



PIPER

467 West Avenue
Norwalk, CT



SAUGATUCK
COMMERCIAL
REAL ESTATE LLC

LICENSED IN CT, NY, MA, RI, NH, FL

New Construction

+/- 1,703 - 4,037 SF | Demisable
Retail/Restaurant Delivery Q1 2026

Toll Brothers
APARTMENT LIVING



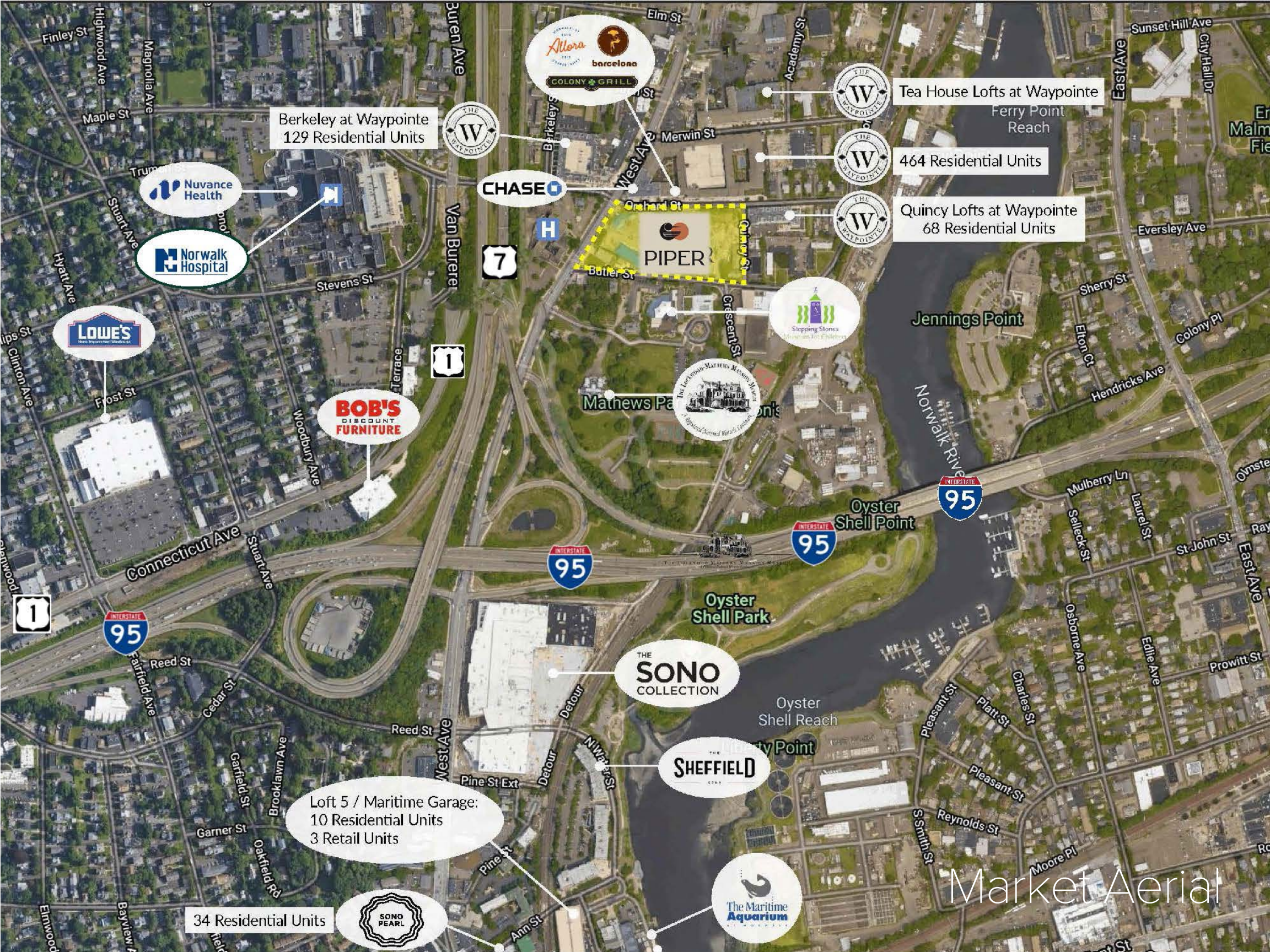
Highlights & Demographics



Demographics	1 Miles	3 Miles	5 Miles
Population	24,464	94,531	142,254
Average HHI	\$121,091	\$169,269	\$242,199
Adjusted Daytime Population	26,669	96,734	159,156
Annual Consumer Retail Expenditure	\$571.24M	\$2.22B	\$3.55B

- Six-story luxury, mixed-use development with 393 residential units and 24,960 SF street-level retail
- Reserved retail parking onsite in covered garage
- Over 1,000 residential units at 4-corner signalized intersection
- Proximity to I-95, Route 7 Connector, Merritt Parkway, adjacent to The Waypointe, and Norwalk Hospital
- Excellent visibility, signage, and brand identity
- Area retailers—Apple, Nordstrom, Bloomingdale's, Barcelona Wine Bar, Colony Pizza, Arhaus, Jacob's Pickle, and Elm Street Diner
- Area attractions—Stepping Stones Museum, The Maritime Aquarium, the Lockwood-Mathews Mansion Museum

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, changes of price, prior sale, or withdrawal from market without notice.



Berkeley at Waypoint
129 Residential Units

Tea House Lofts at Waypoint

464 Residential Units

Quincy Lofts at Waypoint
68 Residential Units

PIPER

Mathews Park

Jennings Point

Oyster Shell Point

Oyster Shell Park

THE SONO
COLLECTION

THE SHEFFIELD

Loft 5 / Maritime Garage:
10 Residential Units
3 Retail Units

34 Residential Units

SONO PEARL

The Maritime
Aquarium

Market Aerial

POTENTIAL OUTDOOR SEATING AREA, WITHIN PROPERTY LIMITS AND BEYOND, CONTINGENT ON CITY APPROVAL

COLONY GRILL

CHASE

PROFESSIONAL
FAS
Training

NORWALK, CT
ESTD
Allora
2019
COFFEE - ARTS



An apartment community
with 464 units

Orchard street

GODGITTO
SUSHI MARKET

West ave.

MOTW COFFEE
& PASTRIES

NATURAL
KITCHEN

RESIDENTIAL COURTYARD

RES. LOBBY

PARKING GARAGE
RETAIL PARKING ON LEVELS
1 AND 2

THE NORWALK ART
SPACE

RETAIL LOADING
RETAIL TRASH

Butler street

- VEHICULAR ROUTE
- PEDESTRIAN ROUTE
- RETAIL - LEASED
- RETAIL - AVAILABLE
- RESIDENTIAL
- LOADING & TRASH ROOMS
- RES. LOBBY / FOYERS



View along West Avenue



View along Butler Street



View along Orchard Street & West Avenue



View along Orchard Street



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