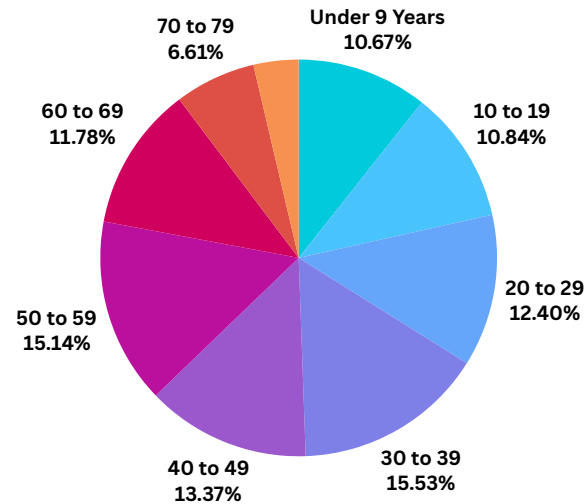
Single: 48.67%

Married: 51.32%

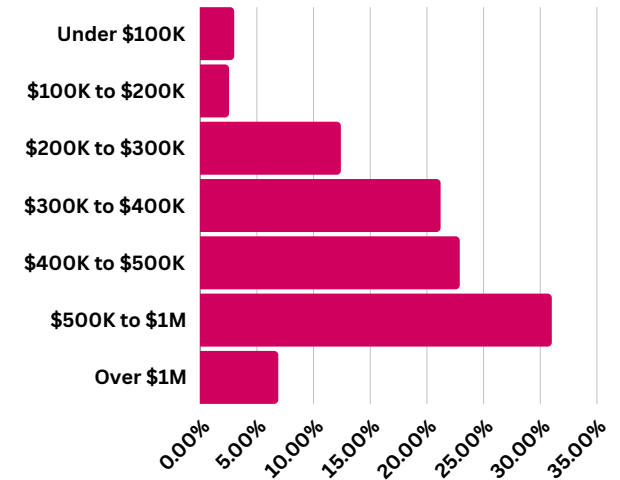
AGE

Median Age: 40.4 years

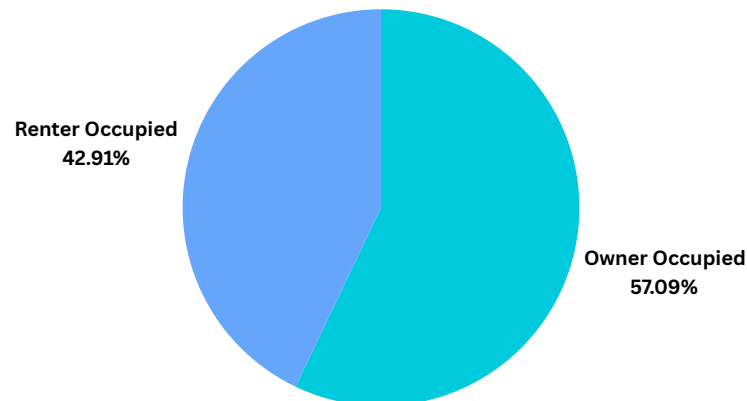
POPULATION BY AGE



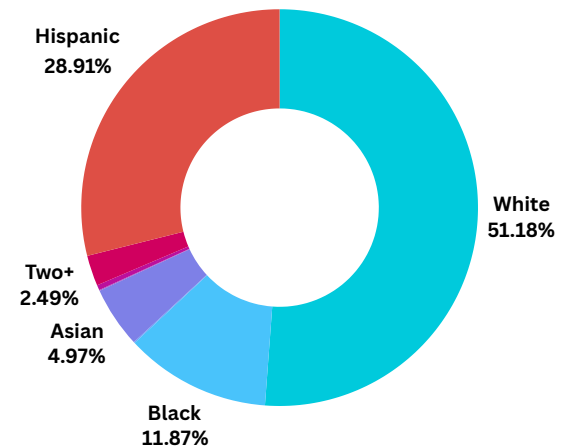
MEDIAN HOUSE VALUE: \$447,200



NUMBER OF HOUSING UNITS: 38,215



RACE & ETHNICITY



CONTACT



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