



**NEW MIXED USE
DEVELOPMENT**

**DELIVERY Q3
2025**

**4,227 SF
STREET LEVEL
RESTAURANT**



- Mixed-use, six-story development at the crossroads of I-95 and Route 7 offering West Avenue frontage.
- Centrally located within this growing niche community of 1,300+ residential units.
- Iconic signalized corner restaurant/retail location with excellent visibility and branding.
- Minutes from Historic South Norwalk, the SoNo Collection Mall, Stepping Stones Museum and The Maritime Aquarium.
- Easily accessible via major commuter routes, including I-95, the Merritt Parkway and Routes 1 and 7, as well as South Norwalk Metro-North Train Station.

Demographics	1 Mile	3 Mile	5 Mile
Population	27,450	94,954	144,649
Adjusted Daytime Demographics	26,663	96,743	159,923
Total Annual Retail Expenditure	\$ 589.52 M	\$ 2.23 B	\$ 3.62 B
Average HHI	\$ 121,348	\$ 170,611	\$ 243,808

EXCLUSIVE LEASING AGENTS
Penny Wickey 203.222.4194
pwickey@saugatuckcommercial.com

Laure Aubuchon 203.349.8485
laubuchon@saugatuckcommercial.com



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

NORWALK, CT
STREET LEVEL RESTAURANT

370 WEST AVENUE



GROUND FLOOR PLAN (G1/GR)



GARAGE FLOOR PLAN (G2)

LEGEND
EV ELECTRIC VEHICLE PARKING SPACE
RT RESTAURANT PARKING SPACE
HC HANDICAP PARKING SPACE
RESIDENTIAL PARKING SPACE



EXCLUSIVE LEASING AGENTS
Penny Wickey 203.222.4194
pwickey@saugatuckcommercial.com

Laure Aubuchon 203.349.8485
laubuchon@saugatuckcommercial.com



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

NORWALK, CT

STREET LEVEL RESTAURANT

370 WEST AVENUE



EXCLUSIVE LEASING AGENTS
 Penny Wickey 203.222.4194
 pwickey@saugatuckcommercial.com
 Laure Aubuchon 203.349.8485
 laubuchon@saugatuckcommercial.com

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