



THE BALLOU TEAM  
AT HOULIHAN LAWRENCE  
WARECK D'OSTILIO

## 83 Washington Street, Norwalk (Unit 1C)



**FOR SALE**  
Asking Price Upon Request

## Prime Washington Street Retail Opportunity



**RICHARD BALLOU**

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117 River Street, Milford, CT 06460



# Investment Highlights



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- Prime location in the heart of South Norwalk's vibrant SoNo district.
- Over 1,100 SF of street-level commercial space plus a full basement of similar size, offering exceptional usability.
- High-visibility frontage along Connecticut's strongest retail corridors.
- Surrounded by top-tier dining, retail, entertainment, and residential density, ensuring consistent foot traffic.
- Transit-oriented location steps from the South Norwalk Metro-North Station with direct access to NYC.
- Strong mixed-use neighborhood anchored by The SoNo Collection, Maritime Aquarium, and waterfront destinations.

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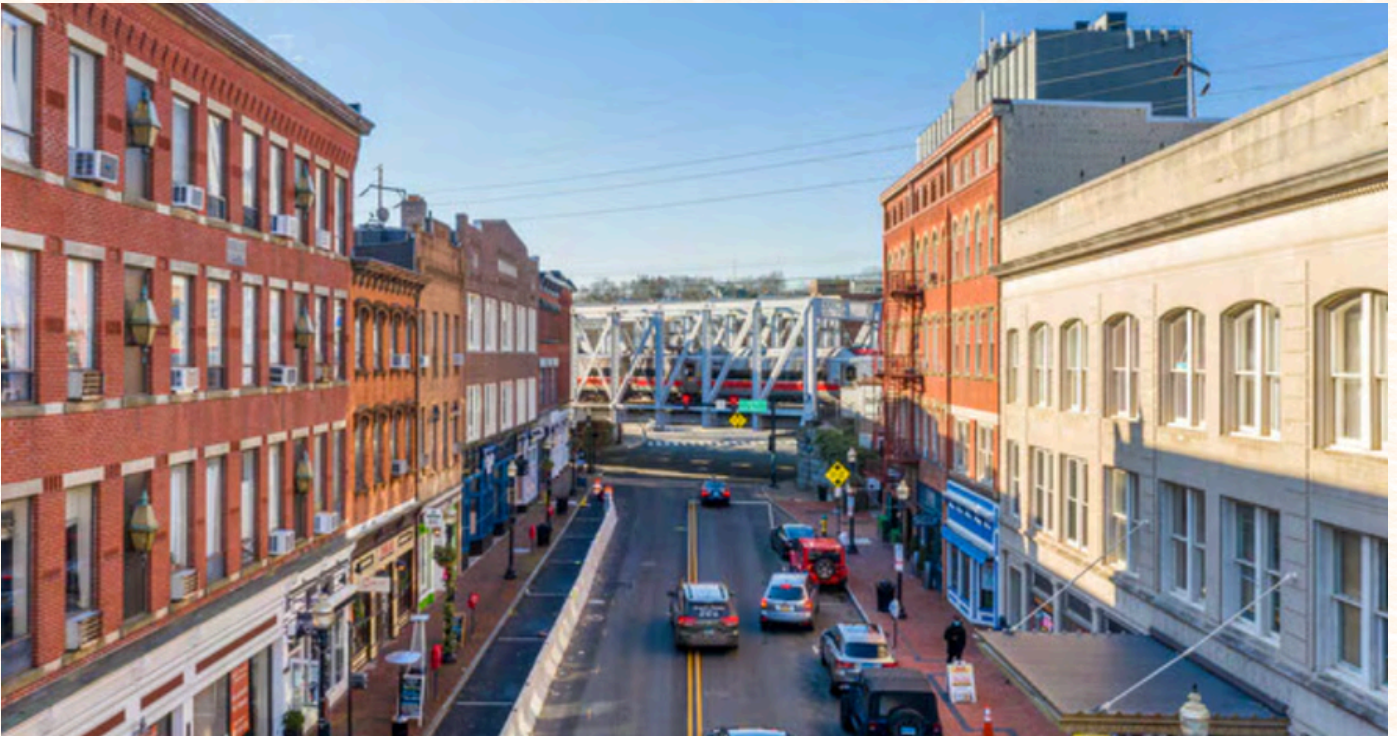


## Fairfield County: Connecticut's Economic Powerhouse



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Fairfield County is one of Connecticut's most prosperous and economically diverse counties, known for its strong business base, affluent communities, and strategic proximity to New York City.



- One of the state's strongest economic engines, driven by finance, healthcare, retail, advanced manufacturing, and technology.
- Excellent transportation infrastructure, including Metro-North rail service, I-95, and the Merritt Parkway.
- Highly educated workforce and strong median household incomes.
- A mix of suburban and urban markets, offering both stability and growth potential for commercial investors.
- Fairfield County's ongoing development and high demand for retail and mixed-use spaces continue to support long-term value for commercial properties, especially in transit-oriented downtown markets like Norwalk.



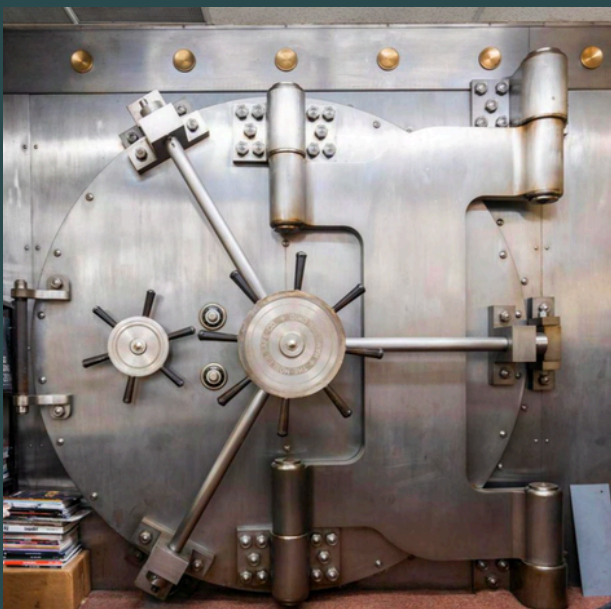
# Investment Highlights



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Established boutique layout with excellent visibility and flow



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## Norwalk: A Growing Coastal City with Unmatched Connectivity



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Norwalk is one of Fairfield County's fastest-growing and most diverse urban centers an energetic coastal city known for its expanding residential base, major redevelopment initiatives, and flourishing retail and restaurant scene. With a population approaching 92,000, Norwalk continues to attract residents, employers, and visitors seeking a well-connected and lifestyle-driven environment.



The city is anchored by exceptional access to transportation, including I-95, Route 7, and the South Norwalk Metro-North Station, providing seamless connections to Stamford, New Haven, and New York City.

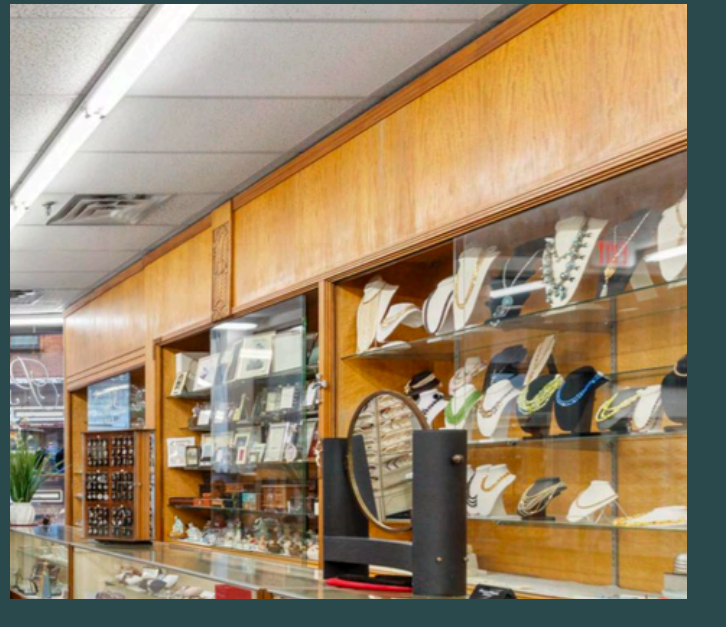
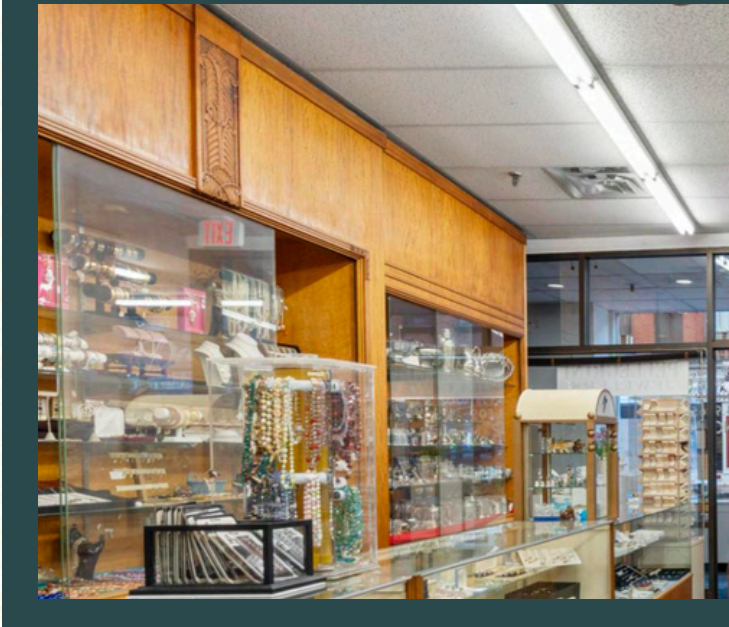
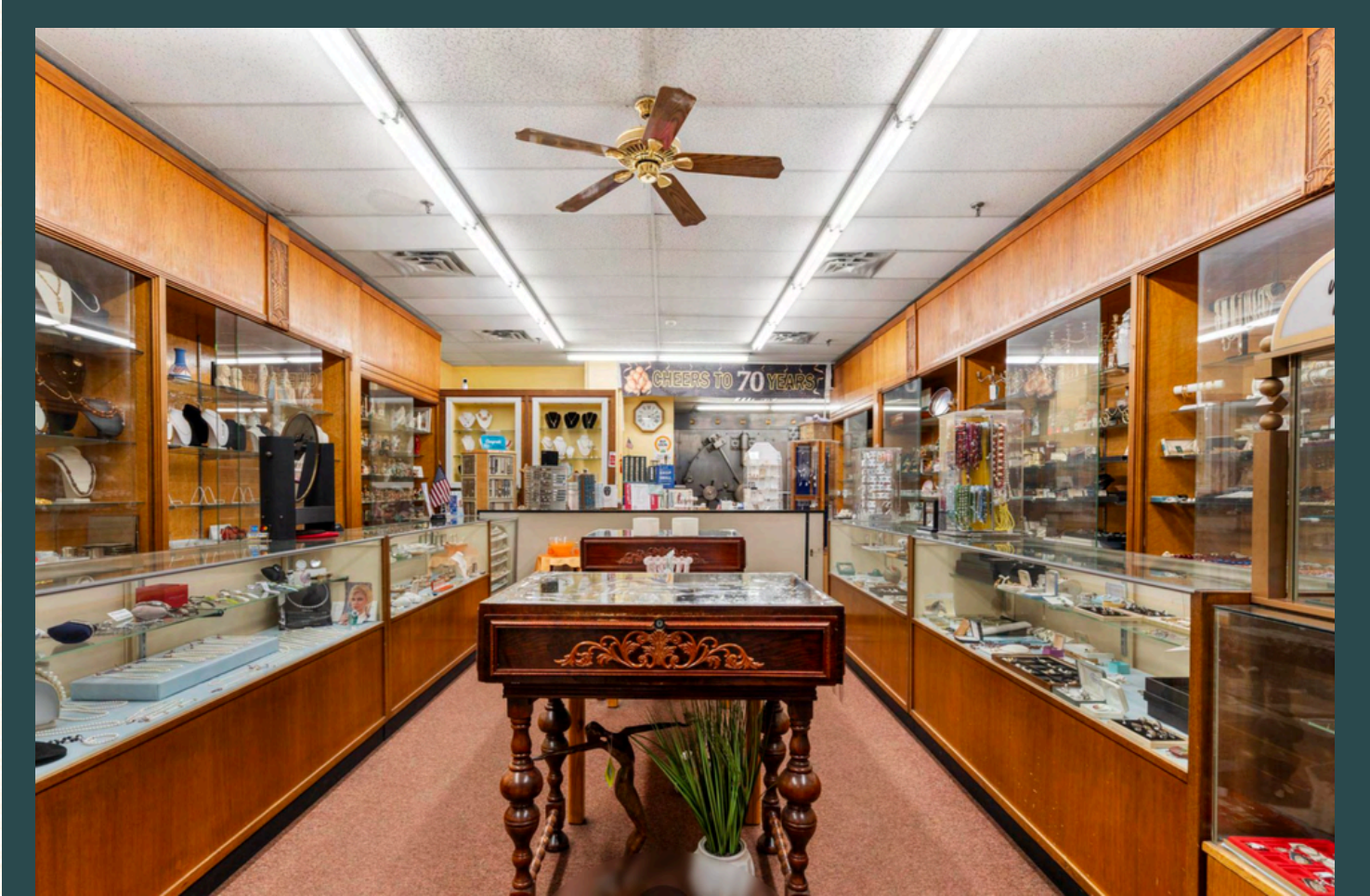
Norwalk's recent wave of mixed-use development in Downtown, SoNo, and the waterfront has strengthened the local economy, enhancing walkability, density, and demand for quality commercial spaces. Its combination of culture, commerce, and convenience positions Norwalk as a standout destination for retail and investment.



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# WASHINGTON STREET

One of Most Iconic Retail Corridors



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Washington Street is the heart of South Norwalk (SoNo) a vibrant, historic, and high-traffic commercial district that blends boutique retail, popular dining, nightlife, luxury residences, and cultural attractions. Known for its signature brick façades and energetic street life, Washington Street consistently ranks as one of Connecticut's most desirable retail locations.

Steps from the Metro-North station and surrounded by major destinations such as The SoNo Collection, the Maritime Aquarium, and the waterfront, the corridor benefits from strong day-and-night consumer activity.

Dense residential development continues to expand the customer base, while its curated tenant mix drives both local loyalty and tourism. Washington Street remains a premier hub for specialty retail and service-based businesses offering the visibility, foot traffic, and brand presence that retailers seek in today's market.



## Executive Summary



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The Ballou Team is pleased to present 83 Washington Street, Unit 1C offering a rare opportunity to acquire a prime commercial condominium in the heart of South Norwalk's historic and high-performing Washington Street district. Positioned along one of Fairfield County's most recognizable retail corridors, the property benefits from exceptional visibility, steady foot traffic, and proximity to top dining, entertainment, and residential hubs.

The unit features over 1,100 SF of street-level commercial space, complemented by a full basement of similar size, a valuable advantage for storage, operations, or expansion. Surrounded by a strong tenant mix and located just steps from the South Norwalk Metro-North Station, the property stands at the center of a thriving, transit-oriented neighborhood experiencing continued growth and reinvestment.

Pellegrini Jewelers has owned and operated this space for over 70 years!



# Unlock Value in a Proven Growth Market



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**READY TO BUY?** 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.



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