

7.13 ACRES

FOR SALE: 7.13 ACRES

SINGLE FAMILY DEVELOPMENT SITE IN IDEAL

SUBURBAN WORK-LIVE-PLAY LOCATION

40 Fullin Rd-Norwalk, CT

PROPERTY OVERVIEW

DOWNTOWN WESTPORT



Asking Price:

Upon Request

*Single Family Home Development
Renderings Available Upon Request

Lot Size (approx.):

7.13 Acres (310,583 SF)

Zoning:

B

Sewer:

Yes

Water:

Yes

Assessed Value:

\$432,070

Real Estate Taxes (2020):

\$10,386

PROPERTY OVERVIEW

RM FRIEDLAND is pleased to offer 7.13 acres of land at 40 Fullin Rd, Norwalk, CT. Directly behind 597 Westport Ave Apartments, this land site is conveniently located and proximate to retail, dining and recreation.

Convenient Location

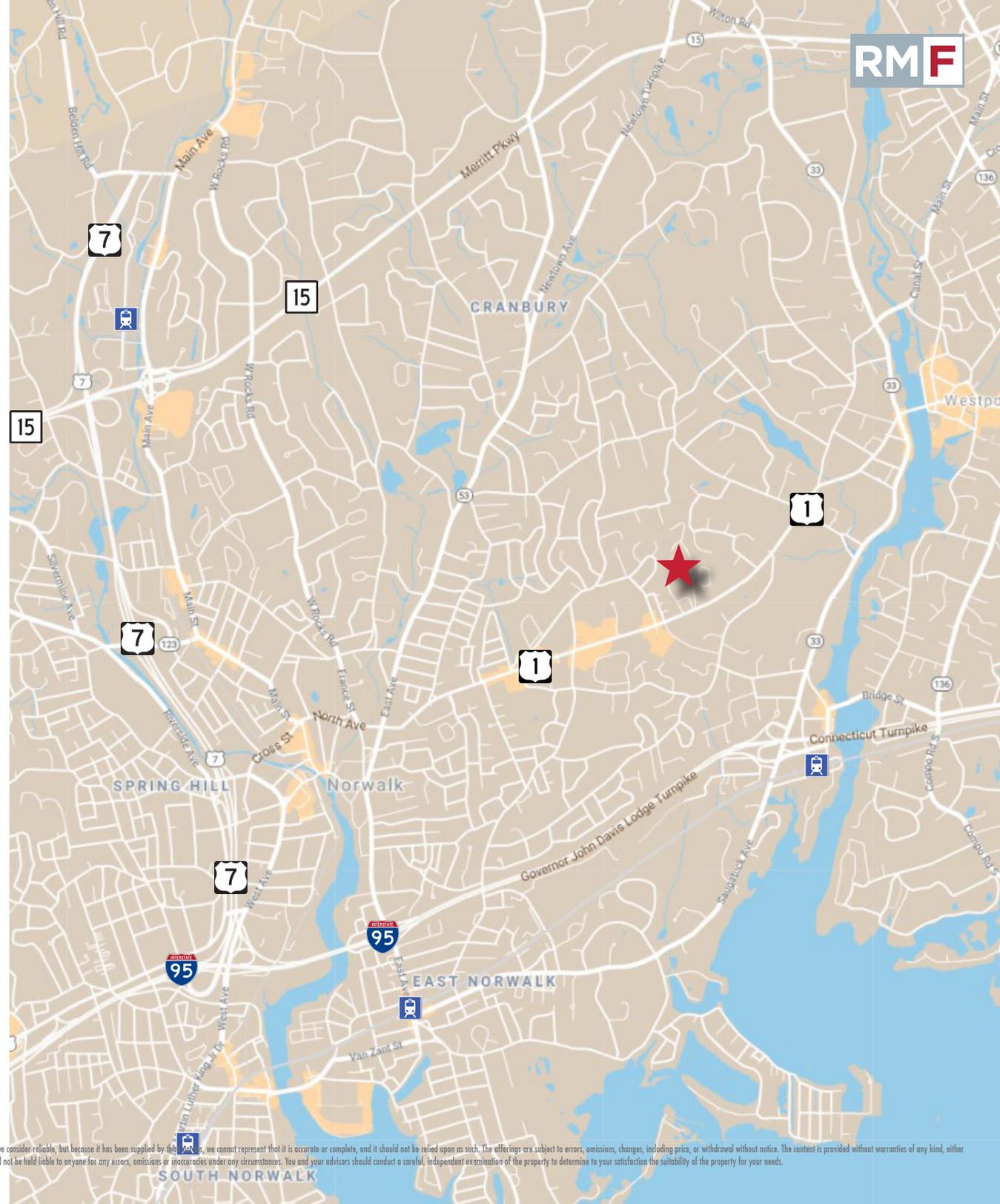
40 Fullin Rd is minutes from I-95, the Merritt Parkway, and Rt 7, making travel by car extremely easy. It is less than 4 miles from the East Norwalk and South Norwalk Metro North Stations. The site is also down the road from Downtown Westport's dining and retail and minutes from Norwalk's many amenities, including South Norwalk and the Waypointe District.

Surrounding Businesses

The site is across the street from Whole Foods, Bow Tie Cinemas, The Edge Fitness, Bed Bath and Beyond, and Bank of America. Nearby dining includes The Bond Grill and all of Downtown Westport's diverse dining options. It is behind 597 Westport Ave Apartments, a luxury residential complex.

Access to Affluent Area

Norwalk's growing landscape draws from some of the northeast's most affluent communities, including North Stamford, New Canaan, Darien, Westport and Fairfield, all within fifteen miles of the site.



PROPERTY OVERVIEW

Demographics



Population	1 Mile	3 Miles	5 Miles	10 Miles
Estimated Population (2020)	9,771	73,891	130,953	389,436
Projected Population (2025)	9,679	73,718	130,785	388,856
Census Population (2010)	9,400	70,215	127,055	378,640

Households	1 Mile	3 Miles	5 Miles	10 Miles
Estimated Households (2020)	4,007	30,400	51,746	150,822
Projected Households (2025)	4,048	30,920	52,680	153,520
Census Households (2010)	3,666	27,538	47,948	140,464

Average Household Income	1 Mile	3 Miles	5 Miles	10 Miles
Estimated Average HH Income (2020)	\$189,109	\$166,052	\$190,456	\$189,965
Projected Average HH Income (2025)	\$239,729	\$211,005	\$241,504	\$241,669
Census Average HH Income (2010)	\$129,765	\$127,995	\$144,572	\$142,782

AERIAL VIEW

SITE 7.13 ACRES



NORWALK / WESTPORT



Attractions	Retail	Dining
Wall Street Theater	Anthropologie	bartaco
Levitt Pavilion	Patagonia	Spotted Horse
Sherwood Island State Park	Tiffany & Co.	Bar Sugo
Maritime Aquarium	South Moon Under	Peaches
SONO Switch Tower Museum	Marshalls	Mecha Noodle Bar
Waypointe District	Vineyard Vines	Blind Rhino
Compo Beach	Blue Mercury	Washington Prime
Devil's Den Preserve	West Elm	Colony Grill
Lockwood-Mathews Mansion	Ann Taylor	Sedona Taphouse
Sheffield Island Lighthouse	Althea	Pink Sumo
Westport Library	Free People	freshii
Calf Pasture Beach	J. Crew	Tavern on Main
Stepping Stones Museum	William Sonoma	Tarry Lodge
Westport Playhouse	GAP	Oko
SONO Collections	Lucky Brand	Cottage



ANTHROPOLOGIE



Stepping Stones
Museum for Children



THE SONO COLLECTION

lululemon west elm



RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

CONTACT EXCLUSIVE AGENT:

Alison Luisi

914.968.8500 x322

aluisi@rmfriedland.com