

Mixed-Use/Office Space For Lease

336 Westport Road, Easton, CT 06612

FC FEBBRAIO
COMMERCIAL

**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND PROPERTIES
NEW YORK PROPERTIES
HUDSON VALLEY PROPERTIES

 COMMERCIAL DIVISION™

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THE FEBBRAIO COMMERCIAL TEAM

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CONFIDENTIALITY & DISCLAIMER

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.

PROPERTY OVERVIEW



336 Westport Avenue, Easton, CT 06612

Exceptional Leasing Opportunity in the Charming Town of Easton. Discover a prime leasing opportunity where peaceful small-town charm meets exceptional professional potential. Located in the heart of Easton, this property offers two versatile spaces that can be seamlessly used together or separately, providing up to 3,000 SF of flexible business space. Previously home to businesses that operated successfully for over 40 years, showcasing this location's long-term potential. Don't miss this exceptional opportunity to bring your business vision to life in Easton. Contact us today to learn more or schedule a tour.

- 1600-3000 SF
- Access to a shared kitchen
- Modified Gross Lease
- Ample Parking
- Zone: R3

Offered at \$22.50/SF plus utilities

PROPERTY OVERVIEW

KEY SPACES

Lower Level: 1,602 SF

Previously operated as a successful daycare/preschool for over 40 years, two different owners. Features a ground-level entrance and an outdoor playground, ideal for educational or service-oriented businesses.

Second Floor: 1,579 SF

Bright and adaptable, perfect for office space or professional use.

PRIME LOCATION

Strategically positioned in the charming and scenic town of Easton, this property offers a serene and welcoming environment with ample parking for clients, staff, or visitors. It is an ideal location for businesses looking to thrive in a close-knit community setting.

Convenient proximity includes:

- 5 minutes from Exit 46 on the Merritt Parkway.
- 10-15 minutes to Westport's Main Street (Exit 42) and shopping on Black Rock Turnpike in Fairfield (Exit 44).

Surrounding towns are easily accessible:

- Trumbull: 12 minutes
- Fairfield: 15 minutes
- Weston: 15 minutes
- Monroe: 15 minutes
- Westport: 18 minutes
- Bridgeport: 20 minutes
- Redding: 20 minutes



PROPERTY PHOTOS: UPPER LEVEL

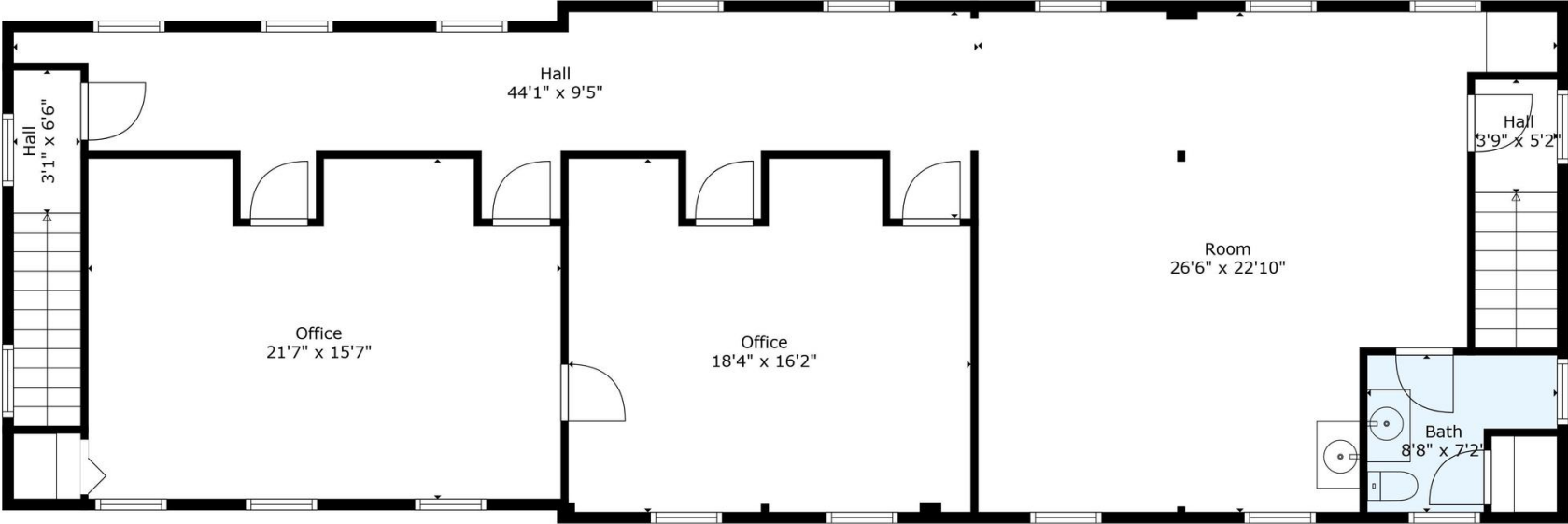


PROPERTY PHOTOS: LOWER LEVEL



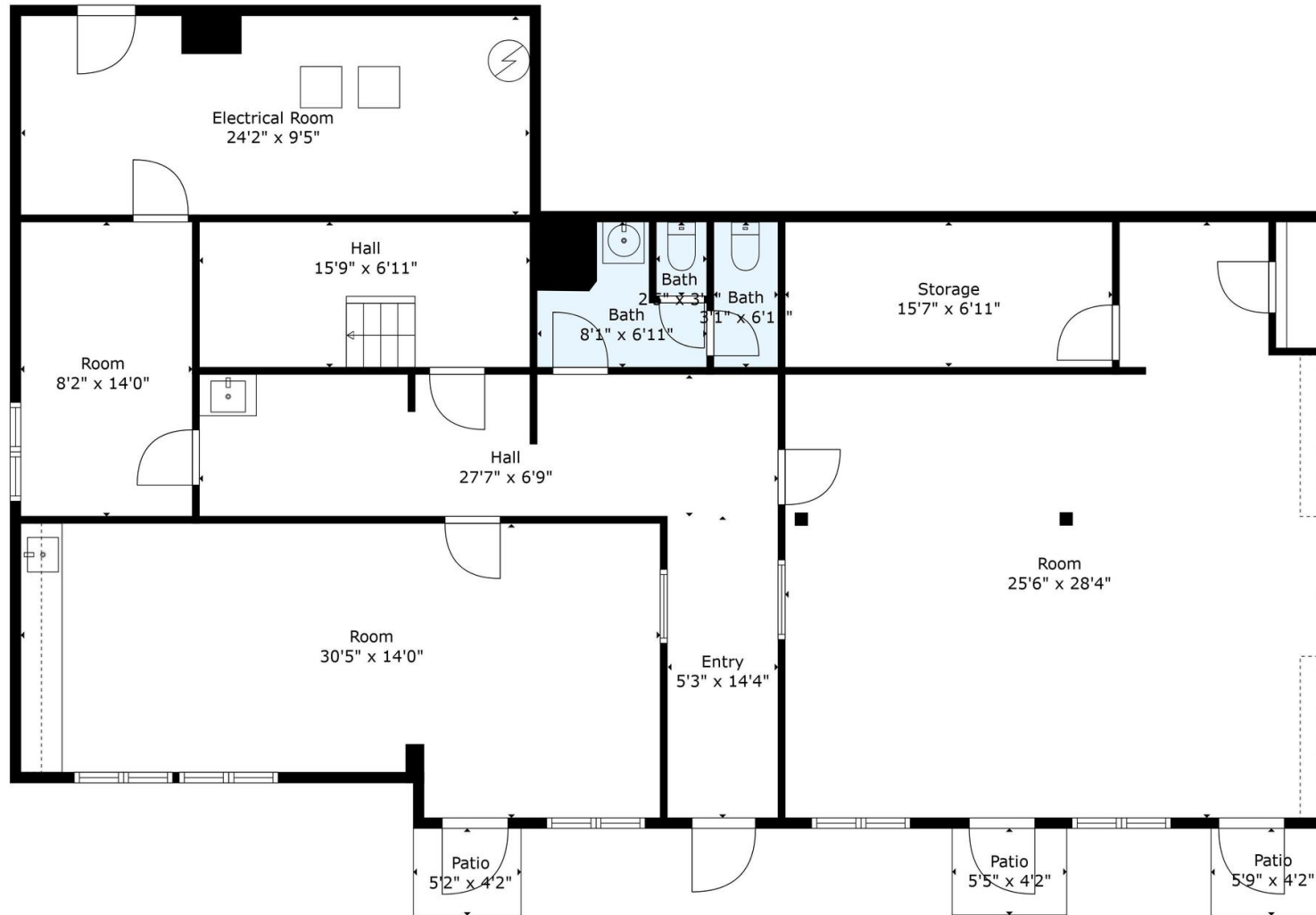
FLOOR PLANS

Upper Level



FLOOR PLANS

Lower Level



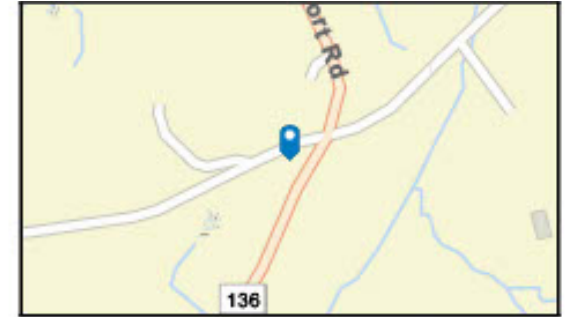
DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
Population	698	9,387	59,984
Median Age	45.8	45.4	42.9
Median Household Income	\$162,348	\$194,655	\$154,749
Average Household Income	\$215,329	\$256,037	\$214,464



TRAFFIC COUNTS UP CLOSE



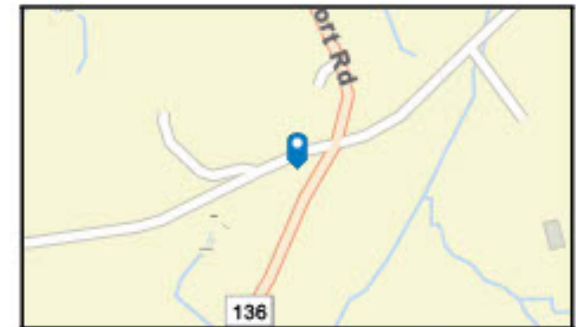
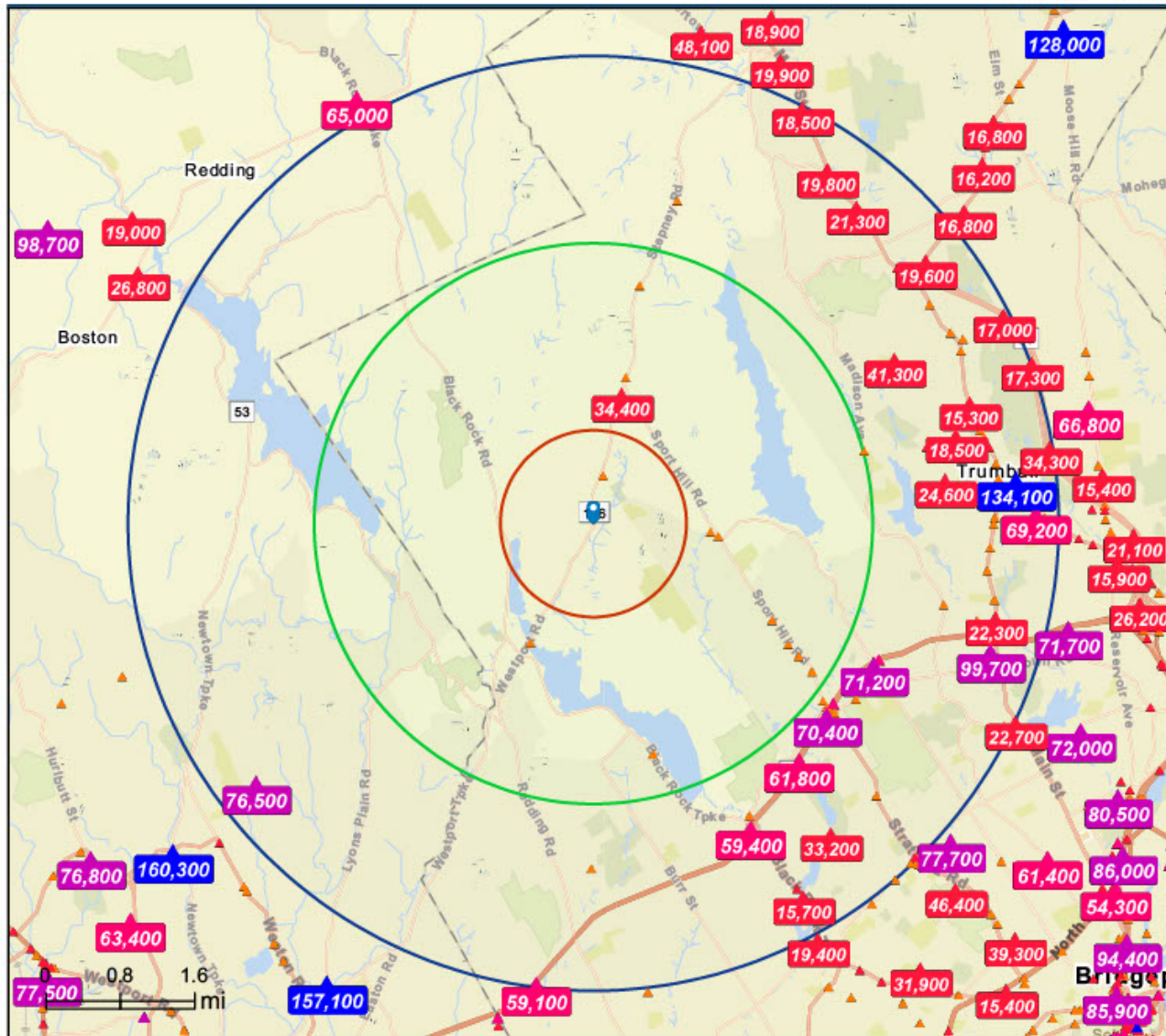
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



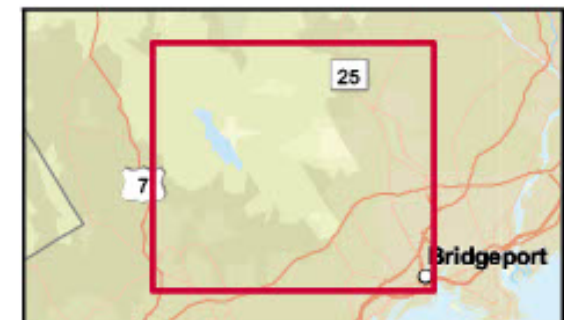
Traffic Count Map - Close Up

336 Westport Rd, Easton, Connecticut, 06612
Rings: 1, 3, 5 mile radii

TRAFFIC COUNTS



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Traffic Count Map

336 Westport Rd, Easton, Connecticut, 06612
Rings: 1, 3, 5 mile radii



Jennifer McDade

Senior Sales Associate
2000 Post Road, Suite 200, Fairfield, CT 06824
Direct: 917.816.3283
jennifermcdade@bhhsne.com
febbraiocommercial.com

Febbraio Commercial Team
at Berkshire Hathaway
HomeServices New England



ABOUT FEBBRAIO COMMERCIAL TEAM

Jennifer brings over 18 years of experience as a former Managing Director in Equity Capital Markets at Credit Suisse, where she led 300+ transactions worth billions. She has successfully built and sold her own business, consulted on restructuring companies to drive growth, and raised millions in capital. As part of the Febbraio Commercial real estate team in Connecticut, Jennifer combines her strong financial background, strategic leadership, and powerful network to navigate complex deals, align interests, and deliver exceptional results.

Febbraio Commercial Team has played a pivotal role in leasing, developing, and selling over a billion dollars worth of commercial real estate across Connecticut and New York. Their extensive portfolio includes a diverse range of clients and properties, reflecting their deep understanding of the market dynamics and the team's commitment to delivering optimal results.

With unwavering dedication, extensive network, and proven track record of success, Febbraio Commercial continues to be a trusted advisor and a driving force in the commercial real estate landscape, offering unparalleled insights and solutions to his clients' diverse needs.

Visit Our Website



Team Specialties

- Landlord, Tenant and Buyer Representation
- Investment Purchases & Sales
- Valuation and Advisory Services
- Location/Site Selection
- Market Research & Data Insights
- Property Development
- Acquisition & Disposition

