



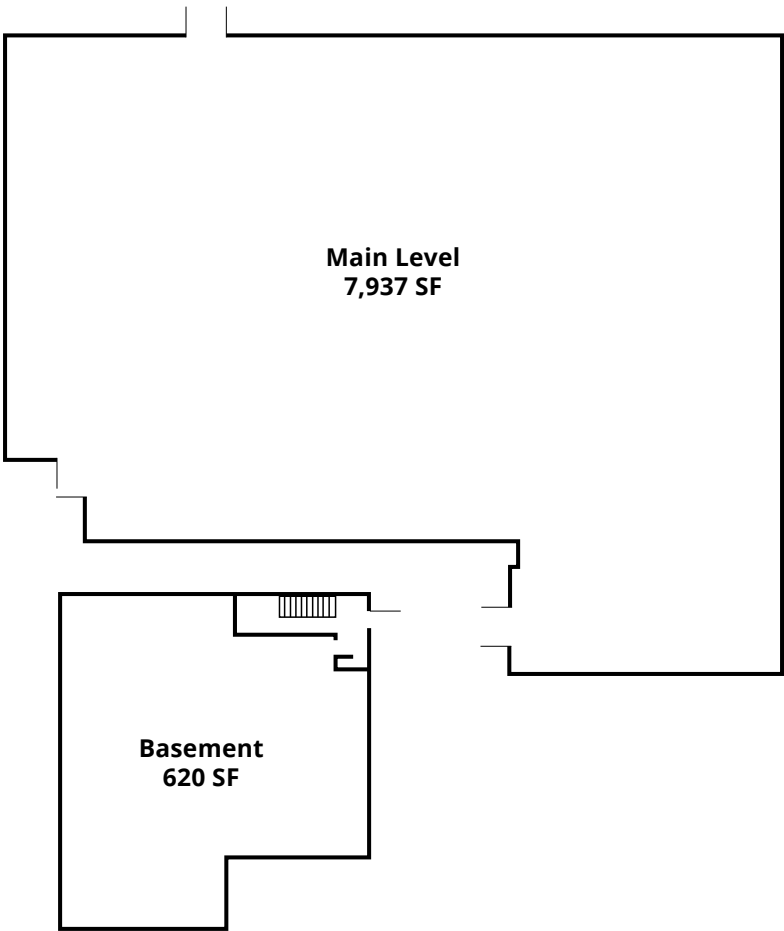
Prime Post Road Location in Westport, CT 8,557 RSF

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

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Floorplan



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

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Site plan

Property Details

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

Utilities

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



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