

THE WAYPOINTE



515 West Ave, Norwalk, CT
Retail, Restaurant, and Medical Opportunities Available



THE WAYPOINTE

PROPERTY INFORMATION

81,410 SF retail center featuring fitness, beauty, dining (ranging from fast casual to high-end), medical, and decor

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Headlining tenants include: Chase Bank, Salons by JC, Colony Grill, F45 Gym, and Elm Street Diner

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Easy access on and off of I-95 North and South

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Fully built-out, second generation restaurant and financial institution opportunities

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AMPLE FREE PARKING: 1,400+ SPACES

SPACE DETAILS

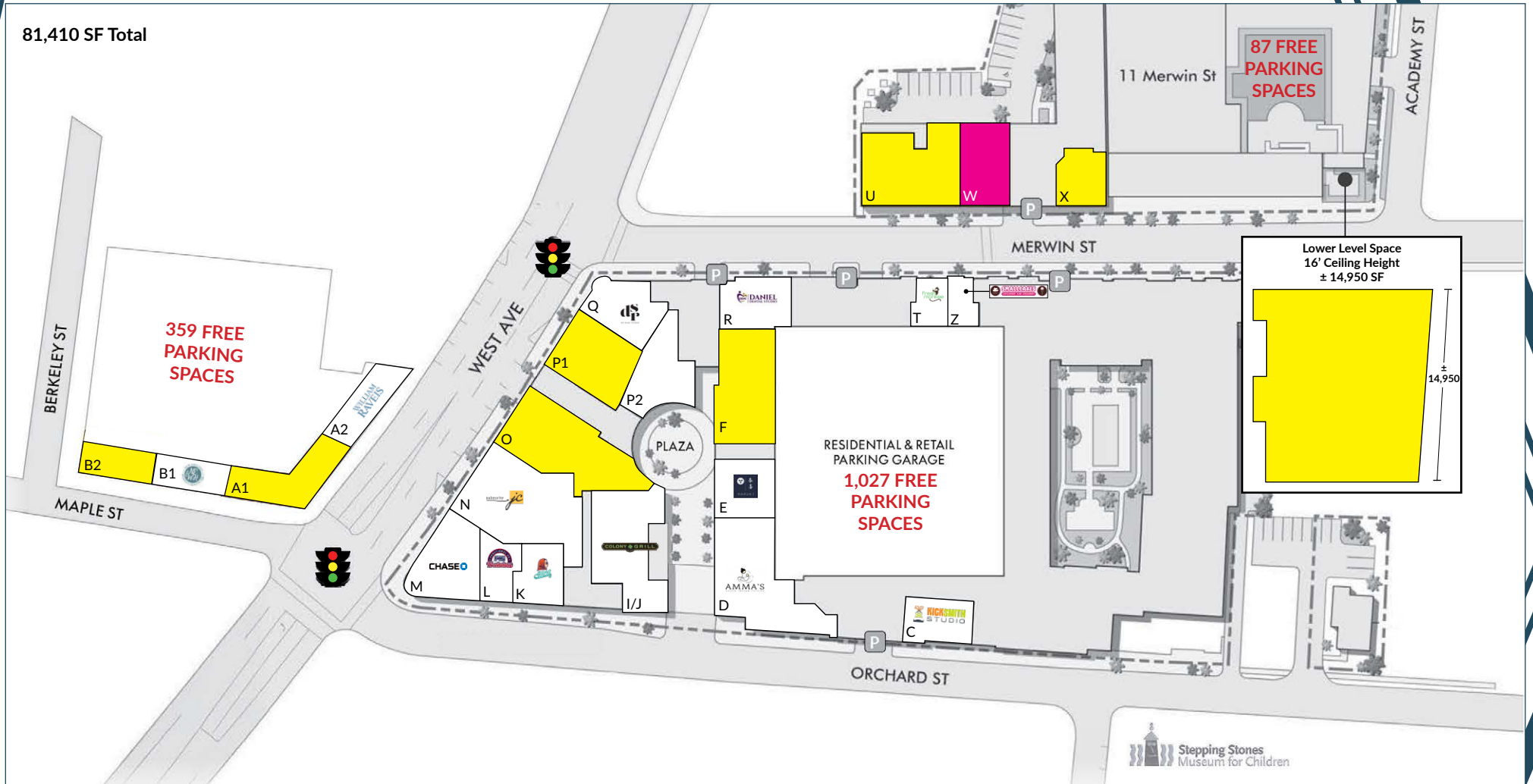
Available space from 1,640 - 14,950 sf

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Available immediately

SITE PLAN - WAYPOINTE

81,410 SF Total



#	TENANT	Sq. Ft.
A1	Available (Former Nutmeg Credit Union/DMV)	2,903
A2	William Raveis	2,070
B1	New England Women's Health	3,000
B2	Available (Medical Space)	2,316
C	Kicksmith Studio LLC	1,924
D	Amma's South Indian - Coming Summer 2026	4,764
E	Haruki Japanese Restaurant	1,723
F	Available	3,268

I/J	Colony Grill	5,052
K	Allora Café	833
L	F45 Gym	2496
M	Chase Bank / JP Morgan	3,500
N	Salon by JC	5,913
O	Available (Fully Built- Out Restaurant)	5,099
P1	Available	3,045
P2	Elm Street Diner	3,100
Q	DS Rugs Showroom	2,930

R	Daniel Dental Studio	2,100
T	Fresh Monkee	1,226
U	Available (Fully Built-Out Restaurant)	4,374
W	Signed LOI	2,650
X	Available	1,640
Z	Small Cakes	670
TH	Available	14,950

Available
 Signed LOI

DEMOGRAPHICS AT 1,3, AND 5 MILE RADIUS

1 MILE RADIUS:



Total Population: **27,063**
Households: **11,325**
Daytime Population: **9,697**
Median Age: **51.7**



Average Household Income: **\$130,653**
Median Household Income: **\$99,051**

3 MILE RADIUS:



Total Population: **95,685**
Households: **38,306**
Daytime Population: **25,738**
Median Age: **51.1**



Average Household Income: **\$172,035**
Median Household Income: **\$125,058**

5 MILE RADIUS:



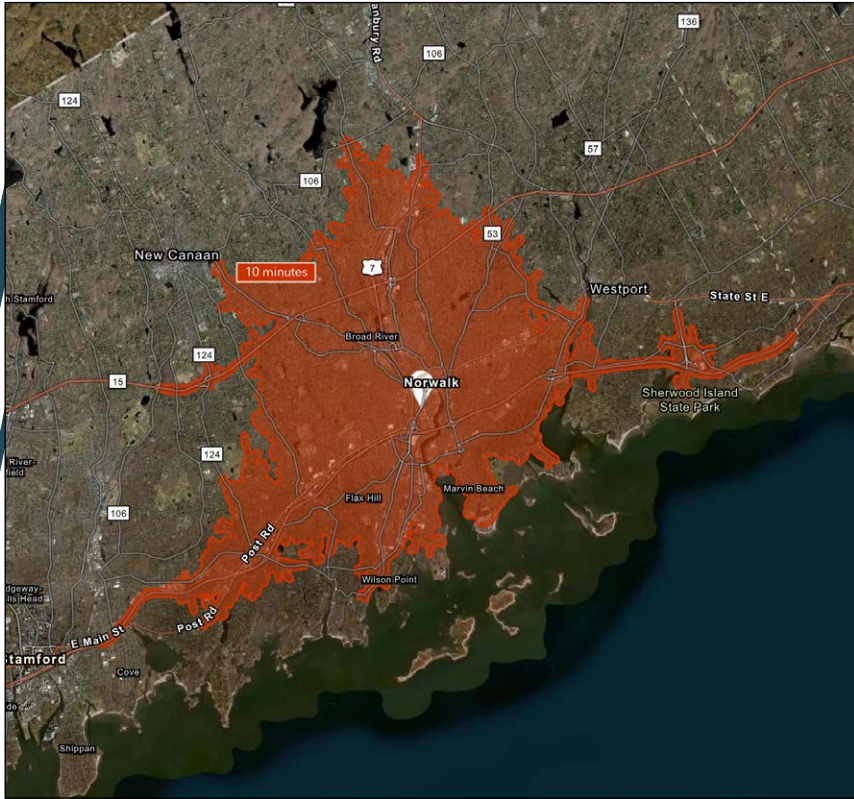
Total Population: **143,191**
Households: **55,140**
Daytime Population: **39,314**
Median Age: **49.9**



Average Household Income: **\$243,384**
Median Household Income: **\$161,494**



10 MINUTE DRIVE TIME



KEY FACTS

97,991

Population

40.4

Median Age

\$106,564

Median Household Income

108,626

Daytime Population

TAPESTRY SEGMENTS

Diverse Horizons <i>7,754 households</i>	Dreambelt <i>6,936 households</i>	Top Tier <i>4,693 households</i>
<p>Socioeconomic Traits</p> <p>In large interstate corridors / coastal metros, these diverse, often immigrant communities have large families and some single-person households. Residents earn middle incomes, rent older multiunit homes, own few cars, and often use public transit.</p>	<p>Socioeconomic Traits</p> <p>These Western suburban neighborhoods house mostly middle-income, working couples aged 35-74. Homes are mid-century builds with ample parking. Residents commute alone, and most properties are valued between \$300K and \$500K.</p>	<p>Socioeconomic Traits</p> <p>Concentrated in New England, Mid-Atlantic, and Pacific suburbs, these affluent, educated married couples often have children in private schools. Many are executives or business owners, with high net worth and single-family homes.</p>
<p>Household Types</p> <p>Married couples; singles living alone</p>	<p>Household Types</p> <p>Married couples</p>	<p>Household Types</p> <p>Married couples</p>
<p>Typical Housing</p> <p>Multi-Units</p>	<p>Typical Housing</p> <p>Single Family</p>	<p>Typical Housing</p> <p>Single Family</p>

TOTAL RETAIL SALES

Includes F&B



\$1,527,121,501

EDUCATION

Bachelor's Degree or Higher



49%

OWNER OCCUPIED HOME VALUE

Average



\$761,719

ANNUAL HOUSEHOLD SPENDING

\$6,353

Eating Out

\$3,749

Apparel & Services

\$11,017

Groceries

\$351

Computer & Hardware

\$10,706

Health Care

SITE AERIAL



Tea House at Waypointe
198 Residential Units

The Waypointe
464 Residential Units

Berkeley at Waypointe
129 Residential Units

Quincy Loft
68 Residential Units

Stepping Stones
Museum for Children

PIPER
393 Residential Units
Delivered 2025

scribe
204 Residential Units
Delivered 2025

Norwalk Hospital

Calf Pasture Beach

Sheffield Island Ferry

22,000 VPD

36,600 VPD

111,600 VPD

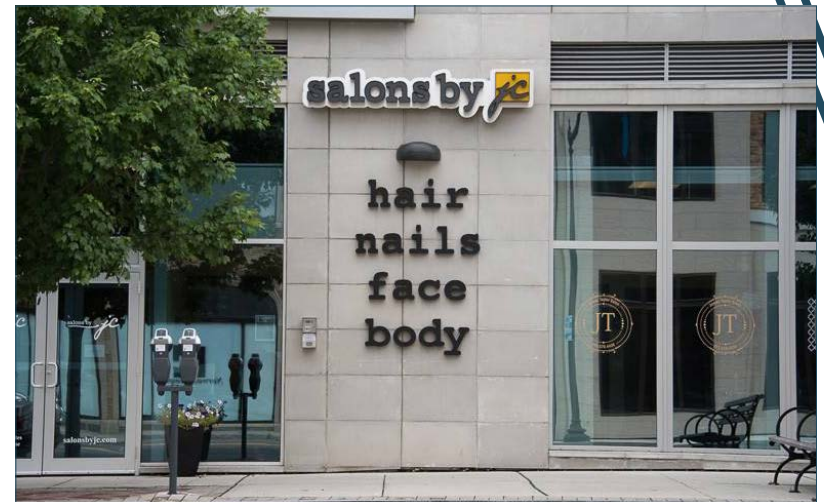
THE SONO COLLECTION

- NORDSTROM J. JILL
- ZARA carter's
- GameStop
- blanningdales
- Clarks aerie
- TALBOTS
- SEPHORA ALDO
- Bath & Body Works
- H&M
- L'OCCITANE
- VICTORIA'S SECRET
- JACOB'S PICKLES NYC
- PANDORA
- THE CHILDREN'S PLACE

LOCAL RETAIL



THE WAYPOINTE PHOTOS



THE WAYPOINTE



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