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Federal Realty continues progress on The Commons at Darien - will include 75,000 s/f of new retail and 122 apartments

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Darien, CT Federal Realty Investment Trust is advancing work on the redevelopment of The Commons at Darien, which will result in 75,000 s/f of new retail space along with 122 apartments in a convenient and walkable mixed-use destination adjacent to the Noroton Heights train station.

Abundant on-site surface parking makes the retail easily accessible and shopping more convenient. Walgreens will occupy a brand-new 12,000 s/f drugstore with pharmacy as part of the development and in 2019, the existing Equinox underwent an extensive renovation to demonstrate additional confidence in this desirable location long term.

The project launched with construction of the new Walgreens building which is anticipated to open in spring 2021, and the additional phases are projected to be complete in 2022. The existing Walgreens will remain open throughout construction of the new building. An additional 45,500 s/f of existing retail and office space at the property will be preserved. The project was designed by Beinfield Architecture of Norwalk and A.P. Construction Company of Stamford, has been selected as the general contractor.

During the current construction plan, the following tenants and neighboring businesses are open and operating: Walgreens, Equinox, Citibank, Chase Bank, Edward Jones, Vavala's Deli, Sanda's

Cleaners, Dolce Nails, Leary's Liquor Cabinet, TLC Hair Designs and Subway.

This transit-oriented development provides access to I-95 and is close to the Metro-North rail line to New York City. With the daily traffic currently generated by Equinox, The Commons creates an appealing opportunity for like-minded retailers to locate alongside them, and enhanced convenience for future apartment residents.

"We wanted to be a part of Federal's vision for redeveloping The Commons at Darien into a vibrant, community-oriented development," said Jeff Weinhaus, president and chief development officer at Equinox. "Our confidence in Federal and their execution of best-in-class environments as evidenced in our Bethesda, Md. location made our reinvestment in this location obvious."

"Our successful track record curating high-quality, community-oriented, mixed-use neighborhoods positions us well to deliver a transformative redevelopment for the Darien community," said Patrick McMahon, senior vice president for Federal Realty. "From Wellesley, Mass. to Bethesda, Md., we have successfully created important neighborhood gathering spaces centered around desirable dining experiences, forward-thinking fitness concepts and both boutique and high-quality convenience retail."

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