



# Prime Post Road Location in Westport, CT 8,557 RSF

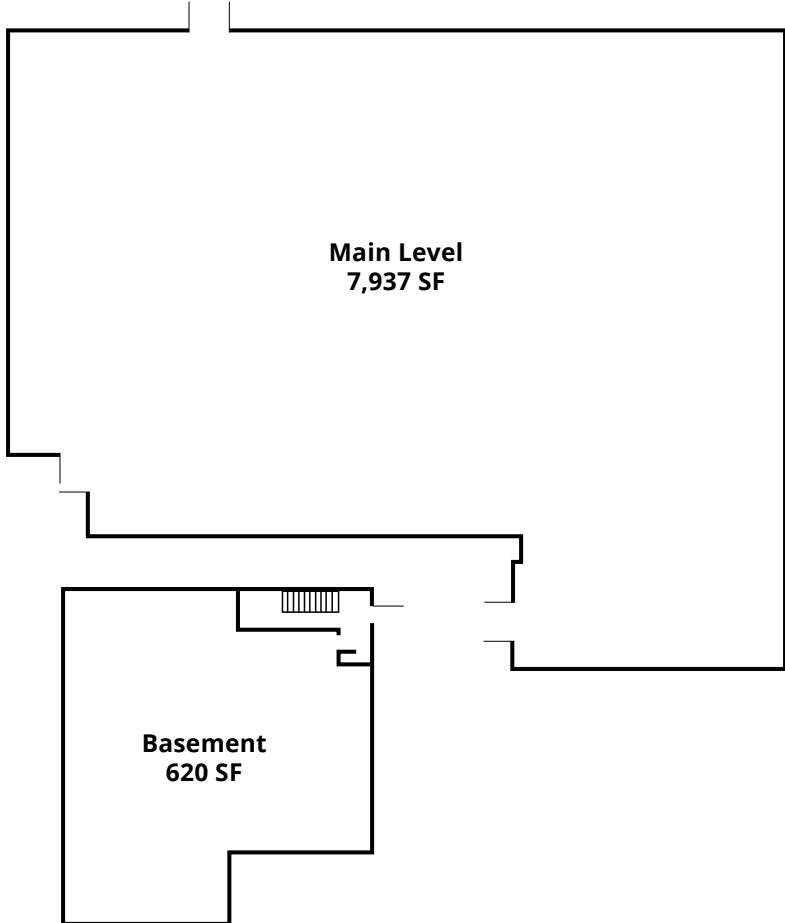
## Property Highlights:

- Free-standing one story building on 1.12 level acres in a GBD zone
- 7,937 SF of space on main level with an additional 620 SF of space in the finished basement
- 250 linear feet of frontage with two curb cuts on the Post Road
- Branding opportunity with prominent street signage
- Large parking area with over 6/1,000 SF parking ratio

Get more information: **Judd McArthur**

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## Floorplan



### Demographics

	1 Mile	2 Miles	5 Miles
<b>2024 Population</b>	5,782	35,405	101,029
<b>2024 Households</b>	2,124	12,768	36,643
<b>Average Household Income</b>	\$208,299	\$203,670	\$177,253
<b>18,600± VPD</b>			

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## Site plan

### Property Details

<b>Total Building Size</b>	8,557 SF
<b>Land</b>	1.12 acres
<b>Zoning</b>	CBD
<b>Real Estate Taxes</b>	\$63,589 (2023)
<b>Year Built</b>	1975
<b>Construction</b>	Stucco   Masonry
<b>Stories</b>	One
<b>Tenancy</b>	Single

### Utilities

<b>Water   Sewer</b>	City   City
<b>A/C</b>	Central A/C
<b>Heating</b>	Gas
<b>Power</b>	600 amps 208 Volts

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# Office Building for Sublease

1495 Post Road East, Westport, CT, 06880



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