

RETAIL SPACE FOR LEASE AT

— *the* —
BLOCK

·AT WAYPOINTE·

NORWALK, CT



FAIRFIELD COUNTY'S NEWEST DINING +
ENTERTAINMENT DESTINATION IN NORWALK, CT



CONTACT

PENNY P. WICKEY

PRINCIPAL

pwickey@saugatuckcommercial.com

203.222.4194

DAN NEATON

MANAGING DIRECTOR

dneaton@saugatuckcommercial.com

203.222.4188

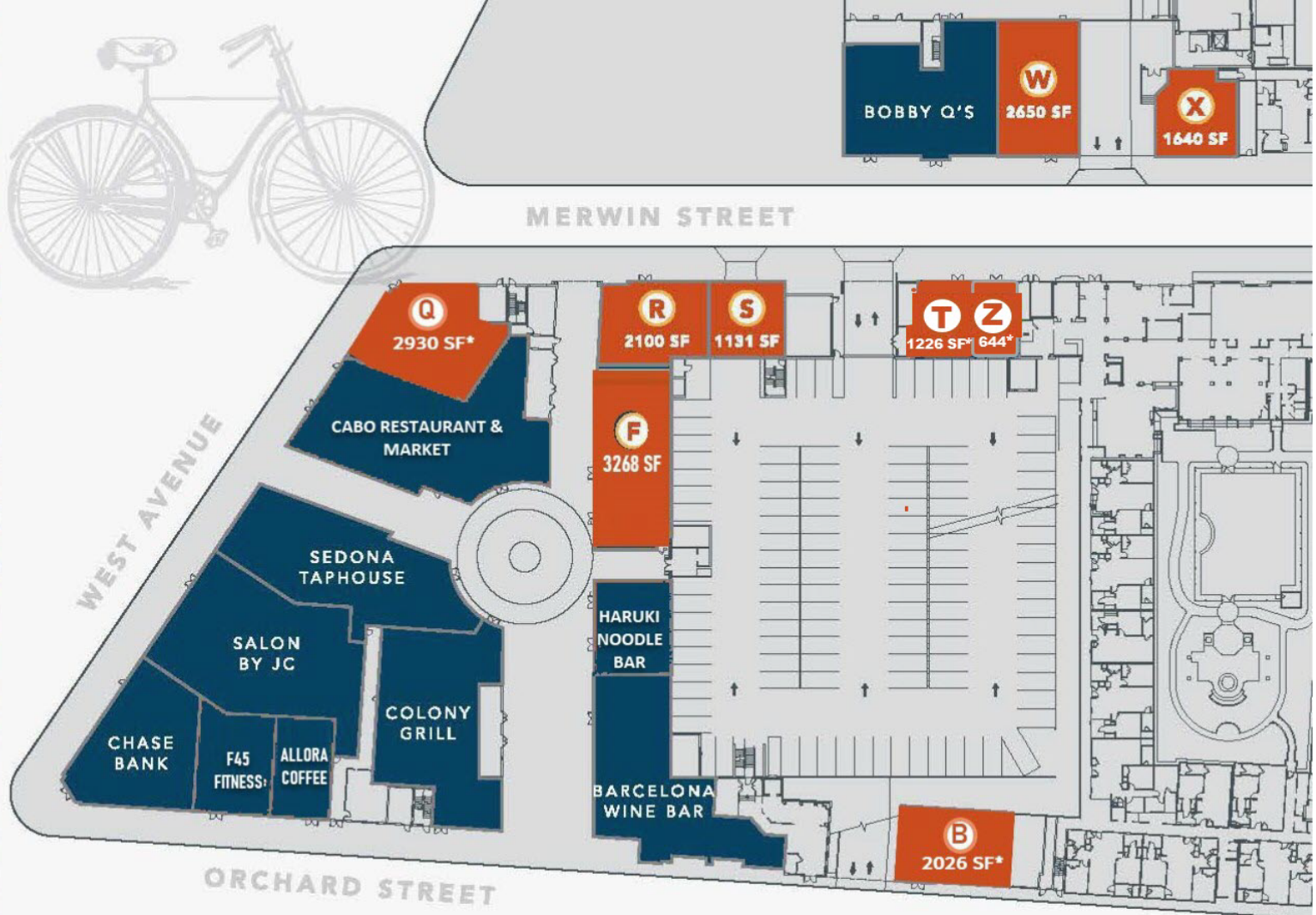


OUTSTANDING LOCATION

Ideally positioned next to two major thoroughfares, The Block attracts Fairfield County shoppers traveling East and West along I-95 via the intersecting Route 7 Connector. The recently expanded Norwalk Hospital draws daytime visitors, while Stepping Stones Museum for Children and The Maritime Aquarium entice area families.

LOWER FAIRFIELD COUNTY DISTINCTIONS

- High-impact location at the intersection of Route 7 and I-95, capturing shoppers along North/South and East/West axes
- Convenient highway access, one block from Route 1
- Centrally located between Greenwich and Westport, capturing Gold Coast traffic
- Daytime visitorship driven by Norwalk Hospital expansion and affiliated medical centers, Stepping Stones Museum for Children, The Maritime Aquarium, SoNo Collection/GGP Mall, and iPic Theater
- More than 900 new luxury residential units on site and adjacent properties, minutes to 5M+ SF office space, 40K+ employees, and more than 3,000 businesses along Route 1 (Source: CERC Town Profile 2016)



■ AVAILABLE
 ■ LEASED
 * SECOND GENERATION

INTRODUCTION

The Block at Waypoint is rapidly redefining the lifestyle of Fairfield County with trendy new restaurants and upscale retail and services anchored by 464 luxury residential apartments. Adjacent parcels, including several now under development, will deliver another 448+ apartments.

At the heart of The Block lies a brick, double-wide pedestrian street and a central European-style piazza lined with numerous restaurants and cafés with outdoor seating.



MULTIPLE RETAIL SPACES RANGING FROM
650-6,100 SF



CURRENT TENANTS



TRADE AREA HIGHLIGHTS

- Convenient covered and street parking, with 494 free on-site retail spaces and an additional 593 spaces under development at adjacent parcel
- Affluent on-site residents with real spending power
- Adjacent to forthcoming GGP lifestyle center The SoNo Collection to be anchored by Nordstrom and Bloomingdale's, part of 750,000 SF GLA
- Proximate to The Pinnacle, a Phase II Waypointe development featuring iPic Theater, increasing radius draw to 20 miles
- Nearby family attractions including Stepping Stones Museum for Children and The Maritime Aquarium
- Recently expanded Norwalk Hospital with increase in medical and service providers, driving a higher daytime population

TOP TRADE AREA

Centrally located and easily accessible, The Block at Waypointe's trade area is larger than any main street or mall in Connecticut. Within the expansive trade area is the highest concentration of the most coveted consumers.

With close to \$25 billion spent on goods, services, and entertainment and an estimated \$200 billion in buying power available for a retailer or restaurateur to capture, The Block offers one of the best opportunities to achieve maximum revenue.



A PRIME OPPORTUNITY

DRIVE TIMES (MINUTES)

	15	20	30
DEMOGRAPHIC DATA			
RESIDENTIAL POPULATION	274,884	468,465	937,681
DAYTIME POPULATION	185,812	327,807	601,083
NUMBER OF HOUSEHOLDS	103,507	173,110	345,102
AVG. HOUSEHOLD INCOME	\$135,581	\$134,731	\$130,299
MEDIAN AGE	38.9	38.7	40.0



— the —
BLOCK

‘AT WAYPOINTE’

515 WEST AVENUE, NORWALK, CT 06850



PENNY P. WICKEY

PRINCIPAL

pwickey@saugatuckcommercial.com
203.222.4194

DAN NEATON

MANAGING DIRECTOR

dneaton@saugatuckcommercial.com
203.222.4188

