



# PIPER

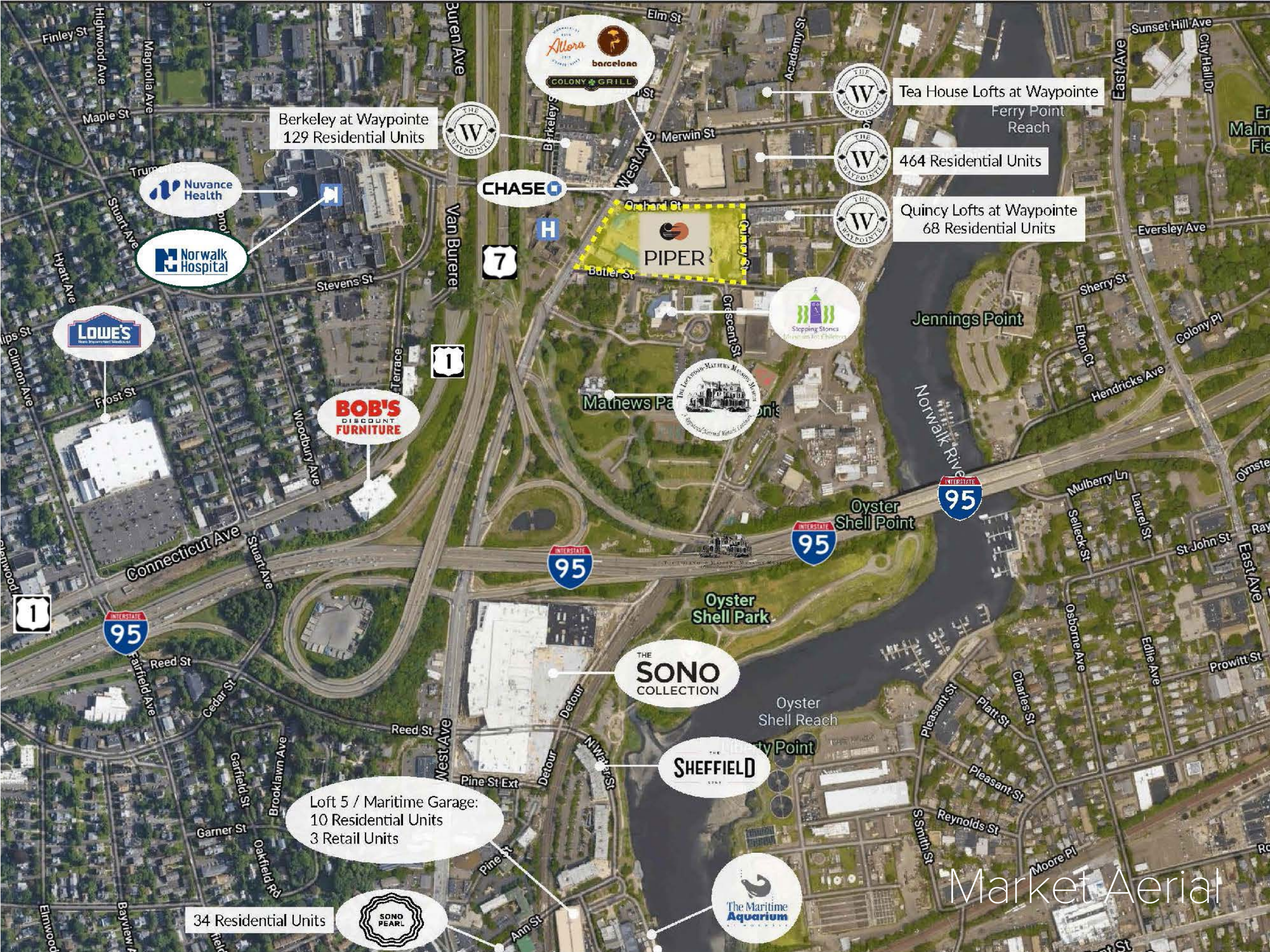
467 West Avenue  
Norwalk, CT



**New Construction**

+/- 950 - 19,750 SF | Demisable Retail/Restaurant | Delivery Q1 2025

**Toll Brothers**  
APARTMENT LIVING



Berkeley at Waypoint  
129 Residential Units

Nuvance Health

Norwalk Hospital

LOWE'S

BOB'S  
DISCOUNT  
FURNITURE

CHASE

PIPER

THE WAYPOINT

Tea House Lofts at Waypoint

THE WAYPOINT

464 Residential Units

THE WAYPOINT

Quincy Lofts at Waypoint  
68 Residential Units

Stopping Stones  
Museum for Children

THE LONGWOOD-MATTHEWS MASON HOUSE  
A National Historic Landmark

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



# Highlights & Demographics



Demographics	1 Miles	3 Miles	5 Miles
Population	26,708	92,967	140,036
Average HHI	\$123,187	\$171,773	\$246,492
Adjusted Daytime Population	26,235	94,204	154,826
Annual Consumer Retail Expenditure	\$429.43 M	\$1.87 B	\$3.68 B

- Six-story luxury, mixed-use development; 24,960 SF street-level retail
- 390+ residential units, 200 reserved retail, onsite parking spaces
- Proximity to I-95, Route 7 Connector, Merritt Parkway, adjacent to The Waypointe
- Excellent visibility, signage at signalized intersection
- Area retailers—Apple, Nordstrom, Bloomingdale's, The SoNo Collection, Barcelona Wine Bar, Colony Pizza
- 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.*

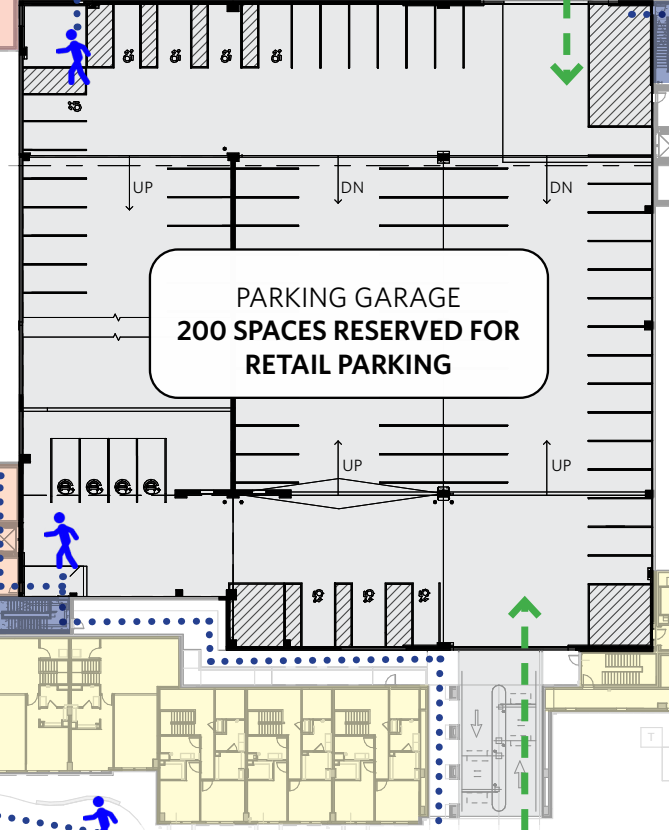
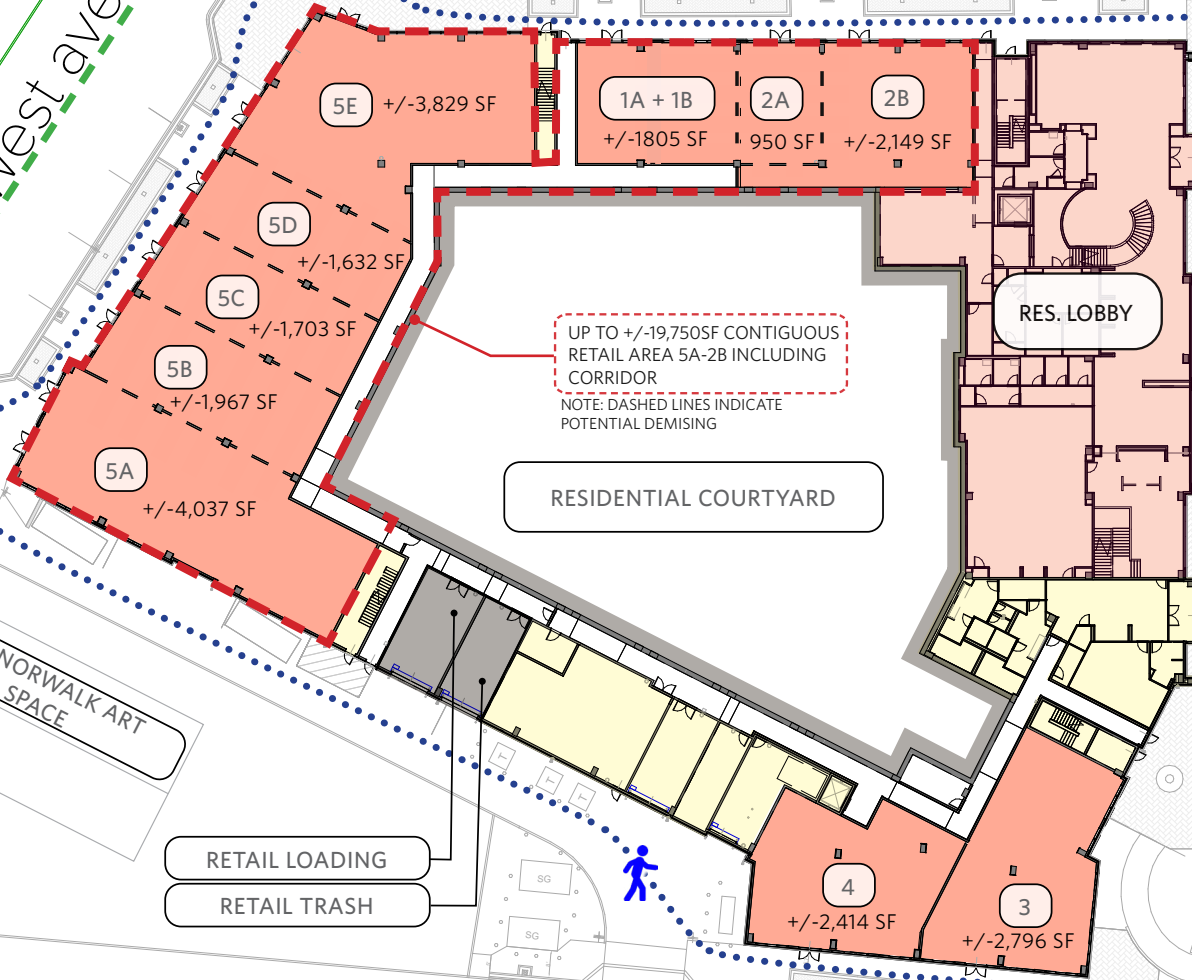


An apartment community with 464 units

West ave.

Orchard street

Butler street



RETAIL LOADING  
RETAIL TRASH

- VEHICULAR ROUTE
- PEDESTRIAN ROUTE
- LOADING, TRASH & EXIT ROUTE
- RETAIL
- RESIDENTIAL
- LOADING & TRASH ROOMS
- RES. LOBBY / FOYERS





View at southwest corner along West Avenue



View of retail along Orchard Street



View at corner of West Avenue & Orchard Street



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