



Former Yard House restaurant at
Norwalk, Connecticut's SoNo
Collection mall available for
sublease through April 30, 2031

100 North Water Street, Norwalk, CT
8,660 square feet with large bar and fixtured
kitchen with patio approved for 74 seats





126,100 VPD

West Street 27,400 VPD

Lease abstract

100 North Water Street, Norwalk, CT
8,660 square feet

Start Date	End Date	Annual Rent	Rent psf	Monthly Rent	CAM Annual	CAM psf	CAM Monthly	Water/Sewer Annual	Water/Sewer Monthly	Utilities Annual	Utilities Monthly	Total Annual	Total Monthly
05/01/25	04/30/26	416,632.56	48.11	34,719.38	63,354.84	7.32	5,279.57	8,700.00	725.00	182,364.00	15,197.00	671,051.40	55,920.95
05/01/26	04/30/27	458,295.82	52.92	38,191.32	65,255.52	7.54	5,437.96	8,700.00	725.00	182,364.00	15,197.00	714,615.34	59,551.28
05/01/27	04/30/28	458,295.82	52.92	38,191.32	67,213.20	7.76	5,601.10	8,700.00	725.00	182,364.00	15,197.00	716,573.02	59,714.42
05/01/28	04/30/29	458,295.82	52.92	38,191.32	69,229.56	7.99	5,769.13	8,700.00	725.00	182,364.00	15,197.00	718,589.38	59,882.45
05/01/29	04/30/30	458,295.82	52.92	38,191.32	71,306.40	8.23	5,942.20	8,700.00	725.00	182,364.00	15,197.00	720,666.22	60,055.52
05/01/30	04/30/31	458,295.82	52.92	38,191.32	73,445.64	8.48	6,120.47	8,700.00	725.00	182,364.00	15,197.00	722,805.46	60,233.79

Option 1

05/01/31	04/30/32	504,125.40	58.21	42,010.45	75,648.96	8.74	6,304.08	8,700.00	725.00	182,364.00	15,197.00	770,838.36	64,236.53
05/01/32	04/30/33	504,125.40	58.21	42,010.45	77,918.52	9.00	6,493.21	8,700.00	725.00	182,364.00	15,197.00	773,107.92	64,425.66
05/01/33	04/30/34	504,125.40	58.21	42,010.45	80,256.00	9.27	6,688.00	8,700.00	725.00	182,364.00	15,197.00	775,445.40	64,620.45
05/01/34	04/30/35	504,125.40	58.21	42,010.45	82,663.68	9.55	6,888.64	8,700.00	725.00	182,364.00	15,197.00	777,853.08	64,821.09
05/01/35	04/30/36	504,125.40	58.21	42,010.45	85,143.60	9.83	7,095.30	8,700.00	725.00	182,364.00	15,197.00	780,333.00	65,027.75

Option 2

05/01/36	04/30/37	554,537.94	64.03	46,211.50	87,697.92	10.13	7,308.16	8,700.00	725.00	182,364.00	15,197.00	833,299.86	69,441.66
05/01/37	04/30/38	554,537.94	64.03	46,211.50	90,328.92	10.43	7,527.41	8,700.00	725.00	182,364.00	15,197.00	835,930.86	69,660.91
05/01/38	04/30/03	554,537.94	64.03	46,211.50	93,038.76	10.74	7,753.23	8,700.00	725.00	182,364.00	15,197.00	838,640.70	69,886.73
05/01/39	04/30/40	554,537.94	64.03	46,211.50	95,829.84	11.07	7,985.82	8,700.00	725.00	182,364.00	15,197.00	841,431.78	70,119.32
05/01/40	04/30/41	554,537.94	64.03	46,211.50	98,704.80	11.40	8,225.40	8,700.00	725.00	182,364.00	15,197.00	844,306.74	70,358.90





Three Mile Demographics

Population 91,668

Median Household Income \$100,733

Median Age 40.1



For additional terms, please contact Steve Patten, CCIM
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