

JOIN THE BEST IN WESTPORT RETAIL!
(FAIRFIELD COUNTY)
19 Post Rd East, Westport, CT 06880 (aka 1 Main Street)



**DOWNTOWN SITE WITH MAXIMUM CAR VISIBILITY,
PARKING & SURROUNDED BY LUXURY RETAIL**

3,113 SF | Contact for Rental Details

CLICK **HERE** FOR
INTERIOR VIDEO



CONTACT OWNER'S
EXCLUSIVE AGENTS:

HARYN INTNER:
JON GORDON:

914-779-8200 x123
914-779-8200 x115

haryn@admiralrealestate.com
jgordon@admiralrealestate.com

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19 Post Road East (aka 1 Main Street)
Ultra Prime Multi-Use Site with Incredible Visibility
3,113 SF | Exceptional Built-Out & Parking Options



BUILDING DETAILS

<u>Zoning:</u>	<u>Downtown Business</u>
<u>Location:</u>	<u>Adjacent to Starbucks & Traffic Light</u>
<u>Nearby Retailers:</u>	<u>Lululemon, West Elm, JCrew, etc.</u>
<u>Parking:</u>	<u>Connecting Direct Free Parking Lot</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	\$273,564	\$216,091	\$193,514
Median HH Income	\$200,001	\$153,208	\$128,120
Population	9,111	51,648	146,878
Total Households	3,377	19,797	56,048
Disposable Income	\$151,170	\$114,115	\$102,192
Median Age	45	44	42

SPACE INFORMATION

- Front & back entrances; Free municipal storefront parking
- Built-out as veterinary; Beautiful new installation
- Other uses considered; med spa, medical/dental, QSR, etc.
- Incredible visibility next to Starbucks & all downtown retailers
- One of the most populated high-end, luxury retail locations
- Busy downtown traffic with heavy foot traffic

CONNECTICUT'S FAIRFIELD COUNTY

STRONG SPENDING POWER

**\$21 billion in Fairfield
RETAIL DEMAND**

KEY FACTS (10-Minutes of Site)

POPULATION	AVG INCOME
51,648	\$216,091
HOUSEHOLDS	DISPOSABLE INCOME
19,797	\$114,115

MAY 2025 **WESTPORT** MEDIAN
HOME SALES PRICE

\$2,200,000



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SITE VISIBILITY



Free, municipal parking lot
adjoining rear entrance



TRAFFIC COUNT
16,700 vehicles per day



Parker Harding Plaza

Post Road East



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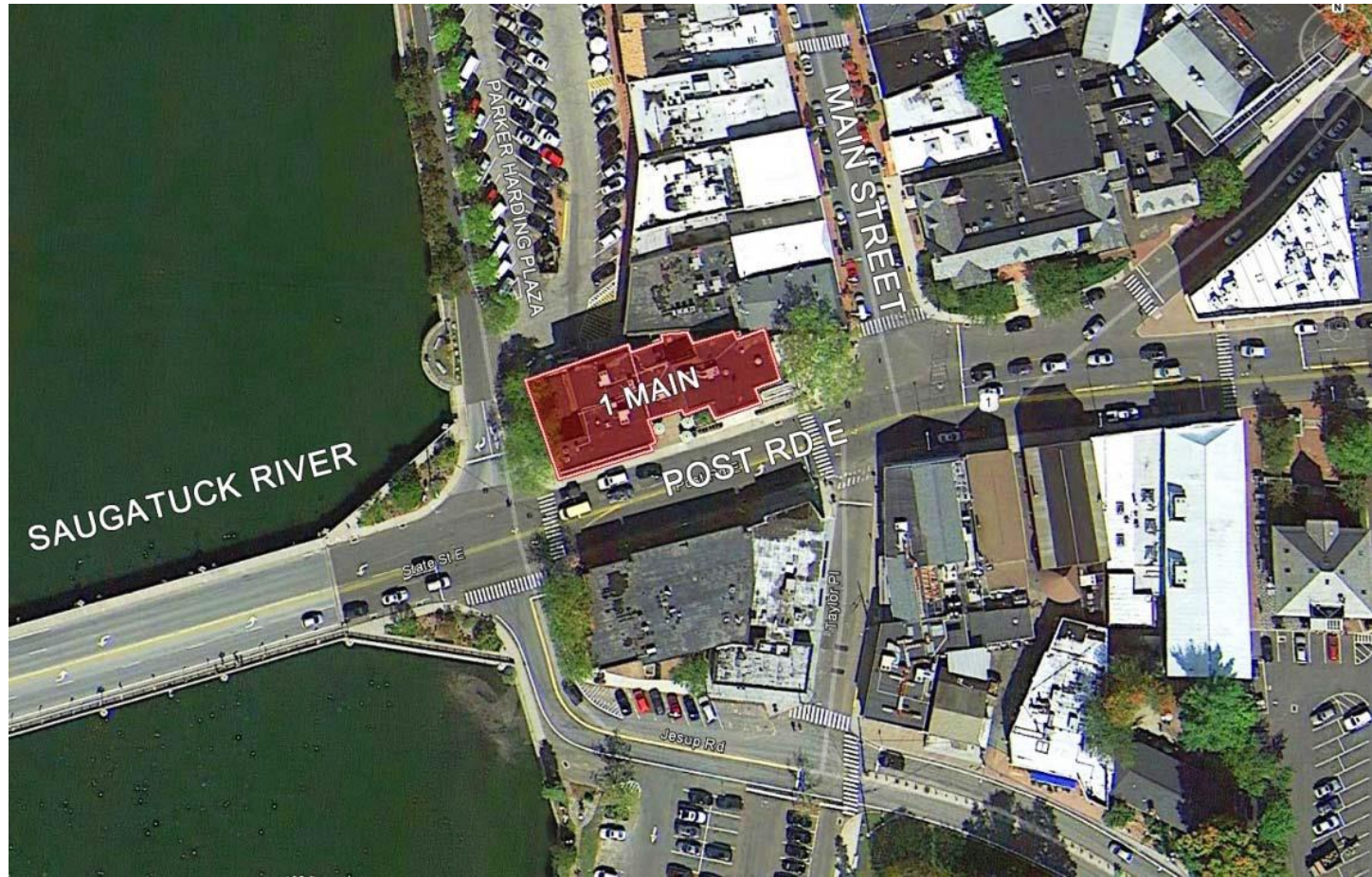
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BUILDING AERIAL

19 Post Rd East
(aka 1 Main St)



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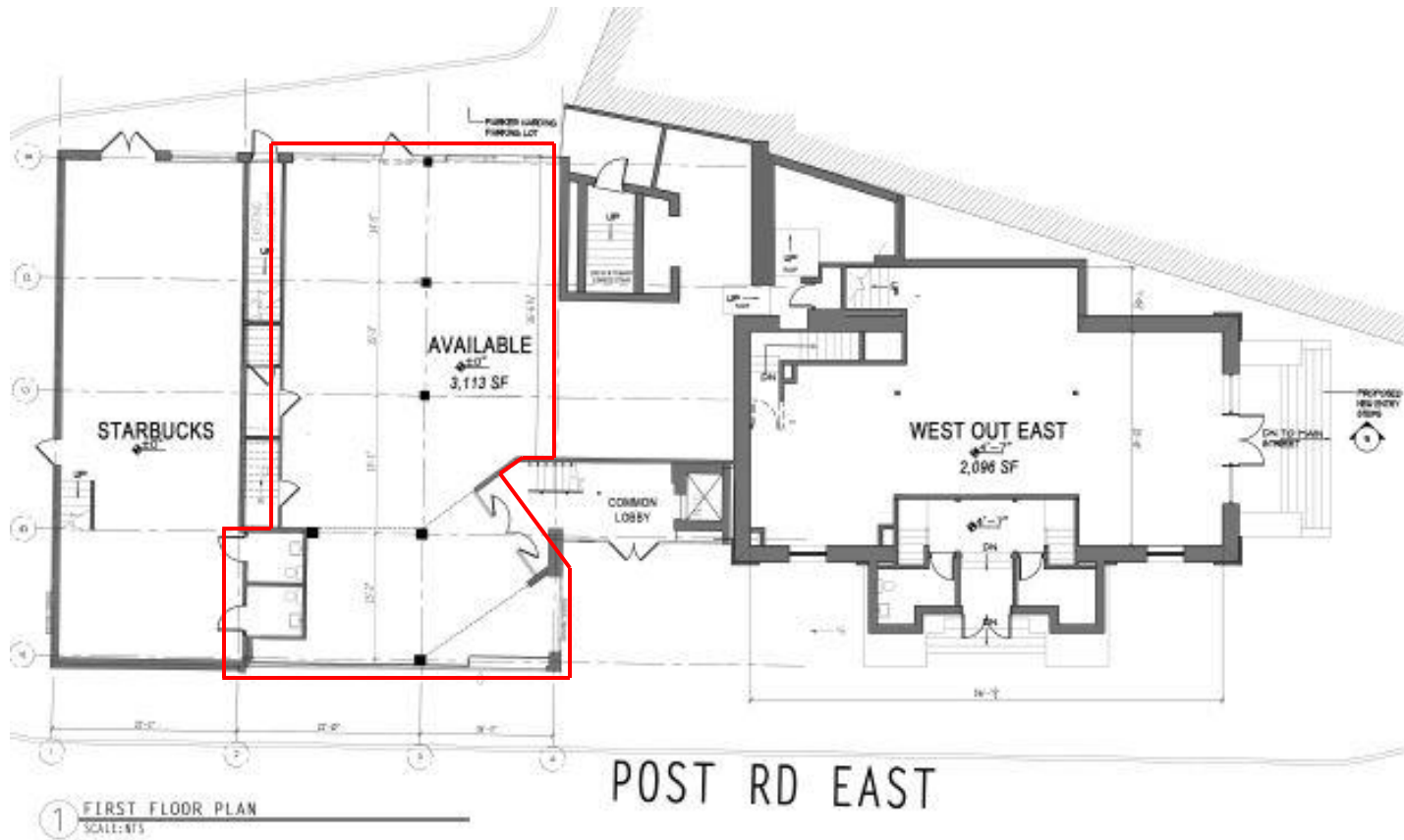
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FLOOR PLAN | 1



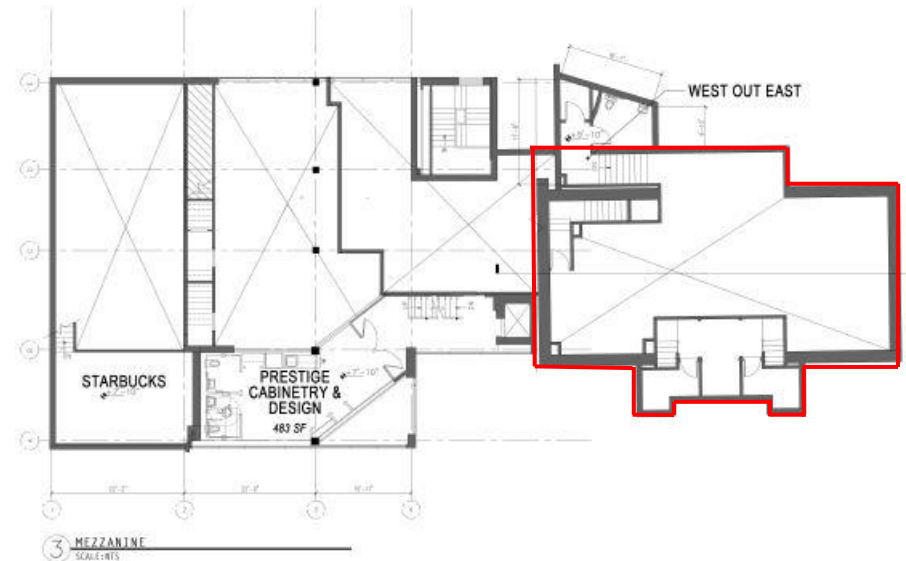
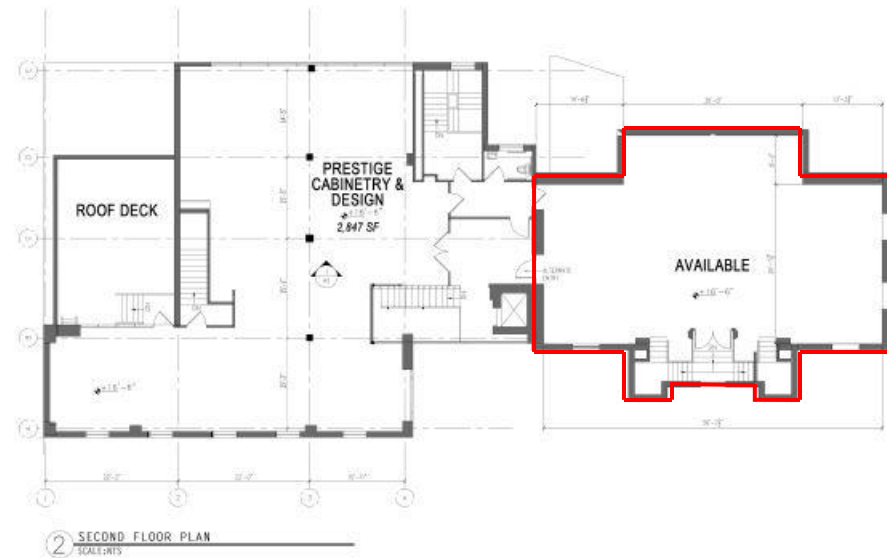
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FLOOR PLAN | 2

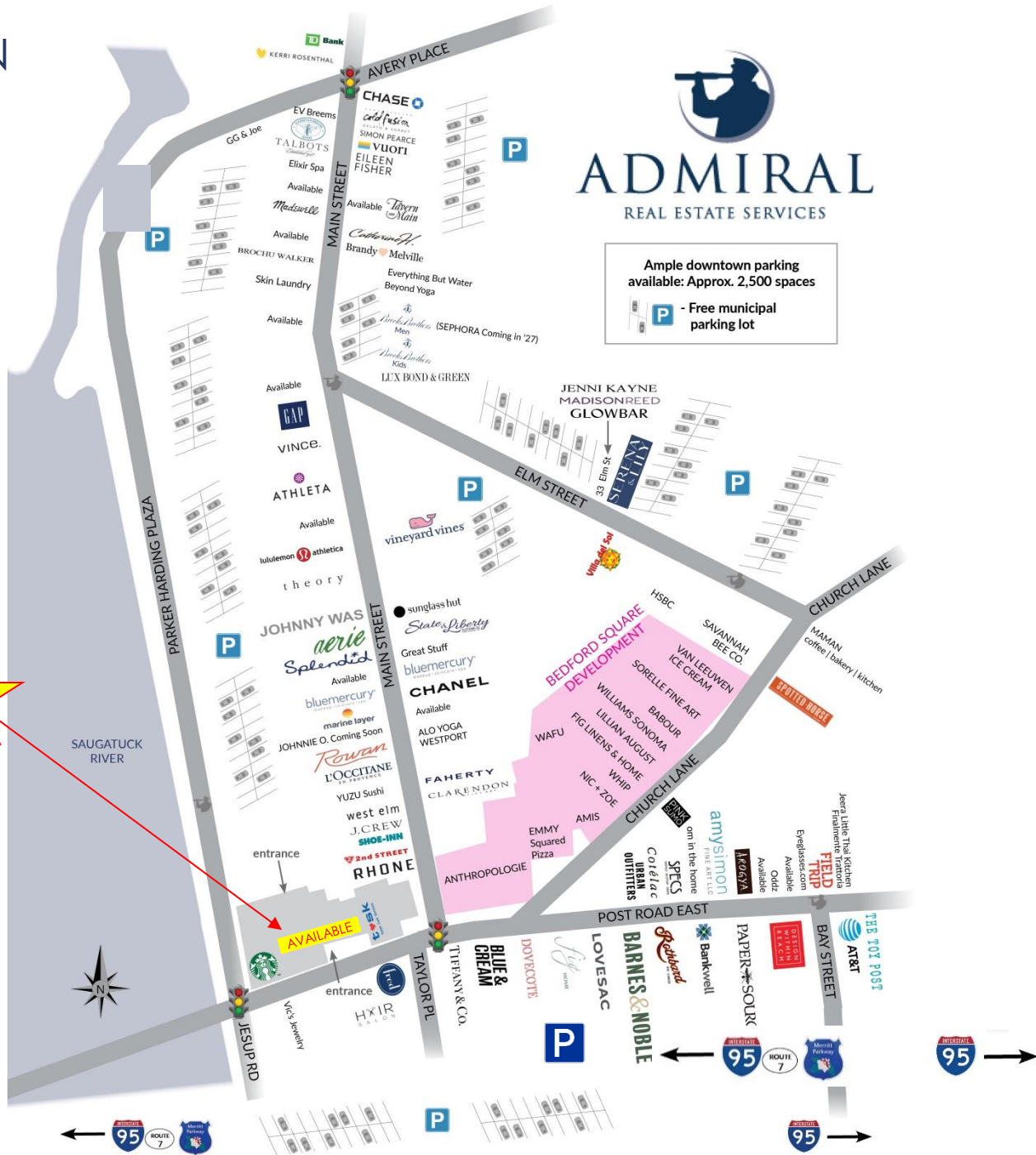


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DOWNTOWN WESTPORT RETAIL MAP



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ADDITIONAL EXTERIOR PHOTO



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REAR PHOTO AND ENTRANCE



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INTERIOR PHOTO



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ADDITIONAL INTERIOR PHOTOS



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VIEW OF SAUGATUCK RIVER FROM SITE



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PARKING AERIAL

Downtown
Westport



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PARKING AERIAL

Municipal Lots



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Taylor Place @ Post Rd E & Main St
Ultra Prime 2nd Floor Retail/Office Space for Lease
6,110 SF | Exceptional Location



ZONING MAP | 1

LEGEND

-  Zoning District
-  Village District



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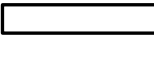
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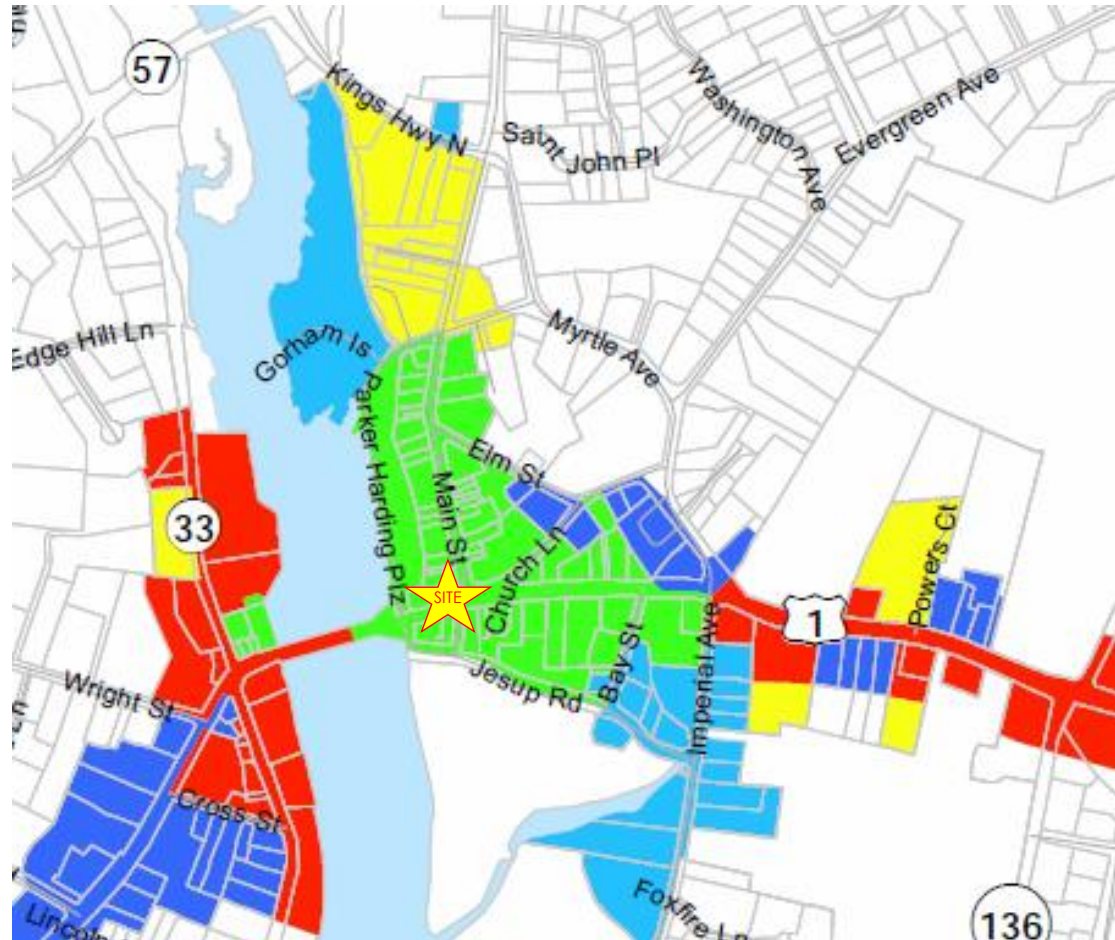
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ZONING MAP | 2

LEGEND

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



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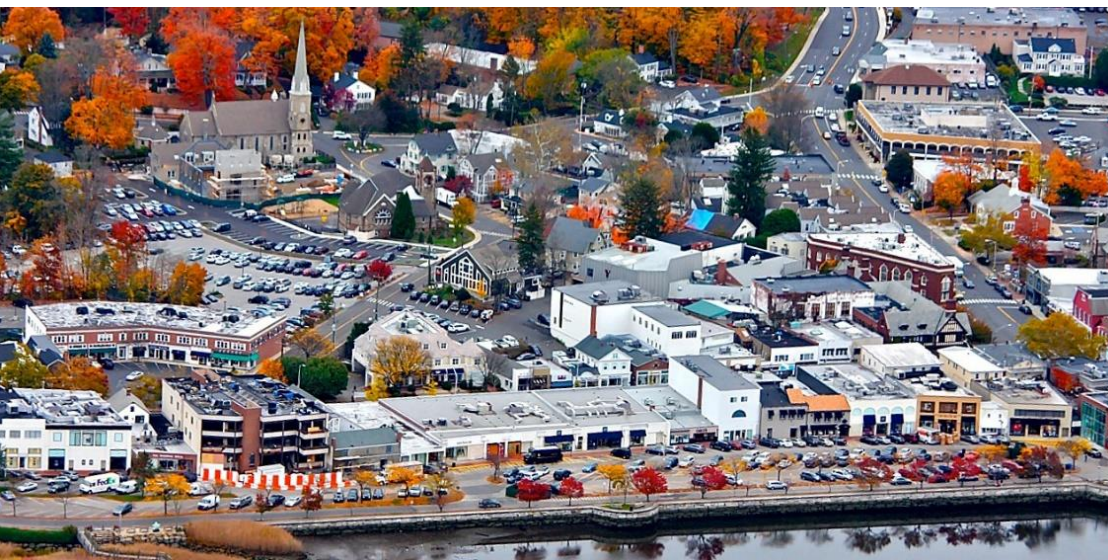


ABOUT WESTPORT, CT

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:

HARYN INTNER

Licensed Real Estate Salesperson
(914) 779-8200 ext 123
haryn@admiralrealestate.com

and

JONATHAN GORDON

Corporate Broker
(914) 779-8200 ext 115
jgordon@admiralrealestate.com

