

**MOST VISIBLE SITE IN DOWNTOWN
WESTPORT, CT (Fairfield County)**
40 Post Road East at Main Street



EXCEPTIONALLY CENTRAL SITE IN WESTPORT'S DOWNTOWN CBD

Corner Location at Main St & Post Rd E

11,690 SF | CONTACT FOR RENTAL RATE

VIRTUAL TOURS

Ground Exterior: [HERE](#)

Ground Interior: [HERE](#)

Second Interior: [HERE](#)



- Ample Natural Light
- Parking Directly in Rear
- Corner Building with Massive Frontage
- Highly Visible at Signalized Intersection
- Various Uses Permitted
- Abundance of Light



CONTACT OWNER'S EXCLUSIVE AGENTS: HARYN INTNER: 914-779-8200 x123
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40 POST ROAD EAST AT MAIN STREET

Ultra Prime Corner Location for Lease
Unbeatable Location



BUILDING DETAILS

<u>Zoning:</u>	<u>Downtown Business</u>
<u>Location:</u>	<u>Main Street and Post Rd East</u>
<u>Nearby Retailers:</u>	<u>Lovesac, Lou & Grey, Anthropologie, etc.</u>
<u>Parking:</u>	<u>Street and Lot at Adjacent Jesup Rd</u>
<u>Area Towns:</u>	<u>Norwalk, New Canaan, Fairfield, Southport</u>
<u>Accessibility:</u>	<u>I-95 or Merritt Pkwy > Rte 7 > Rte 1 (Post Rd E)</u>

DEMOGRAPHICS

By Drive Time	5-Min	10-Min	15-Min
Average HH Income	\$236,093	\$197,693	\$167,343
Median HH Income	\$167,882	\$135,676	\$107,156
Population	5,957	47,973	130,927
Total Households	2,211	17,774	49,040
Retail Potential	\$280M	\$1.4B	\$3.4B
Disposable Income	\$140,077	\$122,431	\$106,713

Westport
\$307,092
\$200,001
27,095
9,767
\$1.04 Billion
\$175,960

SPACE INFORMATION

- One of the most populated high-end, luxury retail locations
- Uses: General retail and office, medical, and dental
- Extreme frontage due to corner location
- Fantastic parking in rear, on street & walkable municipal lots
- 2nd floor hardwood floors, restrooms, plenty of natural light
- Private entrance on Taylor Pl.; Dedicated lobby with elevator

CONNECTICUT'S FAIRFIELD COUNTY

STRONG SPENDING POWER

\$21 billion in Fairfield
RETAIL DEMAND

KEY FACTS (FAIRFIELD COUNTY)

POPULATION	MEDIAN AGE
965,140	41
HOUSEHOLDS	DISPOSABLE INCOME
360,159	\$108,789

DEC 2024 WESTPORT MEDIAN HOME SALES PRICE

\$2,438,000



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DOWNTOWN WESTPORT RETAIL MAP

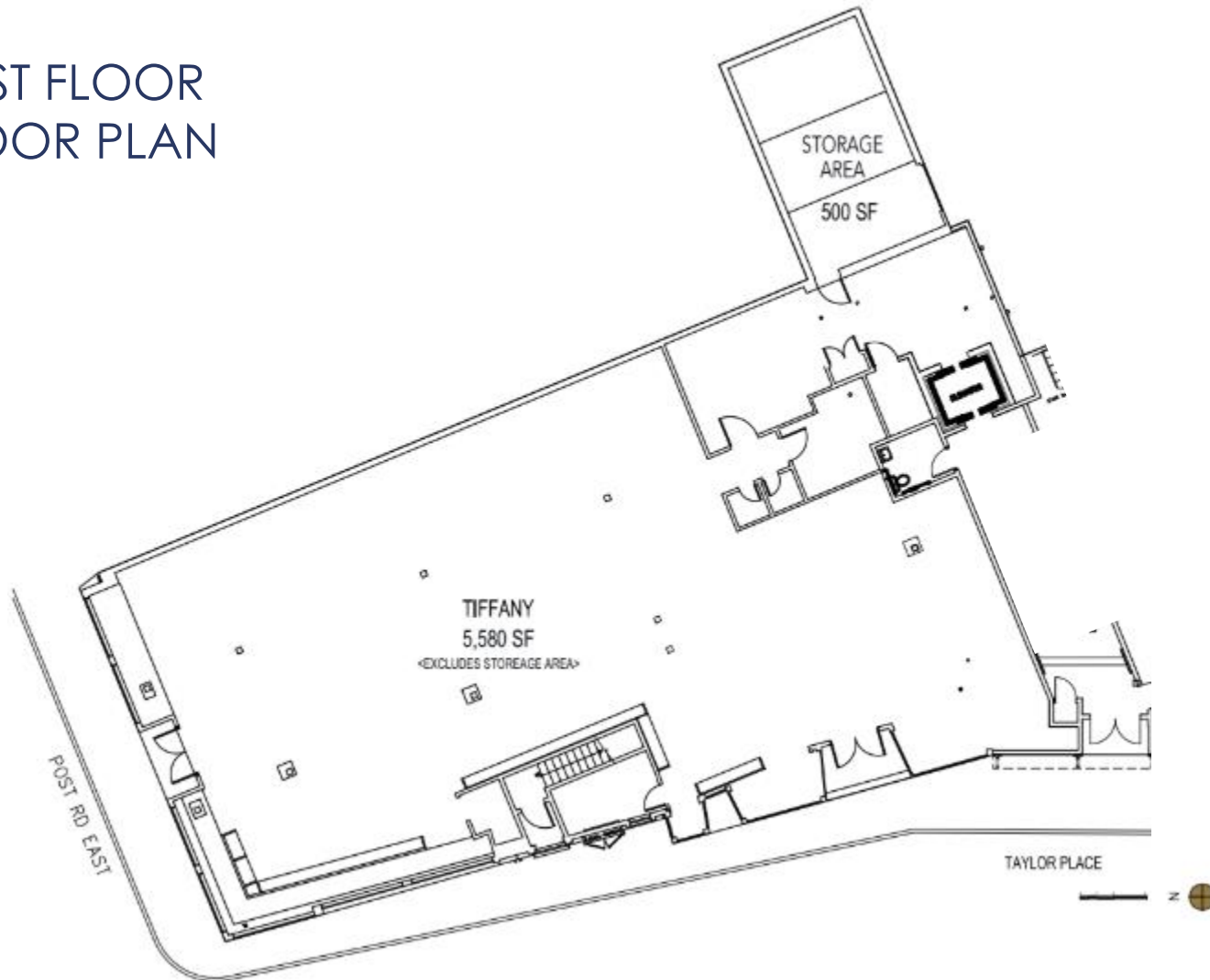


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FIRST FLOOR FLOOR PLAN



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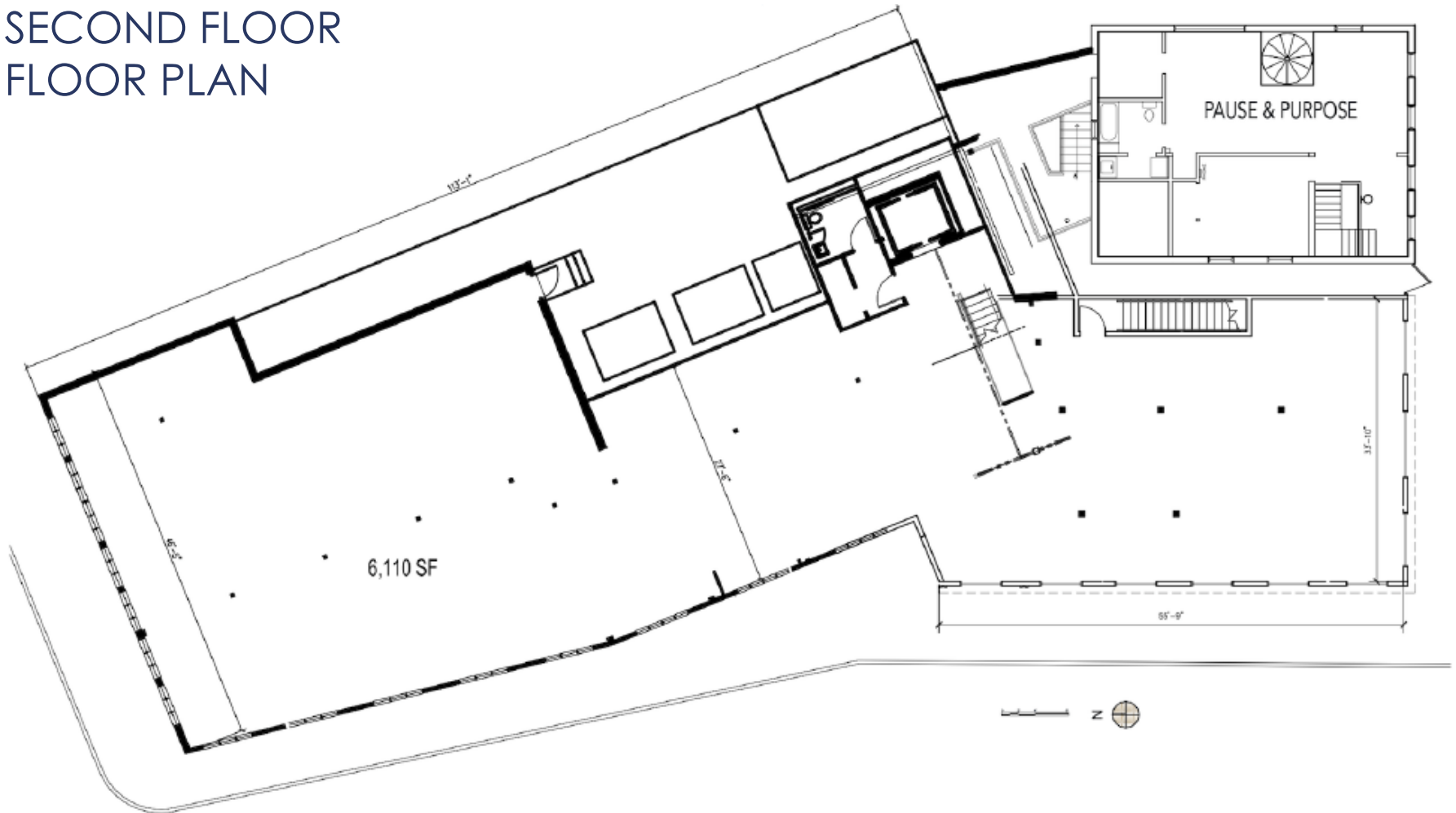
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SECOND FLOOR FLOOR PLAN



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EXTERIOR & SITE VISIBILITY



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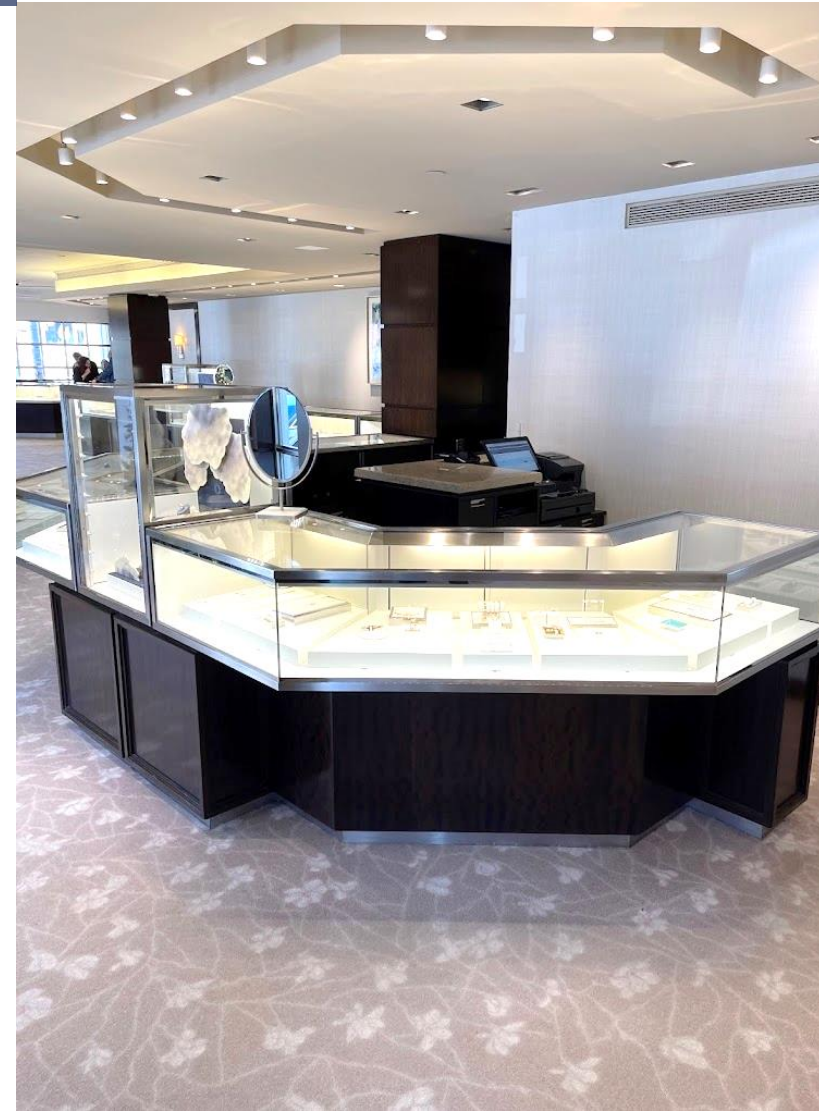
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GROUND FLOOR INTERIOR | 1



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GROUND FLOOR INTERIOR | 2



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SECOND FLOOR
INTERIOR | 1

Click [HERE](#) for interior video



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SECOND FLOOR INTERIOR | 2

Click [HERE](#) for interior video



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SECOND FLOOR INTERIOR | 3

Click [HERE](#) for interior video



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SECOND FLOOR INTERIOR | 4

Click [HERE](#) for interior video



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PARKING AERIAL

Downtown
Westport



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PARKING AERIAL

Municipal Lots



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ZONING MAP | 1

LEGEND

-  Zoning District
-  Village District



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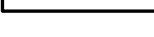
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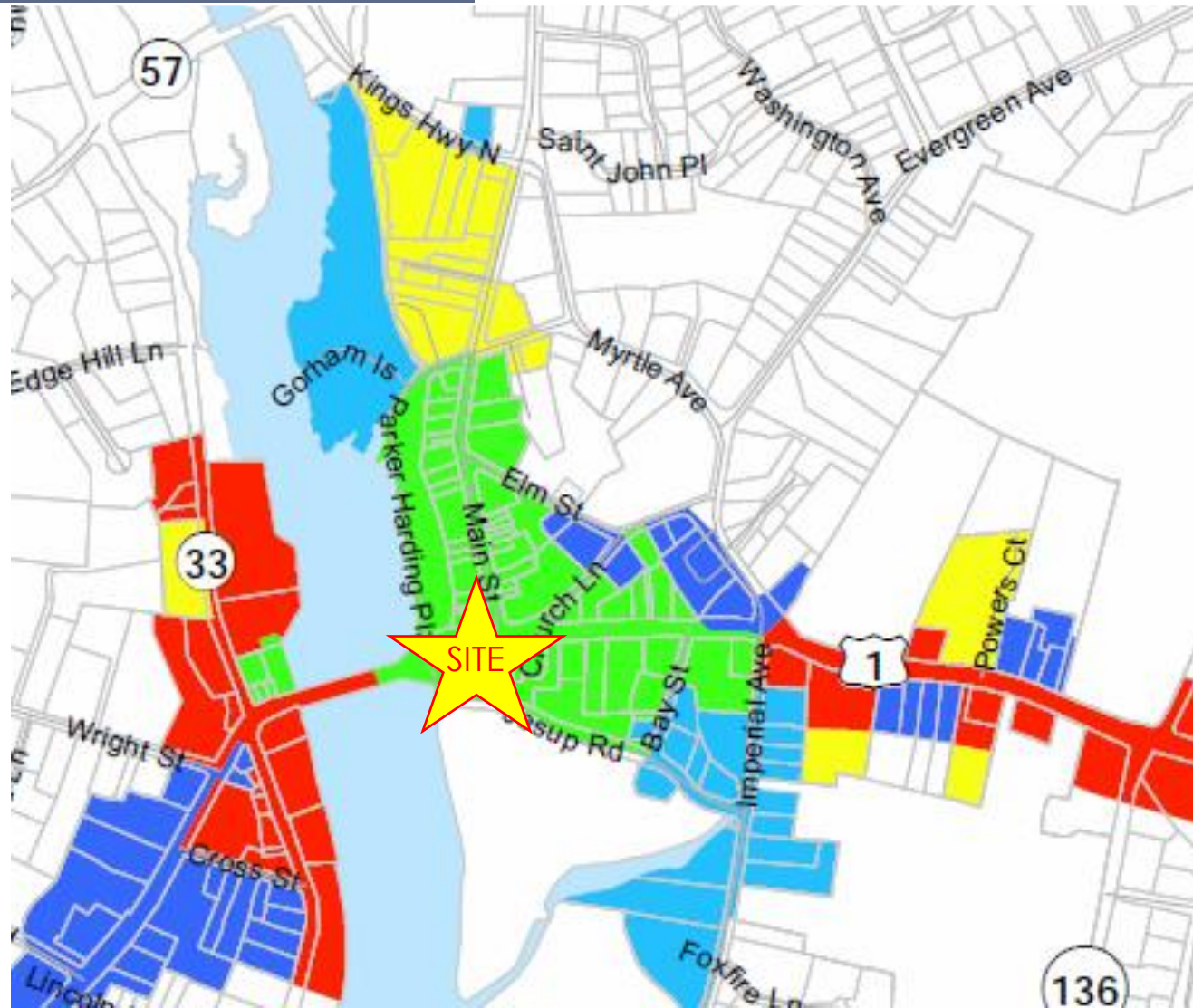
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ZONING MAP | 2

LEGEND

-  Downtown
-  Business District
-  Saugatuck Center
-  Special Business
-  General Business
-  Office-Type District
-  Office / Retail
-  Non-Business Zone



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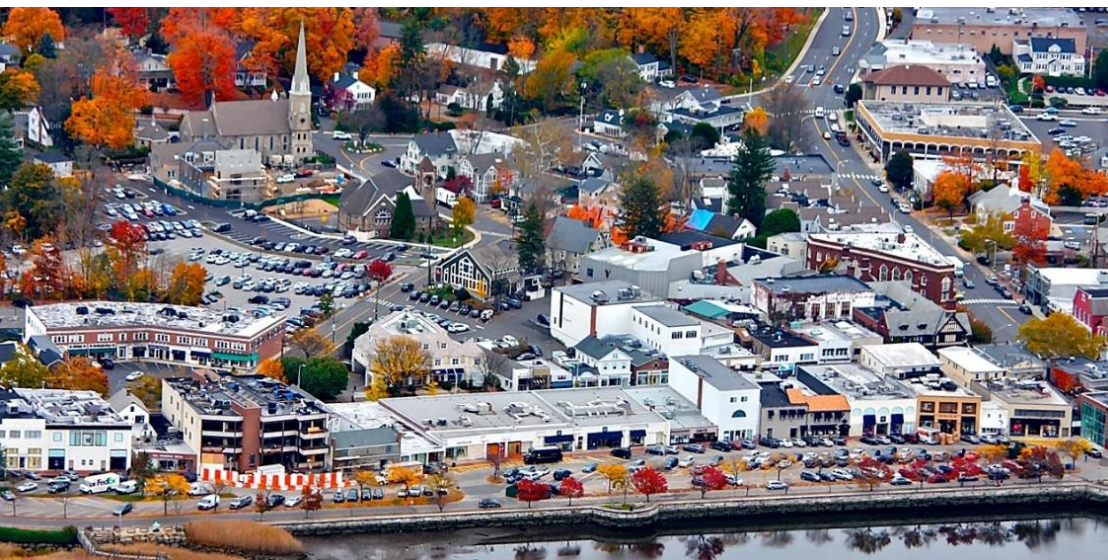


ABOUT WESTPORT, CT

The coastal town of Westport is approximately 20 square miles, with a population of 27,095. **Westport has remarkably high average household income of \$307,092**, over three times the U.S. average and more than double the average for the State of Connecticut.

A destination shopping area, Westport draws customers from a distance, as well as local residents. Like Greenwich, Westport offers a mix of upscale local, regional and national retailers that are rarely found together in a Main Street type environment, attracting shoppers from up and down Connecticut's gold coast.

Westport is **Bloomberg's 23rd Wealthiest Town in the US** in 2020 and was named in Lendedu's Top 500 Cities to Start a Small Business. Further, in 2019 Westport ranked #1 in Patch's Best Small Cities in America.



CONTACT OWNER'S EXCLUSIVE REPRESENTATIVES:

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