THE BALLOU TEAM
AT HOULIHAN LAWRENCE
WARECK D'OSTILIO

1 Cemetery Street, Mill Pond, Norwalk

Flagship Retail & Office Opportunity

[redacted]

203-823-5509

rballou@houlihanlawrence.com

Investment Highlights

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Elevate Your Presence in Norwalk's Newest Destination

- Brand-new construction within the Mill Pond redevelopment district
- Building A: 3,350 SF of retail space
- Building B: 3,150 SF of boutique office space
- Prime location at the intersection of East Avenue & Cemetery Street
- Part of Norwalk's East Avenue Village District zoning overlay
- Steps from the East Norwalk Metro-North Station
- Quick access to I-95, Route 1, and downtown Norwalk
- On-site and nearby municipal parking available
- Ideal for retail, medical, wellness, professional, or creative office tenants
- Approximately 75 multifamily units planned above, enhancing foot traffic and long-term neighborhood vibrancy

Executive Summary

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The Ballou Team is pleased to present 1 Cemetery Street, also known as Mill Pond, represents a premier leasing opportunity in the heart of Norwalk's East Avenue Village District. This two-building, mixed-use development offers brand-new construction, perfectly positioned within a vibrant and rapidly evolving urban environment.

Building A features 3,350 SF of retail space, ideal for boutique retailers, cafés, or lifestyle concepts. Building B provides 3,150 SF of boutique office space suitable for professional, creative, or wellness tenants. Both buildings offer flexible layouts and high visibility to support tenant branding and customer engagement.

Situated across from the iconic Mill Pond waterfall and within walking distance to the East Norwalk Metro-North station, the property benefits from excellent regional access via I-95 and Route 1. The surrounding Mill Pond redevelopment has attracted significant public and private investment, creating a live-work-play environment with strong foot traffic, vibrant amenities, and a growing residential base.

Building	Use Type	Square Footage	Availability
A	Retail	3,350 SF	Q1 2026
B	Office	3,150 SF	Q1 2026

Unlock Value in a Proven Growth Market

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READY TO LEASE? At The Ballou Team, we are more than just a commercial real estate team; we are your strategic partners, dedicated to achieving your real estate goals with precision, integrity, and excellence. Based in the heart of Connecticut, we bring together a dynamic team of industry experts, each possessing a unique set of skills and a shared commitment to delivering unparalleled service to our clients.

RICHARD BALLOU

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