

PRESS RELEASE



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CBRE NAMED EXCLUSIVE AGENT OF TWO-BUILDING PROPERTY ALONG ROUTE 7 COMMERCIAL CORRIDOR IN NORWALK, CONN.

Nearly 35,000 Square Feet of Flex Space is Available for Sale or Lease



Norwalk, Conn. – March 5, 2019 – CBRE has been named exclusive agent for the sale or lease of 520 Main Avenue in Norwalk, Conn., a two-building property totaling nearly 35,000 square feet of space available for retail, medical or office use. The asset represents a prime redevelopment opportunity along one of Fairfield County's fastest growing commercial corridors.

CBRE's Stamford office, including Robert Crane and Jeffrey Gage, will lead the marketing efforts. The property was initially constructed as the headquarters for Tuchy Construction Company and has been leased by Best Friends Pet Care since 1996

"This asset, surrounded by national and local retailers, casual restaurants, significant Class A office portfolios and several multi-family developments, offers a unique opportunity for an investor with a vision," said Gage of CBRE. "The flexible B2 zoning allows for a wide variety of uses for a multi-tenant developer or owner-user in a growing market, where average household incomes range from \$150,000 to \$200,000 and home values are soaring."

The property offers 234-feet of frontage and great visibility along the growing Route 7 commercial corridor, one of the most trafficked thoroughfares in the county. Sitting on 2.3

acres of land, the property is poised for redevelopment or for retail use, with plenty of space for parking. Nearby retailers include Walmart, LA Fitness, Starbucks, Staples and FedEx.

About CBRE Group, Inc.

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