



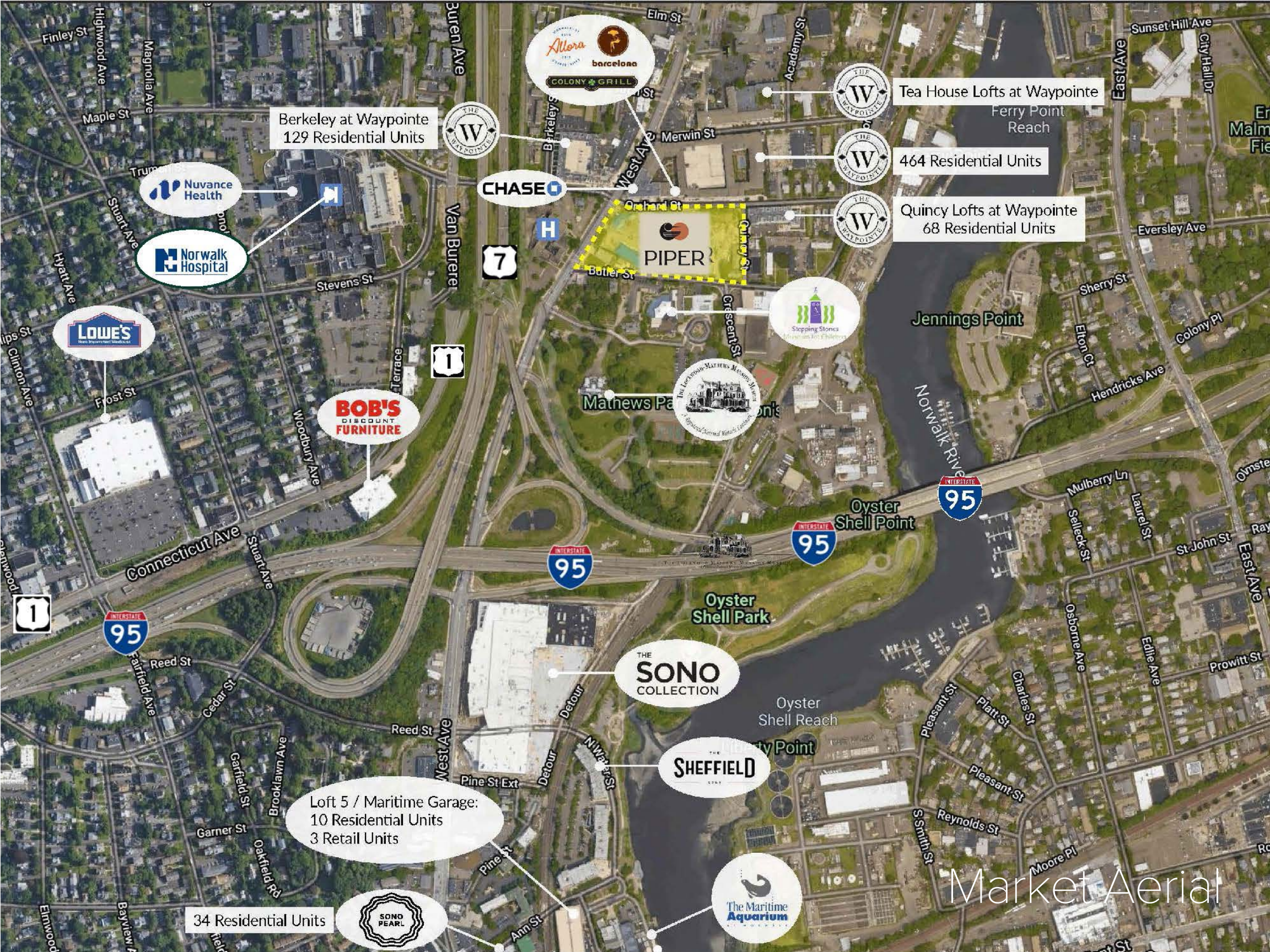
# PIPER

467 West Avenue  
Norwalk, CT



New Construction  
+/- 950 - 11,405 SF | Demisable Retail/Restaurant | Delivery Q1 2026

*Toll Brothers*  
APARTMENT LIVING



Berkeley at Waypoint  
129 Residential Units

Nuvance Health

Norwalk Hospital

LOWE'S

BOB'S  
DISCOUNT  
FURNITURE

CHASE

Allora barcelona  
COLONY GRILL

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 LINDWOOD-MATHEWS MANSION  
A National Historic Landmark

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



# 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

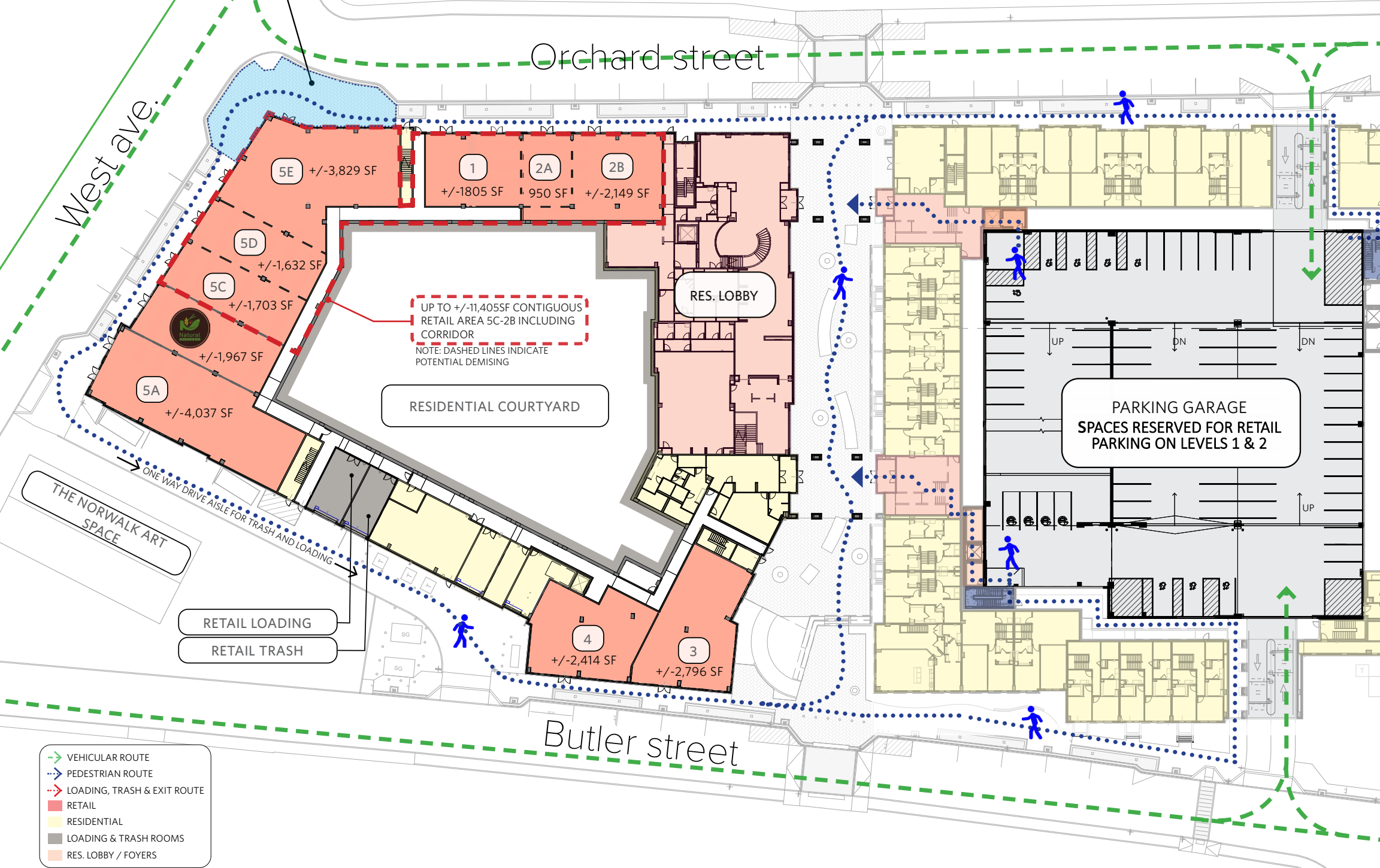
- Six-story luxury, mixed-use development with 393 residential units and 24,960 SF street-level retail
- Reserved retail parking onsite in covered garage
- Over 1,000 residential units at 4-corner signalized intersection
- Proximity to I-95, Route 7 Connector, Merritt Parkway, adjacent to The Waypointe, 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.*

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



An apartment community with 464 units



UP TO +/-11,405SF CONTIGUOUS RETAIL AREA 5C-2B INCLUDING CORRIDOR  
NOTE: DASHED LINES INDICATE POTENTIAL DEMISING

RESIDENTIAL COURTYARD

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

RES. LOBBY

RETAIL LOADING  
RETAIL TRASH

- VEHICULAR ROUTE
- PEDESTRIAN ROUTE
- LOADING, TRASH & EXIT ROUTE
- RETAIL
- 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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