



**SAUGATUCK
COMMERCIAL**
REAL ESTATE LLC

LICENSED IN CT, NY, MA, RI, NH, FL

**RETAIL SPACE
DARIEN, CT**

13 GROVE STREET



**MINUTES FROM
THE
CORBIN DISTRICT**

**1,336 SF
STREET LEVEL
RETAIL ENDCAP**



- Highly desirable retail endcap in affluent downtown Darien.
- Adjacent to Darien Butcher, walking distance to Darien train station, the Corbin District, numerous shops and restaurants.
- Ample onsite parking in rear and front municipal lots
- Local area retailers include Darien Sport Shop, Ten Twenty Post, NEAT Coffee, Crêpes Chouquette, Bodega Taco Bar, The Authentic Athlete, and Bluemercury
- Total retail expenditures in a 3 mile radius \$1.93 Billion.

Demographics	1 Mile	3 Mile	5 Mile
Population	5,900	72,359	221,828
Average HHI	\$494,488	\$262,535	\$194,423
Total Retail Expenditures	\$267.89 M	\$1.93 B	\$4.84B
Adj. Daytime Demographics	9,575	58,216	220,203

EXCLUSIVE LEASING AGENTS
Penny Wickey 203.222.4194
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The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



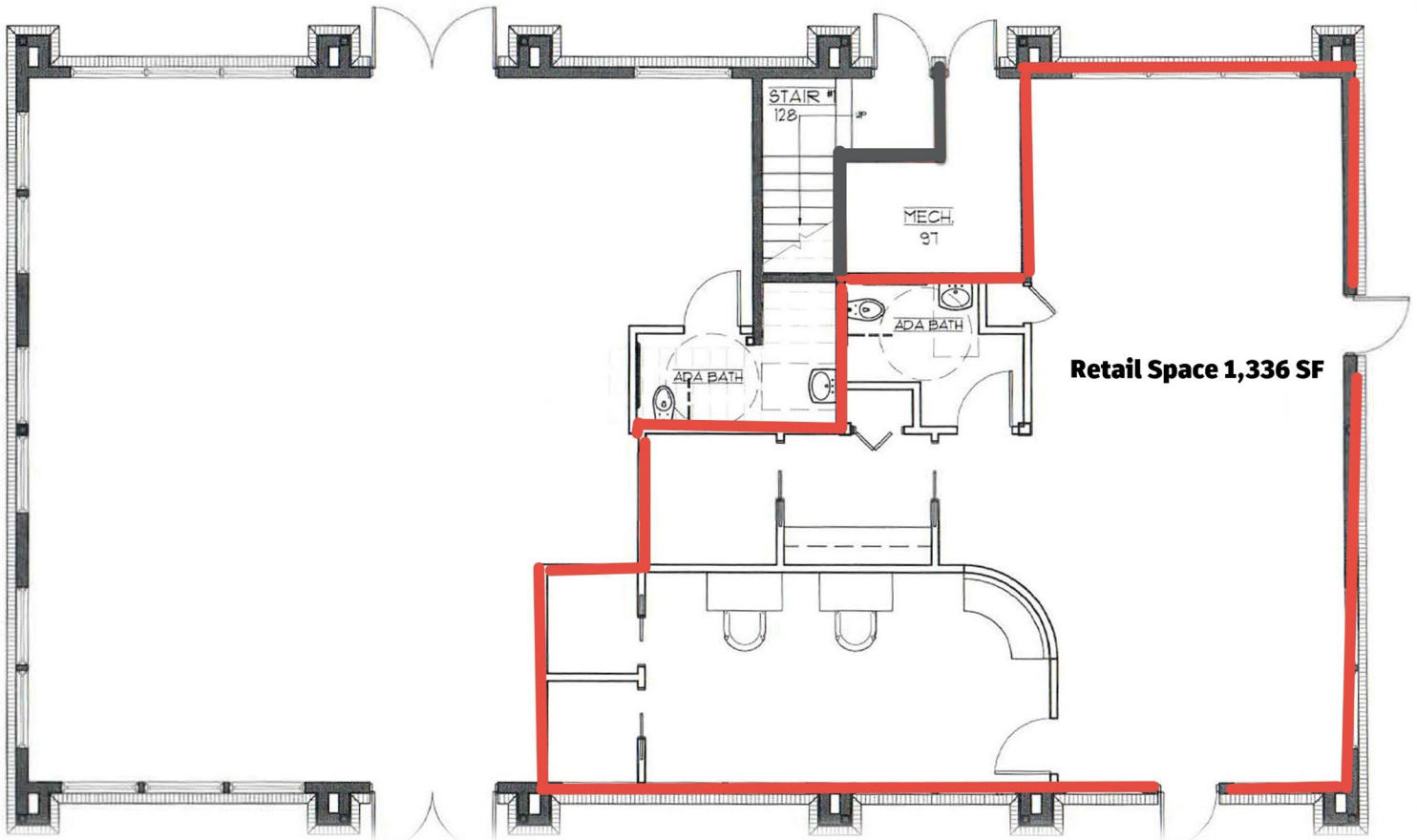
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Retail Space 1,336 SF



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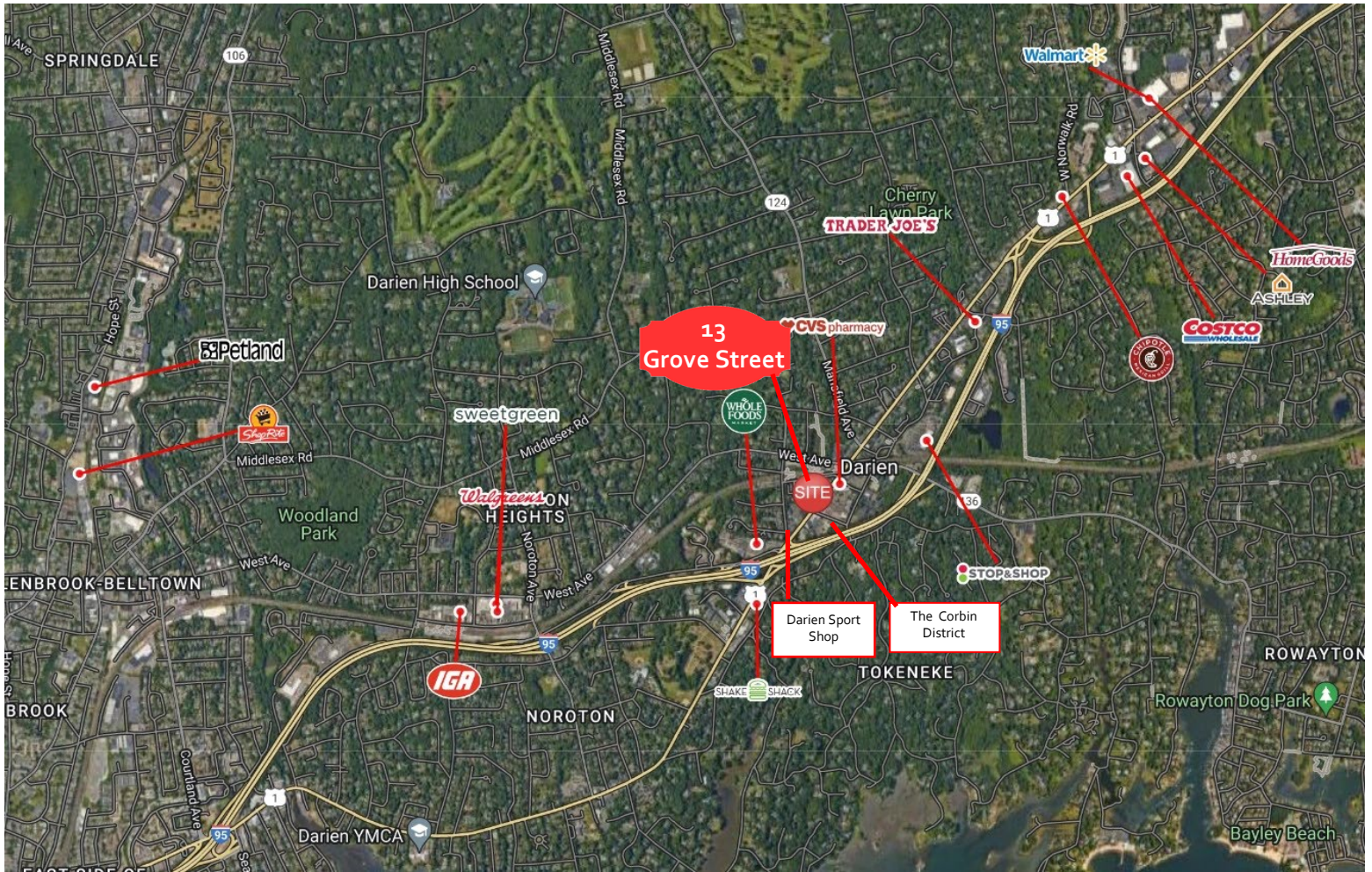


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