



RETAIL AND MEDICAL SPACE AVAILABLE

515 WEST AVENUE



THE WAYPOINTE

NORWALK | CONNECTICUT



The Piper - Opening Fall 2024



SPACE DETAILS

LIVE WORK PLAY



WAYPOINTE

RENT	NNN
Negotiable	\$13.00 PSF (est.)

BERKELEY - 2,250 SF available

RENT	NNN
Negotiable	\$13.00 PSF (est.)

WAYPOINTE CO-TENANTS

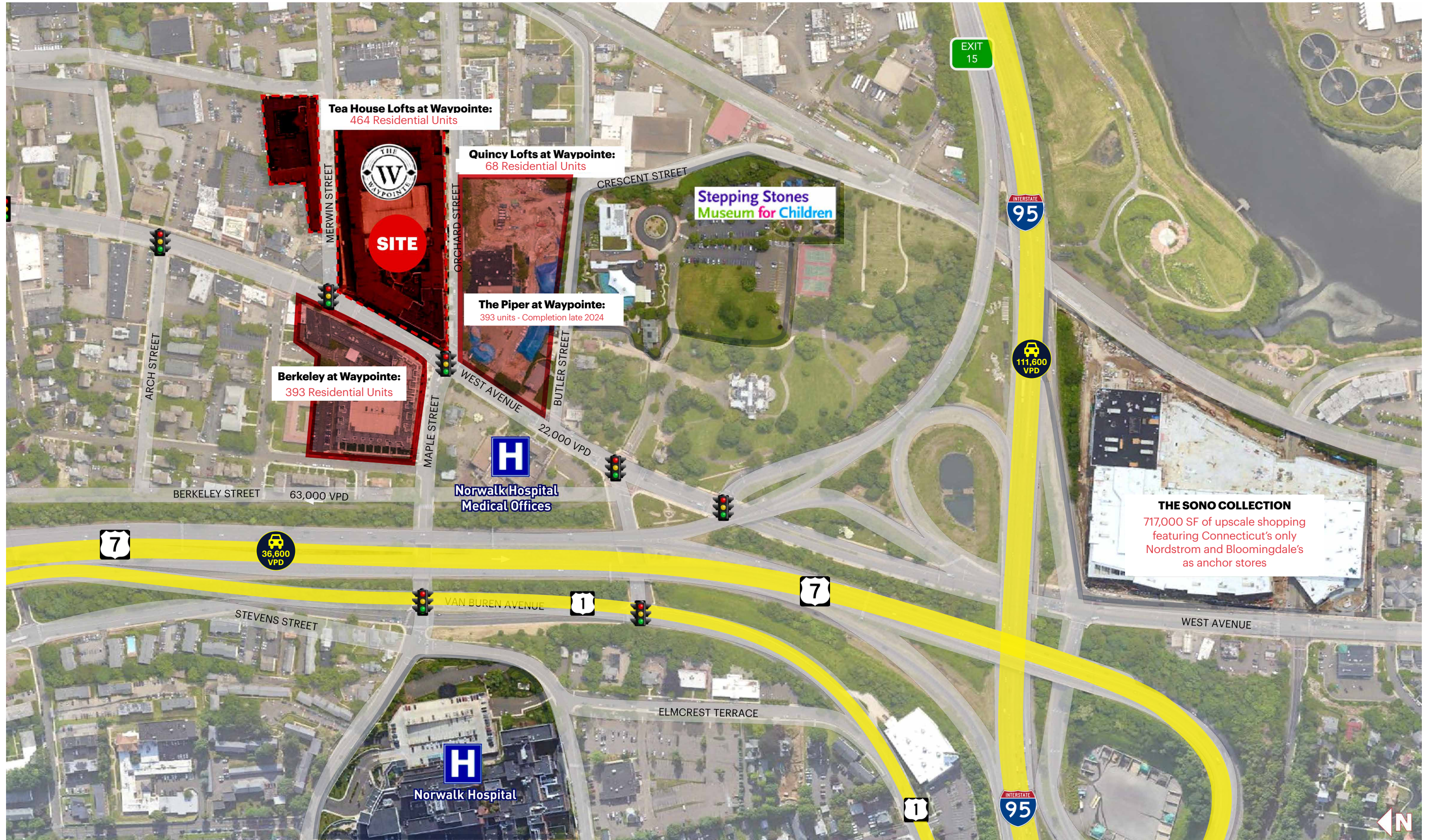
Sedona Taphouse, Salons by JC, Chase Bank, F45, Allora Coffee, Colony Grill, Dental Practice, Haruki, Barcelona Wine Bar, Elm Street Diner, Zen Macha, Natural Juices, Lechon, Elm Street Diner, Tierra Market, Naan Wise, Coming Soon: Shiro Dessert Bar, Chinco Cocina

IN THE NEIGHBORHOOD

The Berkley, Quincy Lofts, The SONO Collection, The Pinnacle, Stepping Stones Museum for Children, Norwalk Hospital and Medical Offices, The Tea House Lofts, The Piper - Opening Fall 2024



LOW-LEVEL AERIAL



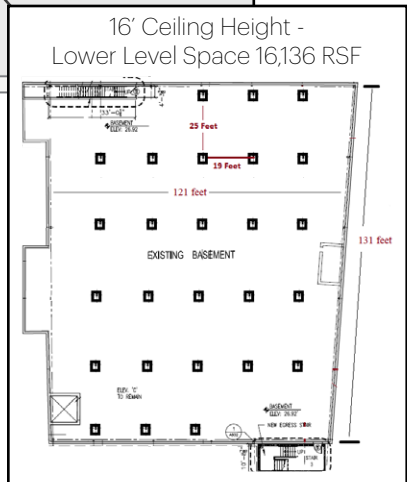
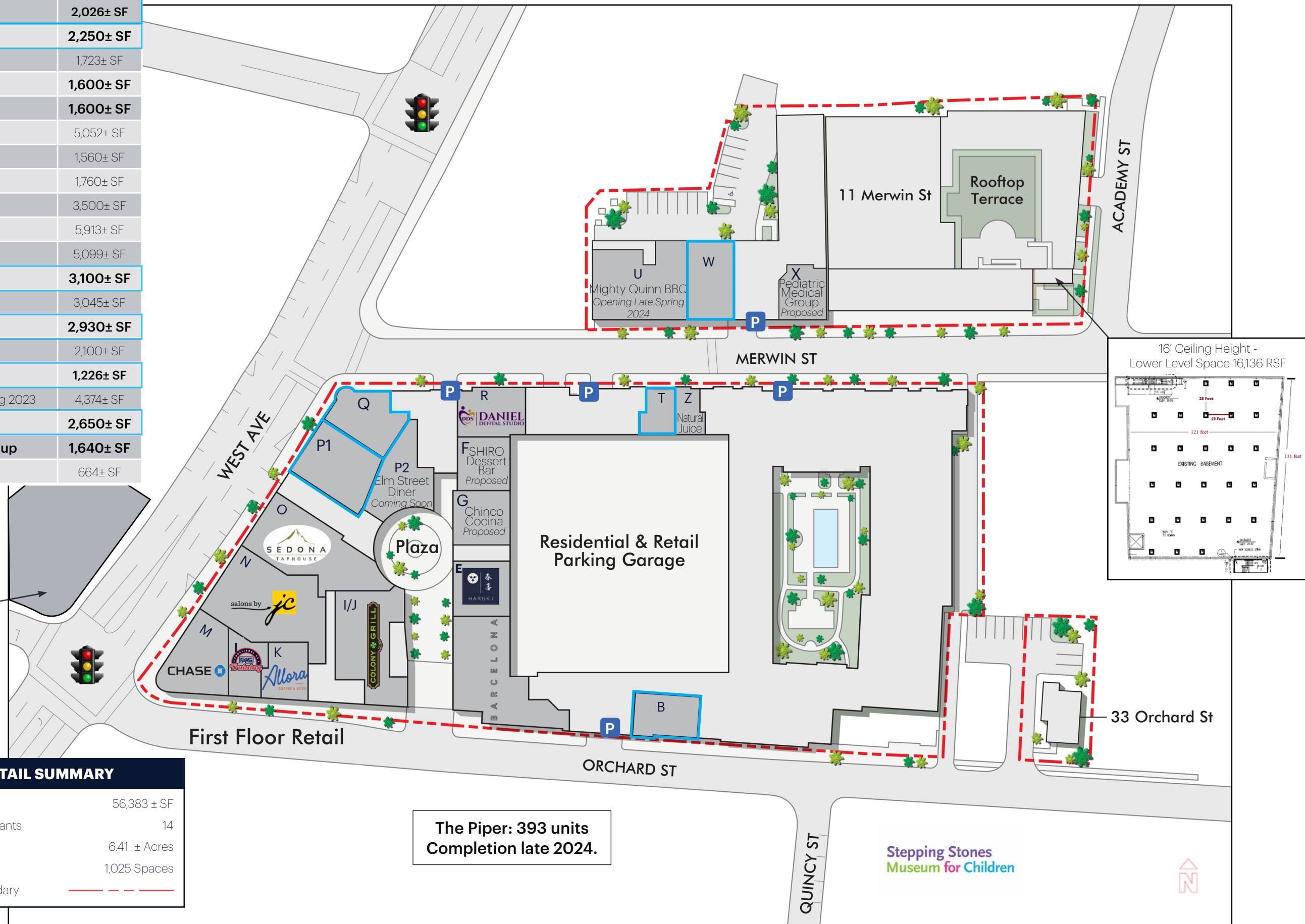
SITE PLAN

GROUND FLOOR RETAIL TENANTS		
B	AVAILABLE	2,026± SF
B1	AVAILABLE Medical Space	2,250± SF
E	Haruki	1,723± SF
F	(Proposed) SHIRO Dessert Bar	1,600± SF
G	(Proposed) Chinco Cocina	1,600± SF
I/J	Colony Grill	5,052± SF
L	F45 Gym	1,560± SF
K	Allora Café	1,760± SF
M	Chase Bank	3,500± SF
N	Salon by JC	5,913± SF
O	Taphouse	5,099± SF
P1	AVAILABLE	3,100± SF
P2	Elm Street Diner - Coming Soon	3,045± SF
Q	AVAILABLE	2,930± SF
R	Dental Practice	2,100± SF
T	AVAILABLE	1,226± SF
U	Mighty Quinn BBQ - Opening Late Spring 2023	4,374± SF
W	AVAILABLE	2,650± SF
X	(Proposed) Pediatric Medical Group	1,640± SF
Z	Natural Juice Bar	664± SF



RETAIL SUMMARY	
Retail SF	56,383 ± SF
Number of Tenants	14
Site Are	6.41 ± Acres
Parking	1,025 Spaces
Property Boundary	

The Piper: 393 units
Completion late 2024.



ABOUT NORWALK



PLACES TO VISIT

Norwalk is a thriving city on the move and a vibrant coastal community rich in history. Defined by our diverse districts that house charming residential neighborhoods, beautiful beachfronts and flourishing businesses, Norwalk shines as a popular destination to visit, dine, shop, live, work and play.

LIVE WORK PLAY



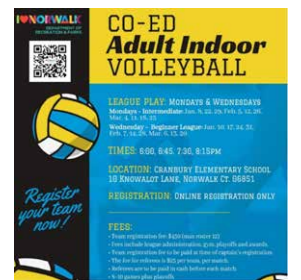
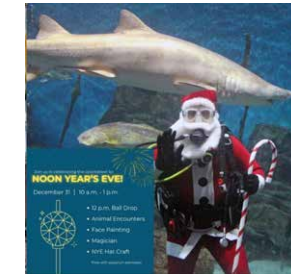
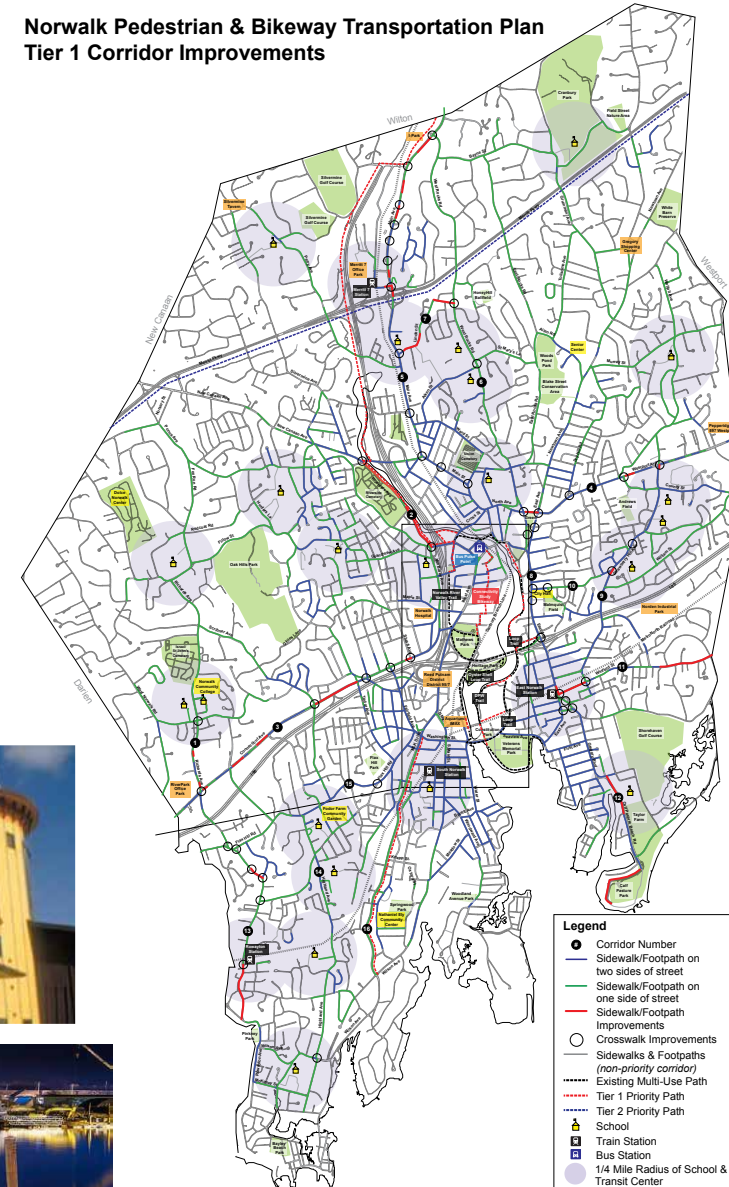
THINGS TO DO



FOOD TO EAT



Norwalk Pedestrian & Bikeway Transportation Plan
Tier 1 Corridor Improvements



HISTORY TO LEARN



AREA DEMOGRAPHICS

Drive time of 15 minutes

196,897

Population

40.5

Median Age

2.6

Average Household Size

\$145,000

Median Household Income

55.0%

B.A. Degree or Higher

215,549

Daytime Population



Annual Budget

	Total	Household Avg.	Index (US=100)
Annual Budget	\$9,884,256,351	\$133,764	174



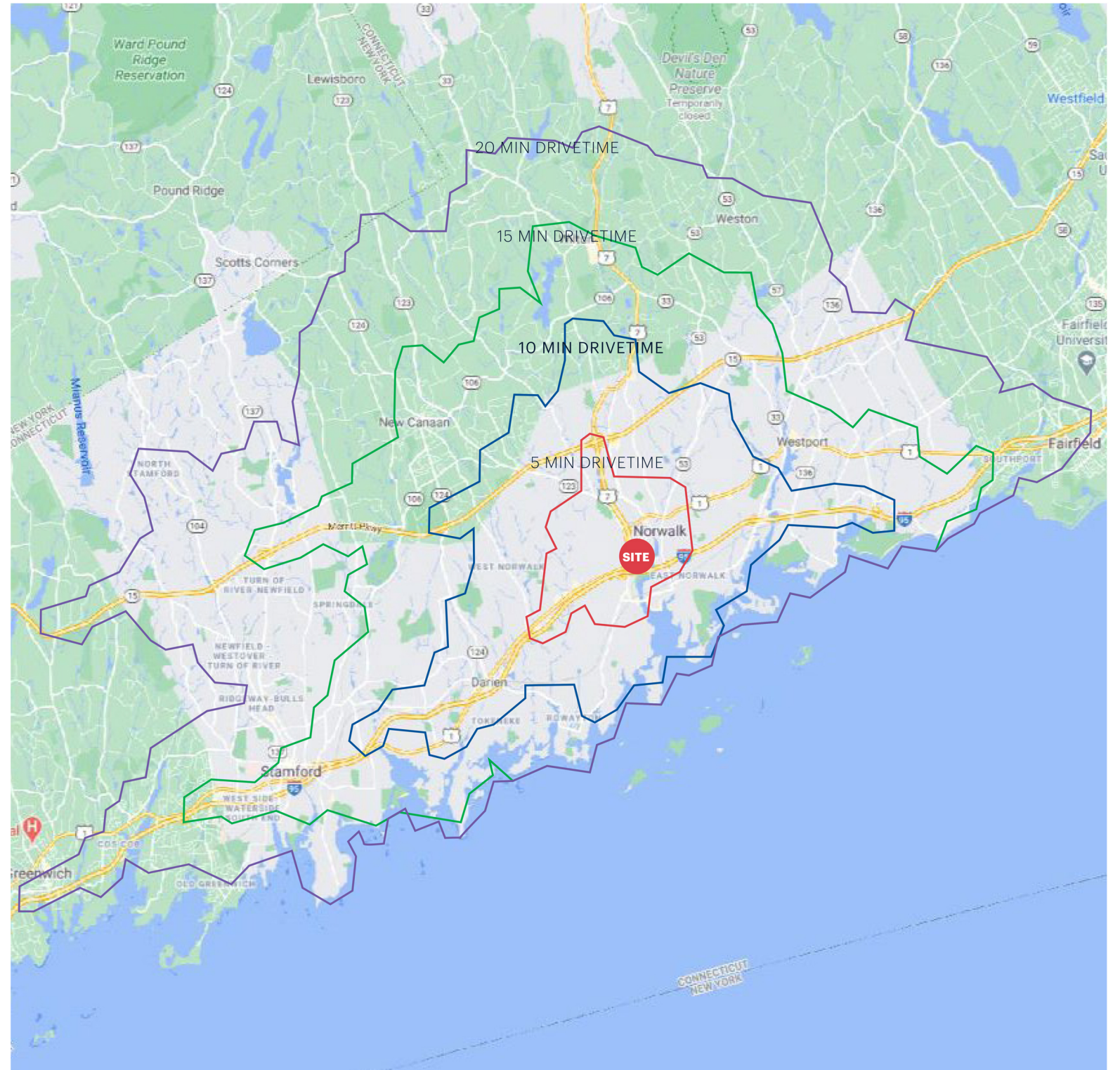
Apparel Expenditure

	Total	Household Avg.	Index (US=100)
Apparel and Services	\$276,527,251	\$3,742	174
Men's Apparel	\$56,115,465	\$759	181
Women's Apparel	\$97,977,703	\$1,326	176
Boy's Apparel	\$11,901,072	\$161	171
Girl's Apparel	\$15,620,164	\$211	161
Infant Apparel	\$10,816,677	\$146	157
Footwear	\$60,763,245	\$822	172



Retail Sales

	Sales	Potential	Factor
Total Retail Sales (including F&B)	\$5,850,513,389	\$4,948,007,938	-8.4
Health & Personal Care Stores	\$310,290,324	\$280,977,119	-5.0
Clothing & Accessory Stores	\$386,896,044	\$356,919,231	-4.0
Restaurants & Other Eating Places	\$432,650,781	\$470,029,726	4.1
Food & Beverage Stores	\$849,227,894	\$835,593,028	-0.8



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