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## Choyce Peterson sells 9,768 s/f mixed-use nine-unit property

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Norwalk, CT 115 Main St., a mixed-use property has been sold after receiving strong interest and multiple offers from prospective buyers. The property, consisting of nine residential units above four ground-floor retail spaces and totaling 9,768 s/f, was exclusively listed by Choyce Peterson, Inc., a commercial real estate brokerage firm.

The seller, 115 Main St. Norwalk LLC, led by Frank Fraulo, Choyce Peterson's vice president and capital markets leader, Scott Peterson and associate James Riffice to market the property. Their multi-channel marketing approach, paired with direct outreach to targeted investors, generated immediate attention and resulted in several competitive offers.

"The level of interest and the speed in which we were able to get an offer was incredible," said Frank Fraulo, managing director of 115 Main St. Norwalk LLC. "Scott and James did a phenomenal job

ensuring that our property was prepared well and presented to the appropriate market to attract credible buyers. I was very happy with the outcome.”

“115 Main St. has solid rental income and a great location along the Rte. 7 corridor,” said Peterson. “We received very strong interest both from the buyers in Choyce Peterson’s own network and from the broader market.” Peterson said, “Norwalk’s mixed-use properties, combining retail and multi-family, continue to be in high demand. Given such a highly competitive environment, sellers owe it to themselves to have their mixed-use property presented to a broad market of buyers through a comprehensive marketing approach facilitated by an experienced commercial real estate broker.”

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