



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



PIPER

467 West Avenue
Norwalk, CT

New Construction

+/- 1,632 - 7,164 SF | Demisable Retail/Restaurant | Delivery Q1 2026

Toll Brothers
APARTMENT LIVING



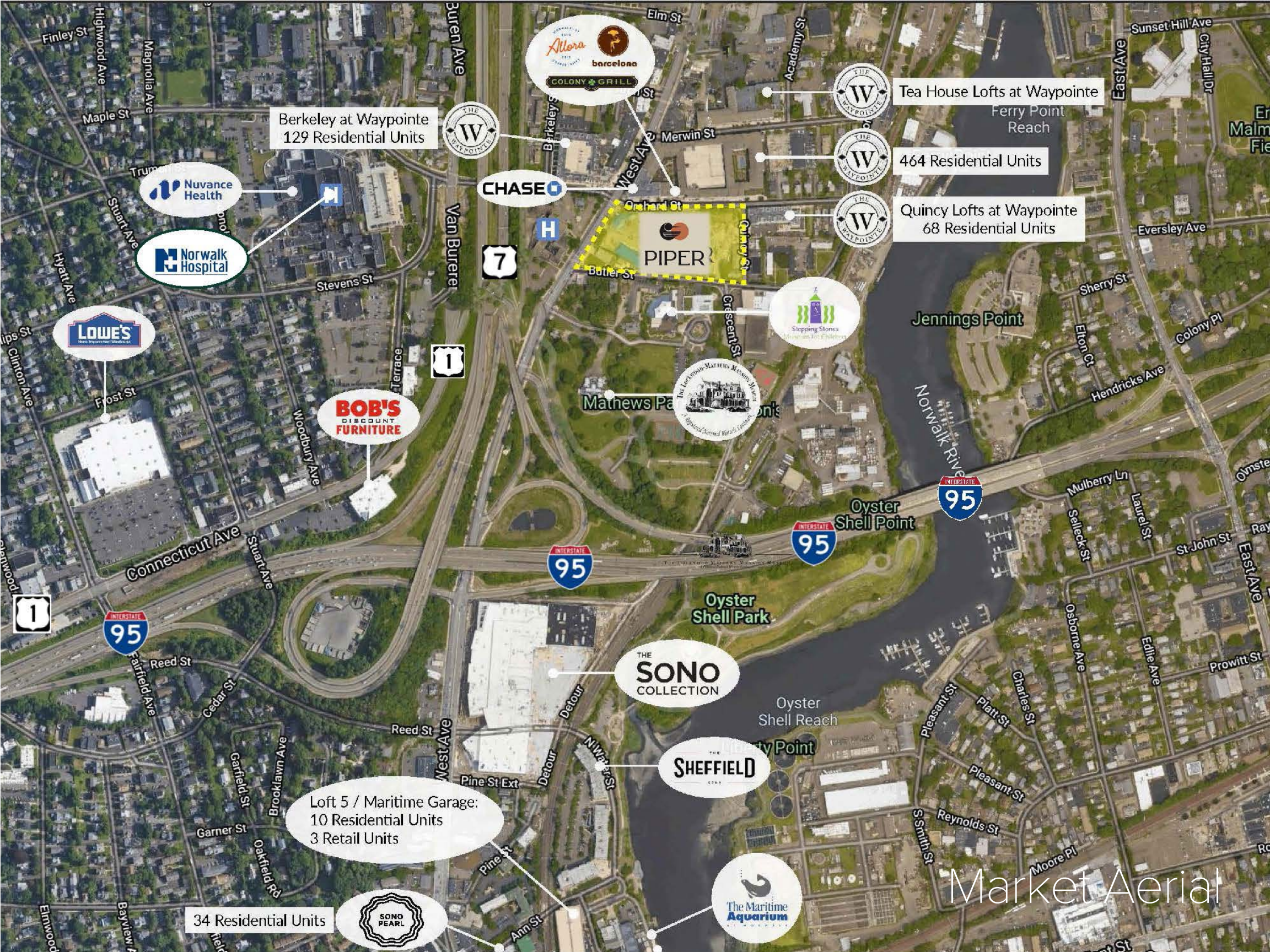
Highlights & Demographics



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.



Market Aerial

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

COLONY GRILL

CHASE

FUNCTIONAL FITNESS
Training

NORWALK, CT
ESTD
Allora
2019
COFFEE - RITES

SEDONA
TAPHOUSE



An apartment community with 464 units

Orchard street

GODGITTO SUSHI MARKET

4 +/-3,829 SF

3 +/-1765 SF

2 950 SF

1 +/-2,149 SF

5 +/-1,632 SF

6 +/-1,703 SF

7 +/-1,967 SF

8 +/-4,037 SF

UP TO +/-7,164SF CONTIGUOUS
RETAIL AREA 4-6 NOT
INCLUDING CORRIDOR

RESIDENTIAL COURTYARD

RES. LOBBY

THE NORWALK ART SPACE

RETAIL LOADING

RETAIL TRASH

9 +/-2,414 SF

10 +/-2,796 SF

PARKING GARAGE
SPACES RESERVED FOR
RETAIL PARKING ON LEVELS 1
AND 2

Butler street

→ VEHICULAR ROUTE

→ PEDESTRIAN ROUTE

RETAIL - LEASED

RETAIL - AVAILABLE

RESIDENTIAL

LOADING & TRASH ROOMS

RES. LOBBY / FOYERS



View along Orchard Street



View along Butler Street



View along West Avenue



View at southwest corner along West Avenue



View of retail along Orchard Street



View at corner of West Avenue & Orchard Street Note: Outdoor seating shown is subject to City approvals



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