

Where the Hell is



CONNECTICUT

TOP
100

places to live
in the U.S.

- Livability, 2024

AGW Partners is reimagining historic South Norwalk, committed to architecture, history, and design. A neighborhood experience in a historic charming **Connecticut** town, drawing a retail-attuned, sophisticated, friendly, upscale, local, urban experience in this highly sought-after suburban setting.

25
spaces

51,317
square feet

250 years of
combined
tenant history

where
historic charm
meets **MODERN**
VIBRANCY

AN *Epicenter* OF LIVING.

Washington Street in SoNo is the epicenter of convenience in downtown, the heart of Connecticut.

POPULATION

NORWALK	91,194
WITHIN 5 MILE RADIUS	136,000+
FAIRFIELD COUNTY	943,823

Manhattan
(1 hour)

GETTING AROUND



Metro North
South Norwalk and East Norwalk train stations.



Driving
Half mile from dedicated I-95.
Ample street parking + 2 lots.



Water Taxi
Accessible by waterfront via Long Island Sound and Norwalk River.



20,000+

workday
population



608,000 +

annual
visitors



40+

businesses on
Washington
Street



136,000 +

residents within
5-mile radius



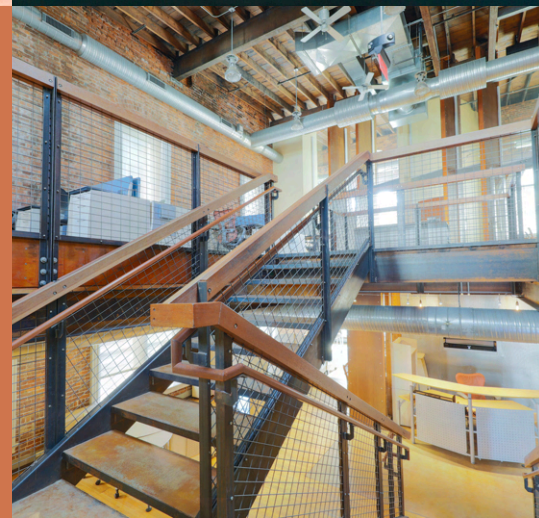
35

new apartment
buildings



10,000 +

daily vehicle
traffic



It's always
exciting
in SoNo

Blurring the line between retail and leisure to reestablish a connection between commerce, community, and people.

RETAIL

Eco Evolution, Banner Wines & Liquor, Cayambe Cigar Factory Outlet, Clarke Kitchen Showroom, Ed's Garage Doors, M & M Cigar & Gifts, Pellegrini Jewelers, Simple SoNo, Sunshine Floors

The **retail** industry in Norwalk saw sales of nearly **\$2.2B**



EVENTS

Chowda Fest, Norwalk Oyster Festival, Annual Light Keeper's Gala, District Music Hall Events, Farmers Markets, Norwalk Restaurant Week, Misc. Street Shut Downs and more!

LEISURE

Birdwatching Cruises, Clambakes on Sheffield Island, Cruises & Lighthouse Tours, Cruises & Seal Spotting, Electric bike rentals & tours, Evening Sunset Cruises, Fishing, Ice Skating at Veteran's Park, SoNo Ice House, Maritime Aquarium, Mathews Park, Oyster Shell Park, Panic Room, Sheffield Island Tours, SoNo Switch Tower Museum, Veteran's Memorial Park & Marina and more!

NIGHTLIFE

Donovan's Restaurant & Bar, Southern Table & Refuge, O'Neill's Irish Pub & Restaurant, The Blind Rhino

ON
WASHINGTON



Live / Work / Play Recipe For A Fulfilling Life

FOOD+ BEVERAGES

Burger Bar & Bistro, Caffe Social, Josie & Tony's Donovan's Restaurant & Bar, El Segundo, Sally's ApizzaFamous Pizza House, Kazu Sushi Bar & Japanese Restaurant, Mecha Noodle Bar, Nagoya Hibachi, O'Neill's Irish Pub & Restaurant, Oishi Sushi & Izakaya, SoNo Baking Company & Café, SoNo Harbor Deli & Café, SoNo Seaport Seafood, Tablao Wine Bar & Restaurant, The Blind Rhino, The Spread, Washington Prime

The food and
hospitality in Norwalk
industry saw sales of
\$317.6M



ON
WASHINGTON

Coming soon to SoNo



CHEESE & BREAD

Connecticut's First Georgian Restaurant serving authentic cuisine from the Republic of Georgia



STAY TRUE BODY PIERCING

Highly regarded body piercing studio and fine jewelry store



SPEAKEASY LAUNDRY

Wash. Dry. Fold. Drink. Repeat. But only if you can find the Bar



MUSIC & INDUSTRY

French Brasserie dedicated to live music and late-night dining from CB5 Hospitality Group



LAZY SISTER

Chinese American restaurant from the award-winning restaurateur behind NYC's Homakase and Hoseki

ON WASHINGTON

DESIRED TENANTS

Boutique Fitness Studio - Pilates, Strength Training, Personal Training

Café & Coffee Shop - Coffee, Pastries, Bakery, Grab & Go Food

Children Focused Retailers - Toy store, Children's Clothing & Apparel

Beauty Studio - Nail Salon, Facial Bar, Waxing Studio, Barber Shop

Dessert Shop - Ice Cream Store, Candy Store, Creperie, Cookie Bakery

Bar - Cocktail Bar, Speakeasy, Sports Bar, Irish Pub, Wine Bar

Restaurant - Korean BBQ

Deli - Italian Deli, Prepared Foods Market, Sandwiches & Salads

Smoothie Bar - Acai Bowls, Fresh Juices, Protein Shakes,

Sporting Goods - Bike Store, Sneaker Shop, Athletic Apparel

Furniture Store - Home Décor and Accessories, Patio Furniture

TENANT RESOURCES

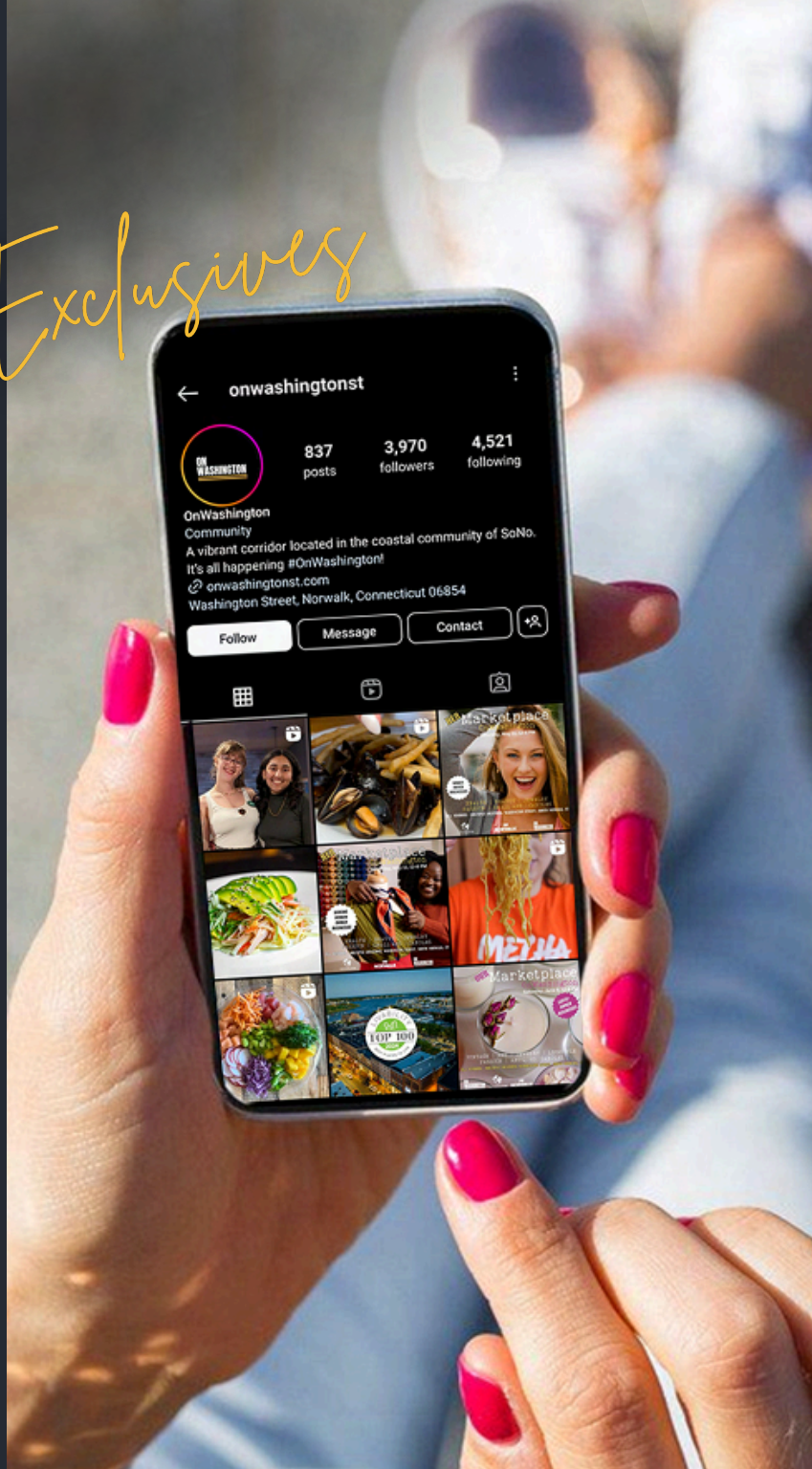


MARKETING INITIATIVES

When you win, we all win. Enjoy these exclusive benefits to expand your reach and further grow your business!

- Pre-opening consult
- Professional photoshoot
- Press release creation + distribution
- Tenant page on OnWashington website
- Events and social media posts
- Consistent social media exposure
- Newsletter inclusion
- Event and promotions support (media outreach and content creation)
- Joint advertising and event opportunities
- Community gift card

AGW Exclusives



OTHER BENEFITS



REFERRAL PROGRAM

Rent abatements for referring new tenants that sign leases.



INDUSTRY CHARRETTES

Monthly restaurant workshops at cb5 headquarters with industry top creatives.



TAX BENEFITS

Washington St. is located in a Qualified Opportunity Zone designated under The Tax Cuts and Jobs Act, providing immense tax benefits to operators.

NEARBY DEVELOPMENTS



THE SHEFFIELD SONGO
 Year Built: 2007
 Type: Multifamily
 Units / Keys: 136
 SOLD FOR \$53MM IN 2020

TWO NEW CONSTRUCTION APARTMENT BUILDINGS
 Wedged Between the Portfolio

10 NEW CONSTRUCTION APARTMENT BUILDINGS
 Within 3-Block Radius

SoNo
 COMMERCIAL
 PORTFOLIO



RESIDENCES INN BY MARRIOTT
 Year Built: 2019
 Type: Hotel
 Units / Keys: 102



CORSET FACTORY
 Year Built: 1992
 Type: Multifamily
 Units / Keys: 80



BRIM & CROWN
 Year Built: 2019
 Type: Multifamily
 Units / Keys: 189



THE MARITIME
 Year Built: 2007
 Type: Multifamily
 Units / Keys: 61



IRONWORKS SONGO
 Year Built: 2014
 Type: Multifamily
 Units / Keys: 109



THE PLATFORM SONGO
 Year Built: Under-Construction
 Type: Mixed-Use
 Units / Keys: 122



SONO ONE
 Year Built: 2020
 Type: Multifamily
 Units / Keys: 40



SHIRT FACTORY LOFTS
 Year Built: 2021
 Type: Multifamily
 Units / Keys: 122



SONO 19 DAY
 Year Built: 2017
 Type: Multifamily
 Units / Keys: 58



SOUNDVIEW LANDING
 Year Built: 2018
 Type: Multifamily
 Units / Keys: 345



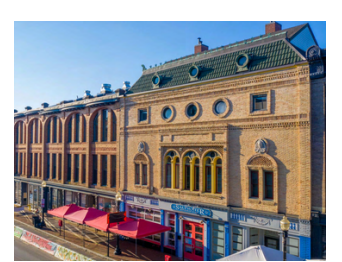
HARBOURSIDE SONGO
 Year Built: 2020
 Type: Multifamily
 Units / Keys: 129



SONO PEARL APARTMENTS
 Year Built: 2016
 Type: Multifamily
 Units / Keys: 66

DO SOMETHING GREAT

RETAIL | RESTAURANT | OFFICE



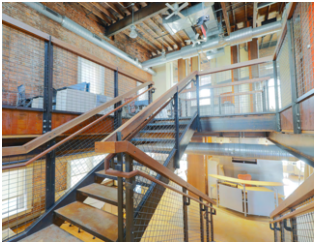
128 WASHINGTON
5,368 SF



132B WASHINGTON
800 SF

JOIN THE EXCITEMENT

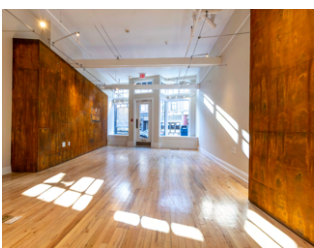
RETAIL | RESTAURANT | OFFICE



99 WASHINGTON
6,600 SF



117 WASHINGTON
800 SF



119 WASHINGTON
1,280 SF

LET'S ENJOY



Together!

agwpartners.com | info@agwpartners.com | (212) 843-9713



AGW Partners is an owner and active manager of its properties. Together with its affiliates, AGW owns nearly 3 million sq ft largely in the New York metro area. AGW is a hands on owner who cares deeply about the success of its tenants and has a platform to promote shared success. AGW does pro-bono marketing on behalf of their tenants and is actively involved in the Washington Street and greater Norwalk community sponsoring events and working closely with the Mayor's office.