

RESTAURANT FOR LEASE

WESTPORT, CT
43 Main Street

FULLY BUILT-
OUT LARGE
RESTAURANT
SITE ON MAIN
STREET IN
DOWNTOWN
WESTPORT, CT

**4,731 SF, 2-Story
Prime Location**

CONTACT FOR
RENTAL DETAILS

Click **HERE** for
Virtual Tour!



CONTACT OWNER'S
EXCLUSIVE AGENTS:

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BROKERS
PROTECTED

PROPERTY DETAILS & DEMOGRAPHICS

WESTPORT, CT

43 Main Street

CONNECTICUT'S FAIRFIELD COUNTY

STRONG SPENDING POWER

\$21 billion in Fairfield
RETAIL DEMAND

KEY FACTS (10-Minute Drive-Time From Site)

POPULATION

AVG INCOME

35,847

\$240,495

HOUSEHOLDS

DISPOSABLE INCOME

13,314

\$128,851

SEPT 2024 **WESTPORT** MEDIAN
HOME SALES PRICE

\$2,300,00

<https://www.houlihanlawrence.com/community-westport>

BUILDING DETAILS

Zoning:	Downtown Business District
Location:	Main St near corner Route US 1 (Post Rd E)
Nearby Retailers:	lululemon, West Elm, Williams Sonoma, etc.
Parking:	Excellent – Large Adjacent Lot; Street
Area Towns:	Norwalk, New Canaan, Fairfield, Southport
Accessibility:	I-95 or Merritt Pkwy > Rte 7 > Rte 1 (Post Rd E)

DEMOGRAPHICS

By Drive-Time	5-Min	10-Min	15-Min
Average HH Income	\$270,600	\$240,495	\$194,883
Median HH Income	\$200,001	\$177,433	\$129,293
Population	4,801	35,847	127,095
Total Households	1,729	13,314	48,981
Disposable Income	\$148,290	\$128,851	\$102,750
Median Age	45	45	42

SPACE INFORMATION

- Upper and Lower Levels; Elevator and Stairwell Access
- Ability for Outdoor Dining
- Two (2) Entrances; Main Street Alleyway & Parker Harding Plaza
- Parking in Large Municipal Lot Adjacent to Site
- Handicapped Bathrooms and (2) Additional Restrooms
- Oversized Kitchen, Office, Storage Areas, Walk-In Refrigerator, etc.

ADDITIONAL PHOTOS

WESTPORT, CT
43 Main Street

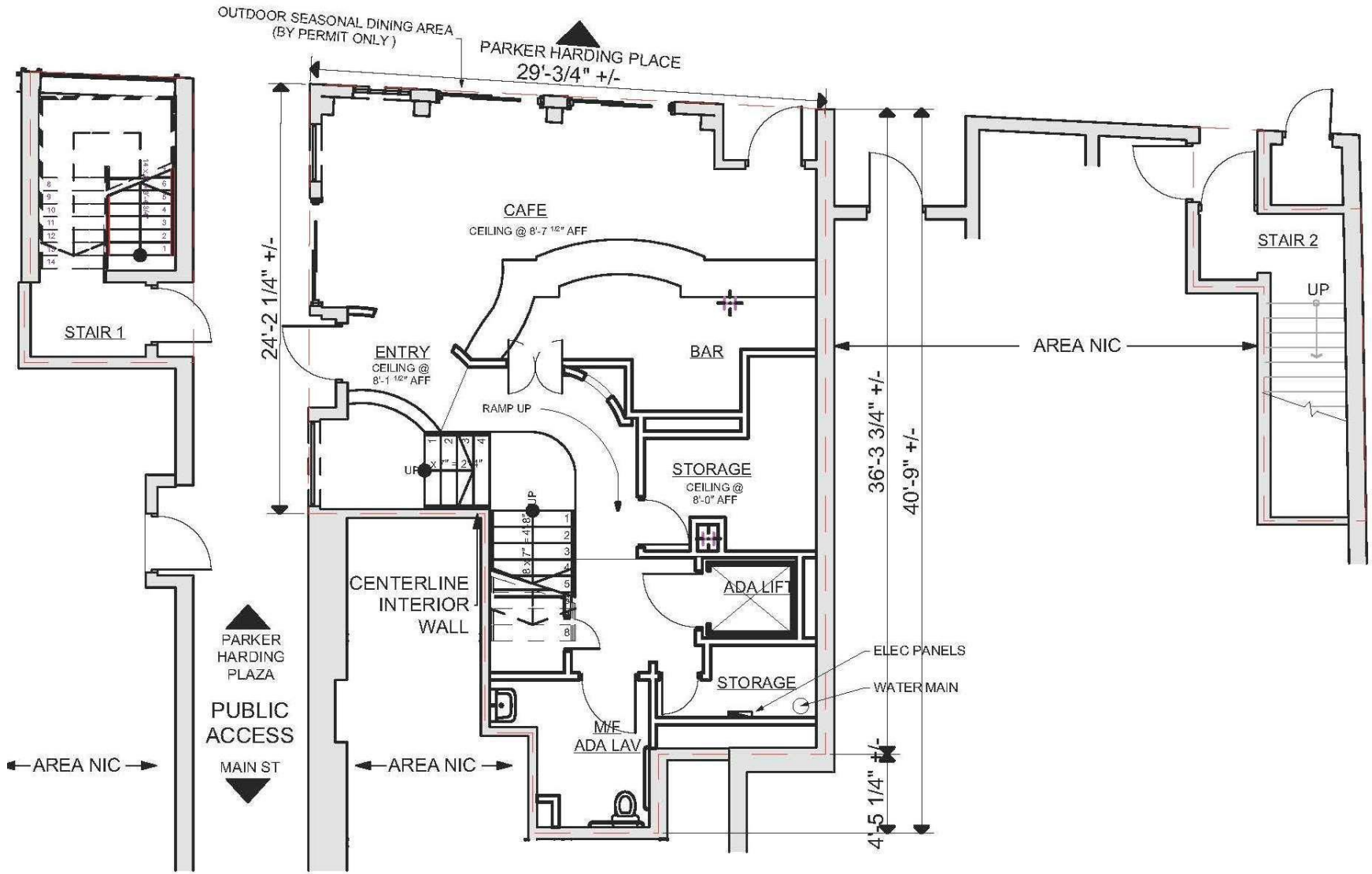


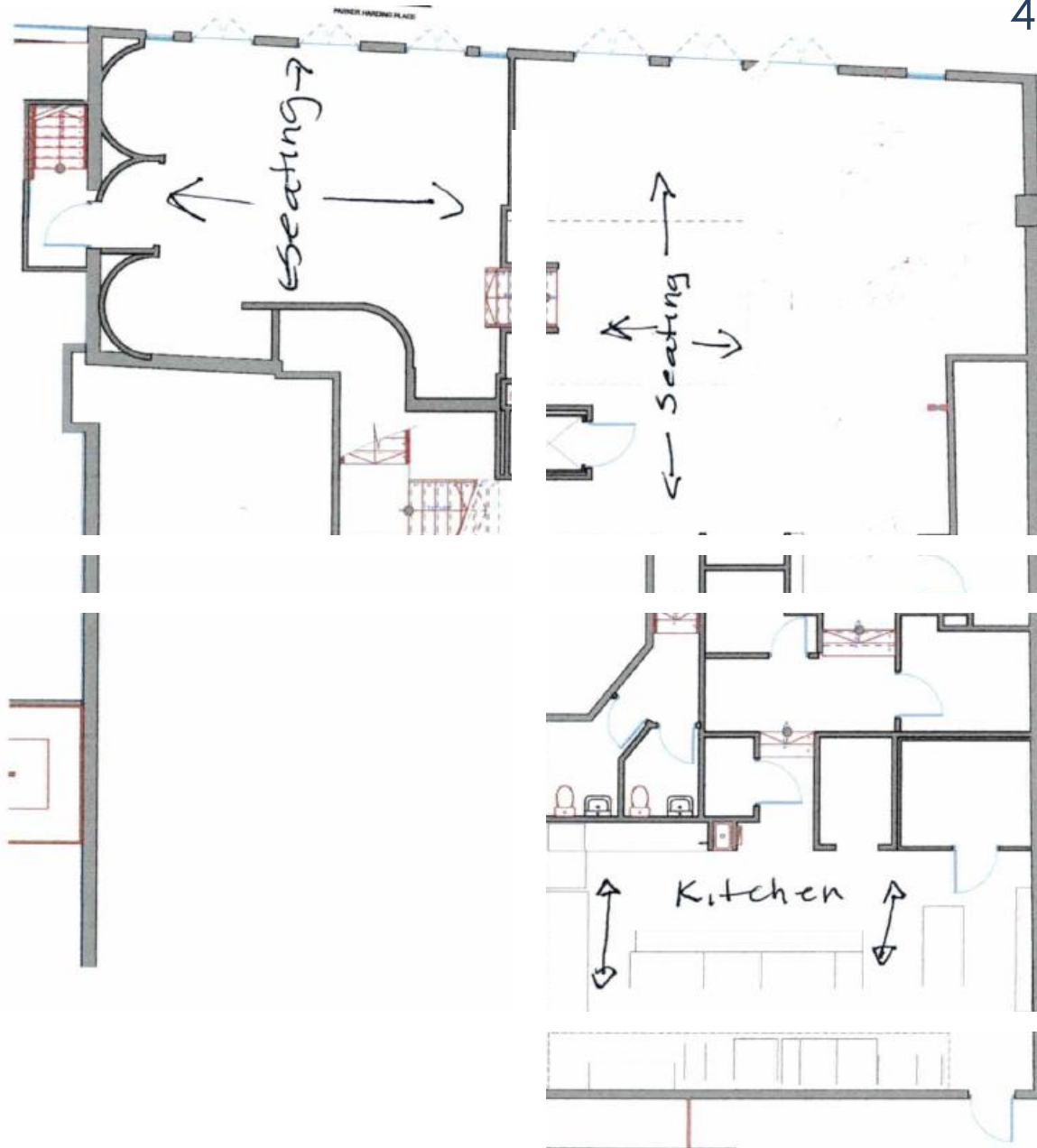
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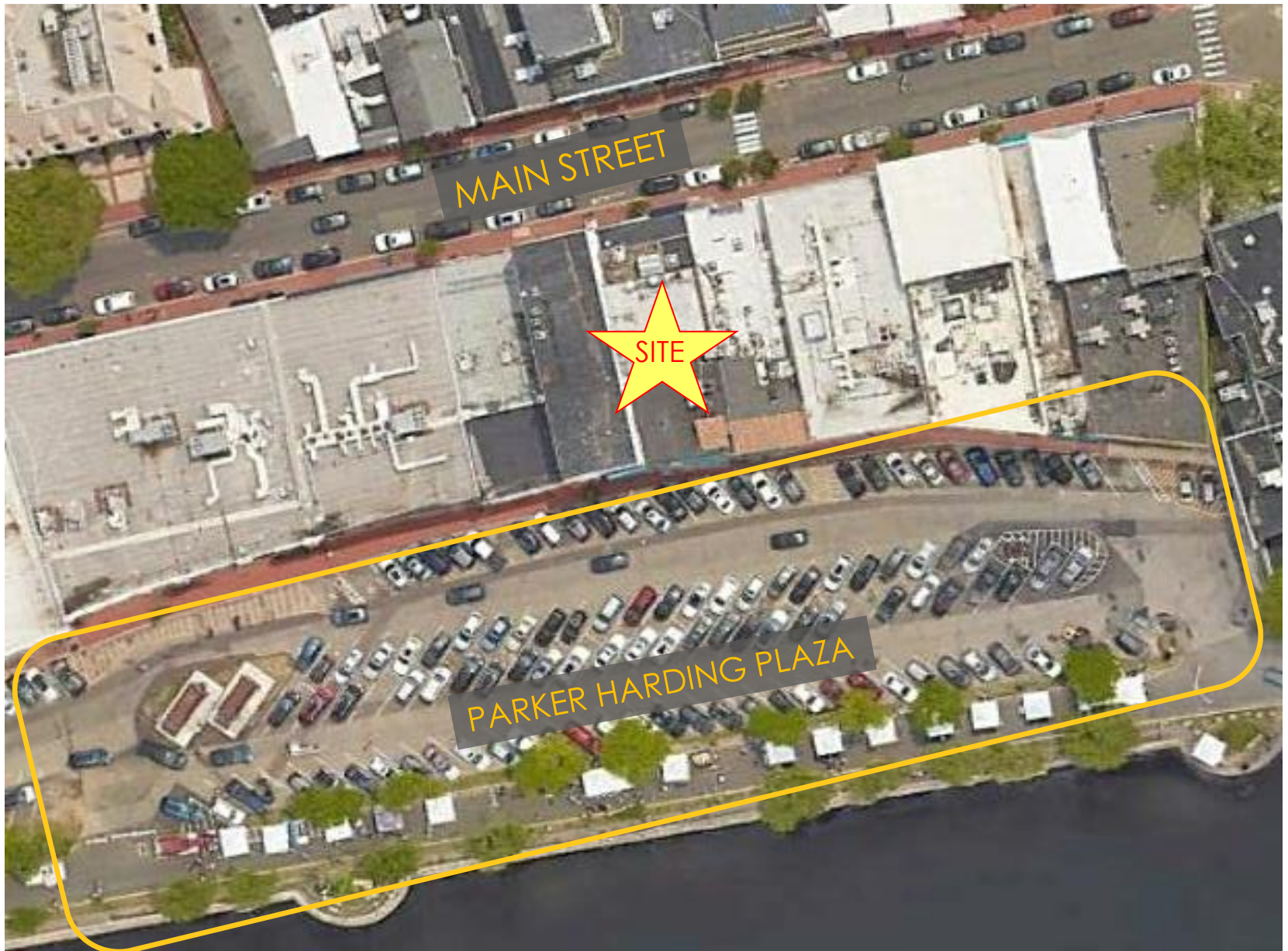
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43 Main Street

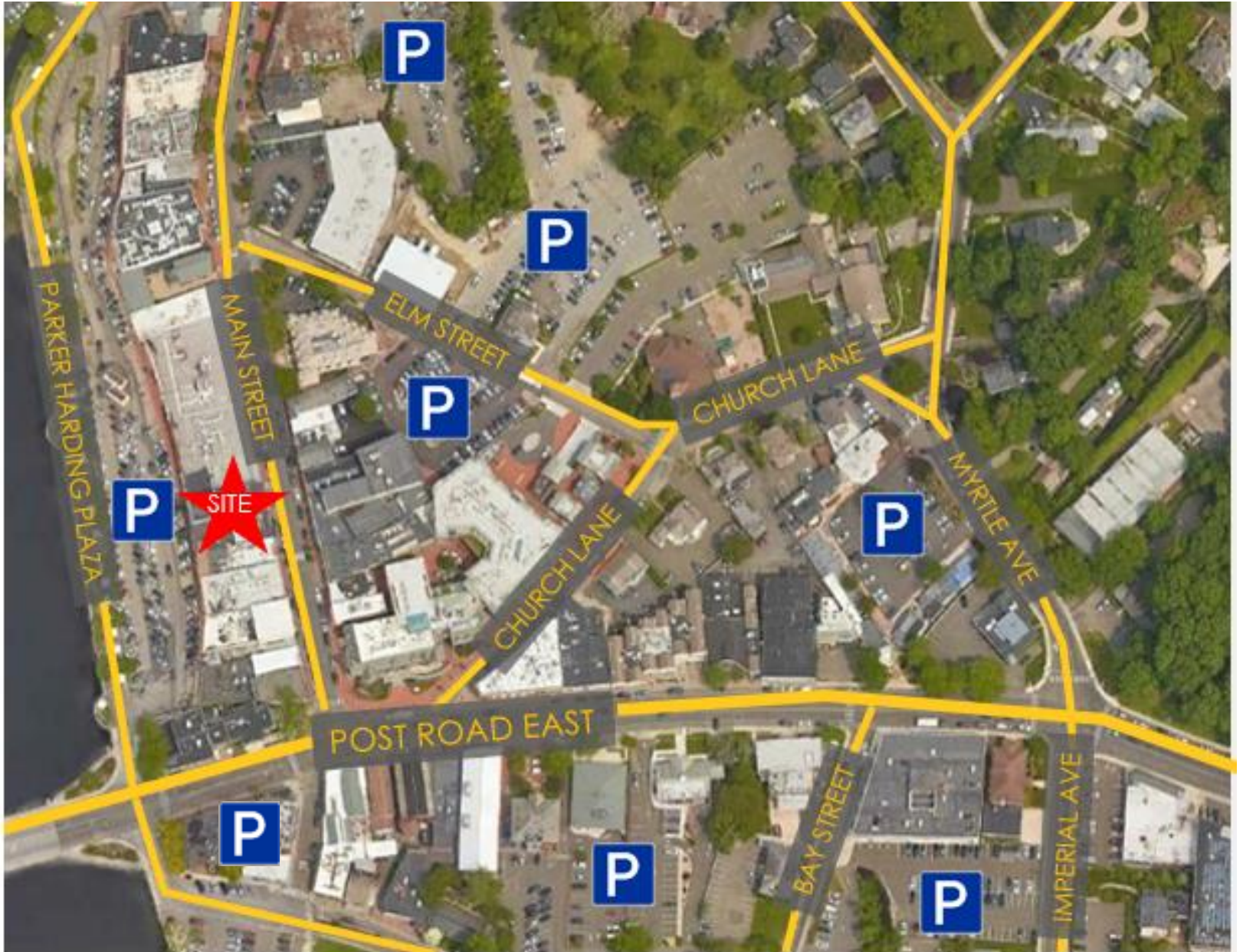






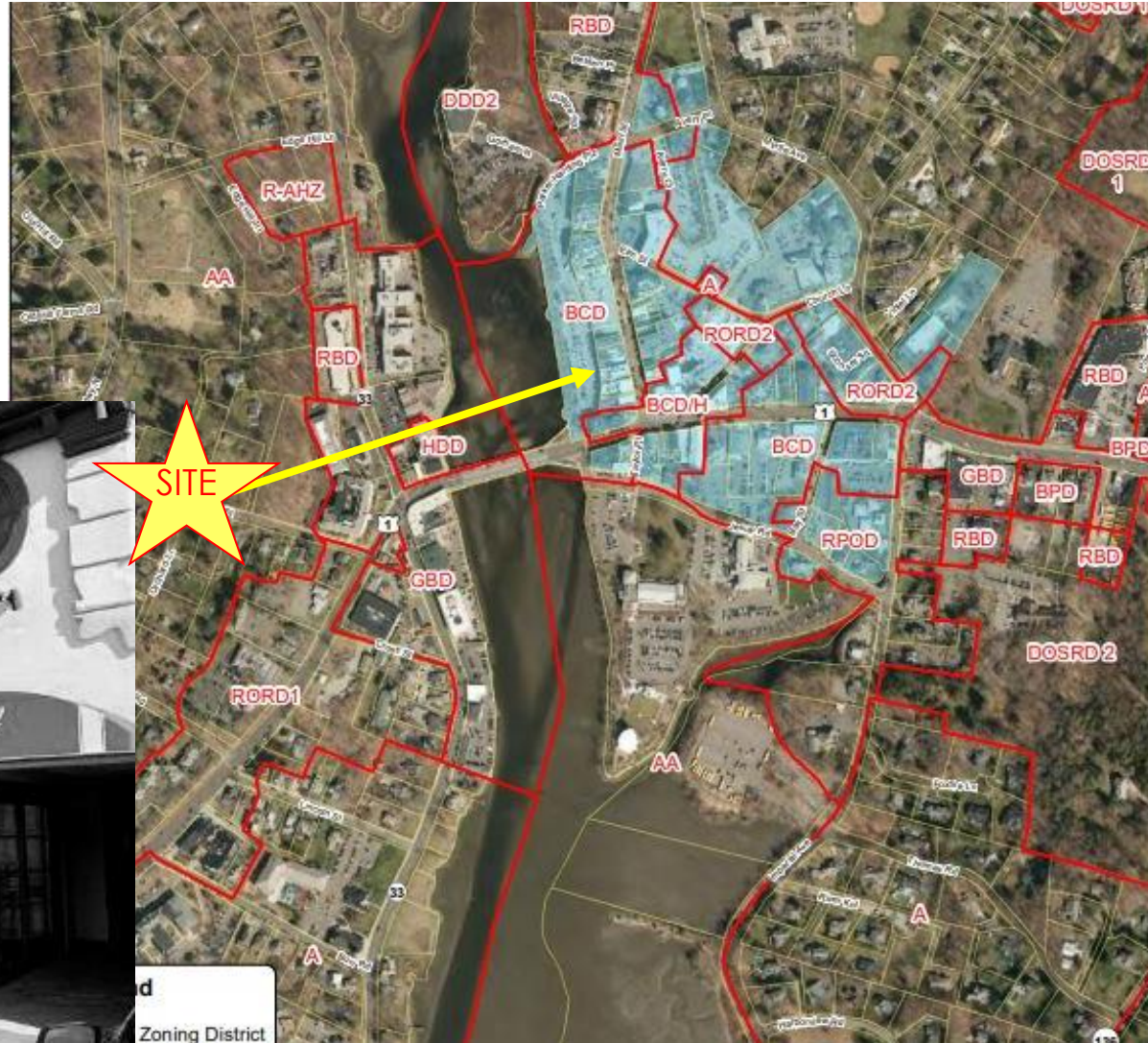










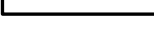



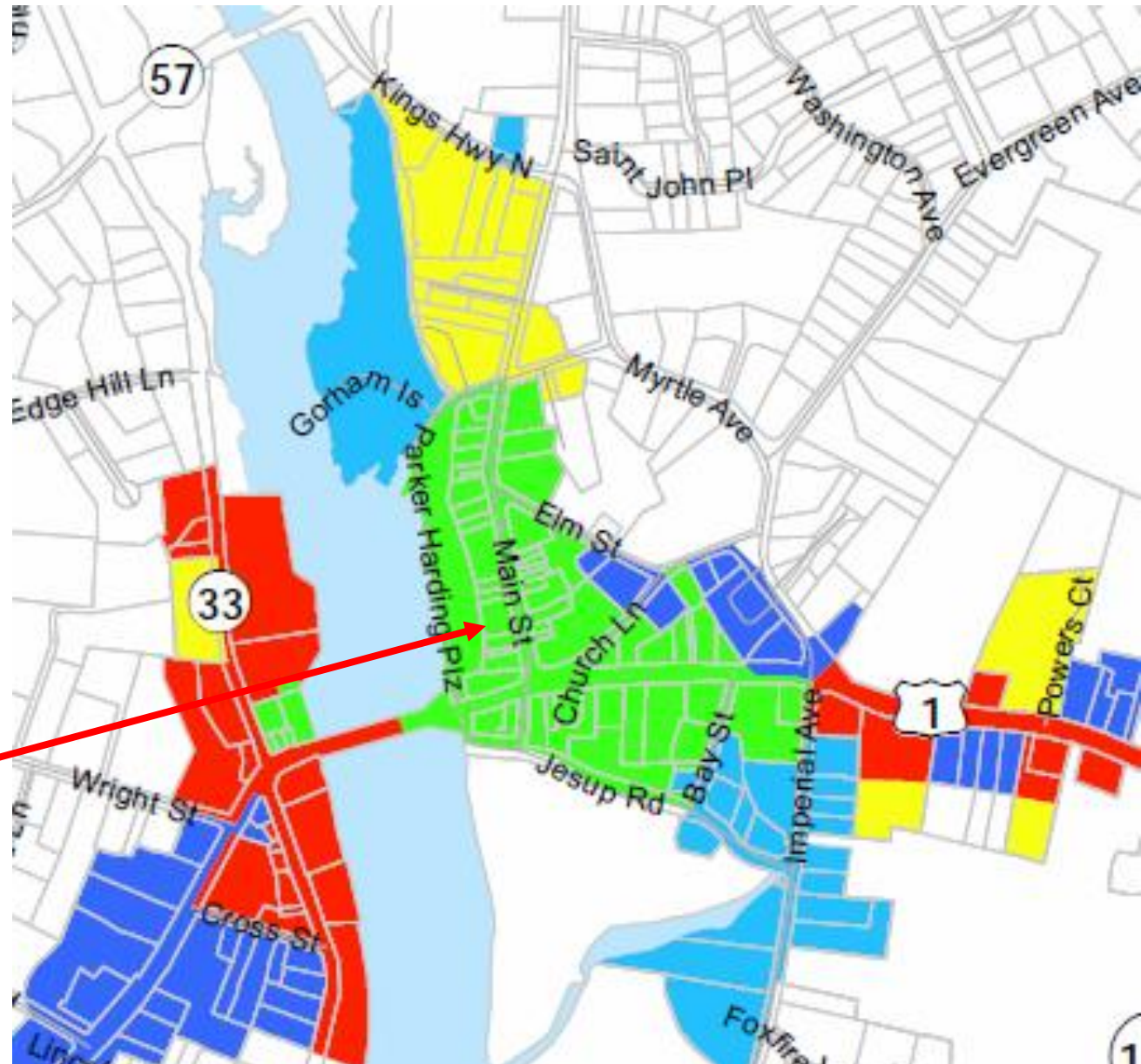
LEGEND

-  Zoning District
-  Village District



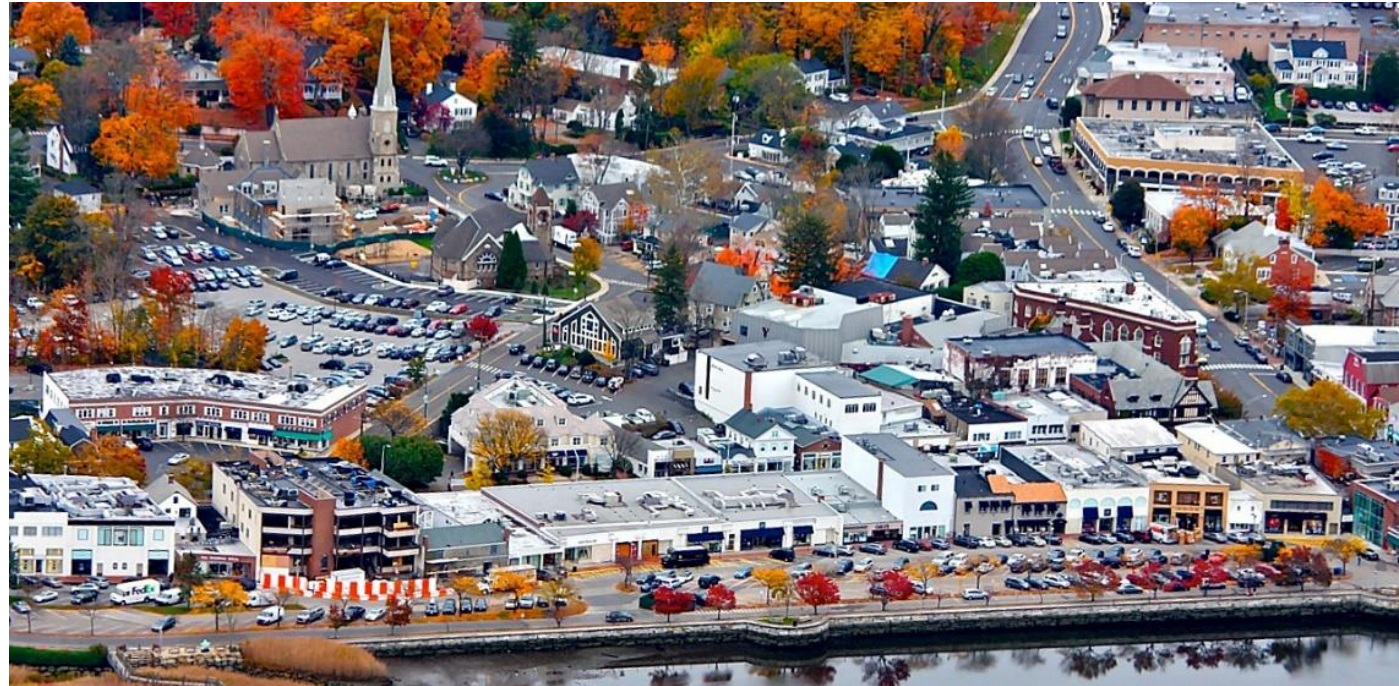
LEGEND

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



ABOUT WESTPORT

The coastal town of Westport is approximately 20 square miles, with a population of 26,946. **Westport has remarkably high average household income of \$286,891**, 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 was **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.

