



 SAUGATUCK
COMMERCIAL
REAL ESTATE LLC
LICENSED IN CT, NY, MA, RI, NH, FL

Join Wegmans Pad Site

GROUND LEASE

SINGLE/MULTI-TENANT LEASE

.92 ACRES/8,125 SF GLA

651 Connecticut Avenue
Norwalk, CT

- ✓ LOCATION
- ✓ VISIBILITY
- ✓ MARKET DRAW
- ✓ CONVENIENCE
- ✓ RETAIL HUB



The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

Wegmans Pad Site

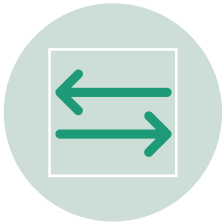
651 Connecticut Avenue Norwalk, CT



Join NEWLY opened Wegmans and share their Connecticut Avenue visibility, driveway access and pylon sign.



Market area retailers include Target, Home Goods, ShopRite, Costco, Home Depot, Dicks, Kohls, and Old Navy.



Conveniently located near I-95 Exit 13 (southbound) and Exit 14/15 (northbound).



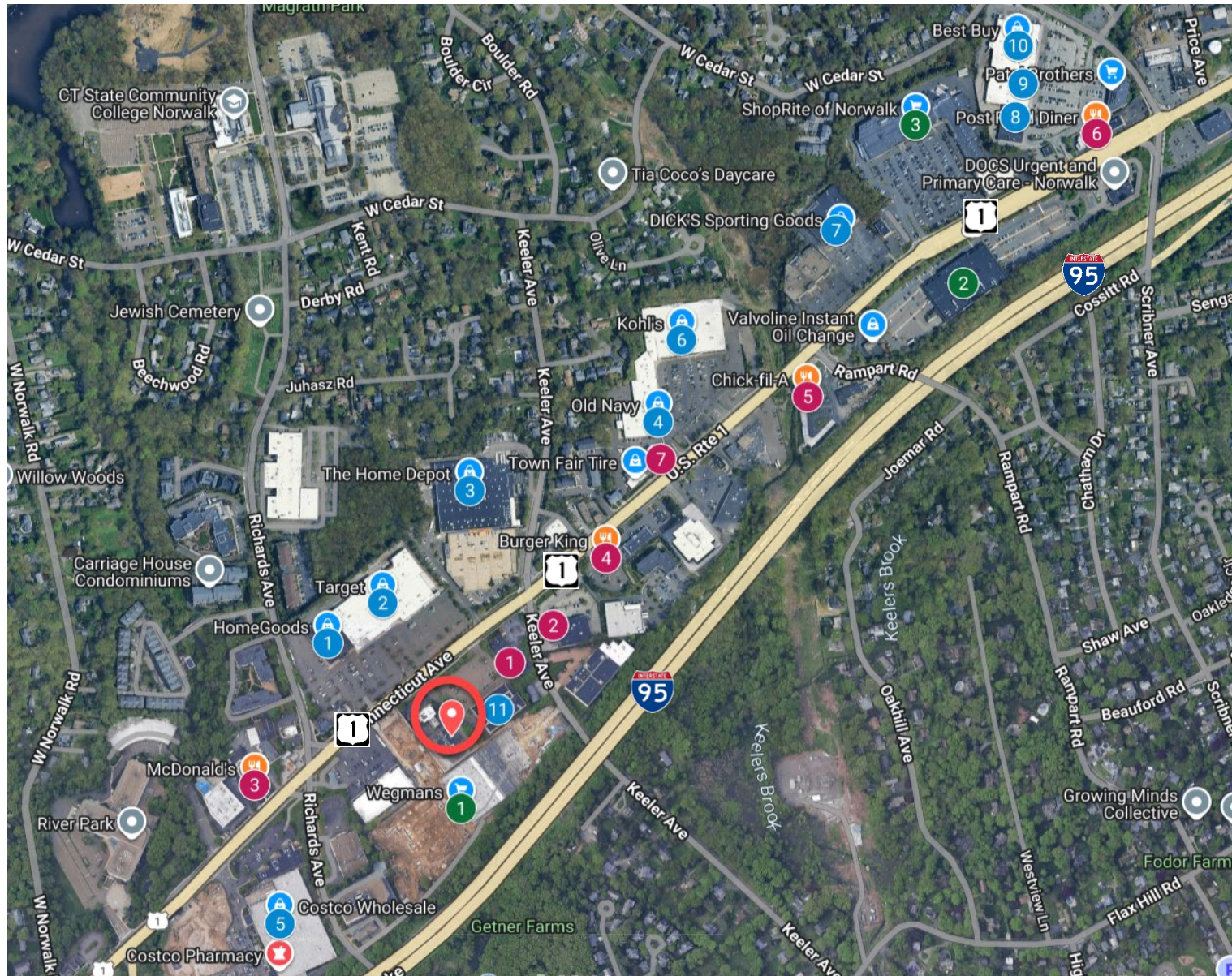
Primary retail and commuter corridor Connecticut Avenue/US 1, ADT 23,555.

Demographics	1 Mile	3 Mile	5 Mile
Population	9,028	83,769	186,466
Average HHI	\$228,137	\$209,279	\$213,383
Total Retail Expenditures	\$217,56 M	\$1.96 B	\$4.5 B

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Wegmans Pad Site

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651 Connecticut Ave

Retailers

- 1 HomeGoods
- 2 Target
- 3 The Home Depot
- 4 Old Navy
- 5 Costco Wholesale
- 6 Kohl's
- 7 DICK'S Sporting Goods
- 8 Dollar Tree
- 9 T.J. Maxx
- 10 Best Buy
- 11 Raymour & Flanigan Furniture

Grocers

- 1 Wegmans
- 2 Stop & Shop
- 3 ShopRite of Norwalk

Restaurants/Eateries

- 1 Sierra Grille
- 2 American Steakhouse
- 3 McDonald's
- 4 Burger King
- 5 Chick-fil-A
- 6 Post Road Diner
- 7 Starbucks



EXCLUSIVE LEASING AGENTS

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