

Introducing Elm & Main Under New Ownership

136 Main Street Westport, CT



3,200 SF Street Level Retail
Can be demised/Full-sized basement

1,104 RSF Second Floor Office Suite

RETAIL & OFFICE SPACES AVAILABLE

ONSITE & ADJACENT MUNICIPAL PARKING

CORNER INTERSECTION - ELM STREET & MAIN STREET



ELM & MAIN

136 MAIN STREET WESTPORT, CT

3,200 SF RETAIL SPACE (CAN DEMISE)

1,104 RSF OFFICE SPACE

- ❑ Rare Main Street boutique retail opportunity.
- ❑ Full façade upgrade, accent lighting and parking field renovations.
- ❑ Corner location, mid-block, unique onsite parking and two-way traffic flow.
- ❑ Over 30 feet frontage facing Main Street - excellent branding, visibility and signage.
- ❑ Join Chanel, Tiffany & Co., Vince, Theory, gorjana, Lululemon, Vuori, Johnny Was, Faherty, Rhone, Sundance and Anthropologie.



Demographics	1 Miles	3 Miles	5 Miles
Population	4,715	36,662	109,372
Average HHI	\$391,025	\$354,405	\$275,290
Annual Consumer Retail Expenditure	\$156.23 M	\$1.18 B	\$3 B

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

ELM & MAIN

136 MAIN STREET WESTPORT, CT

3,200 SF RETAIL SPACE (CAN DEMISE)

1,104 RSF OFFICE SPACE



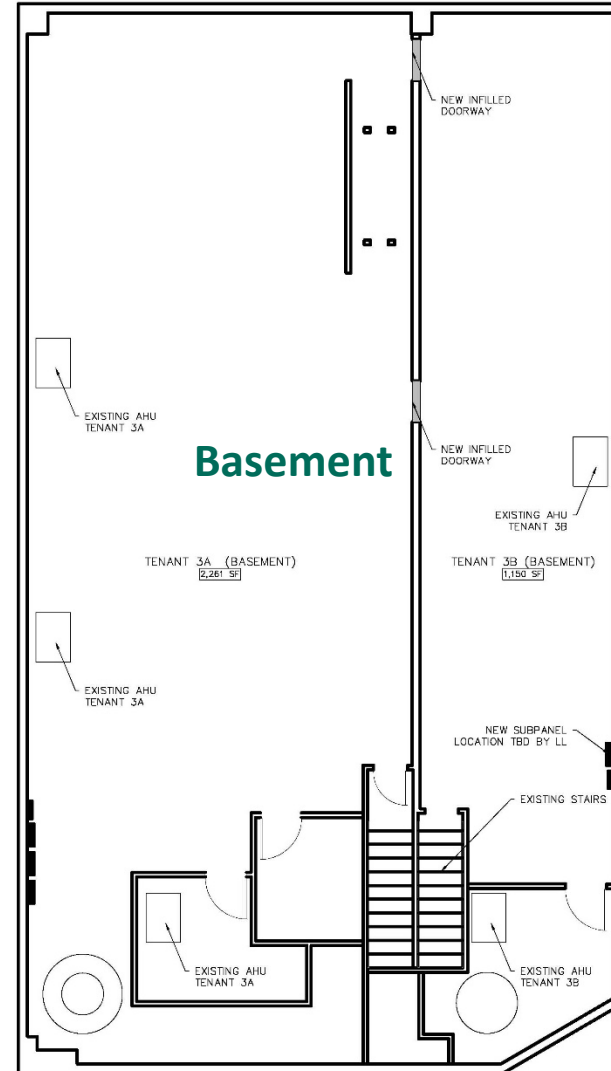
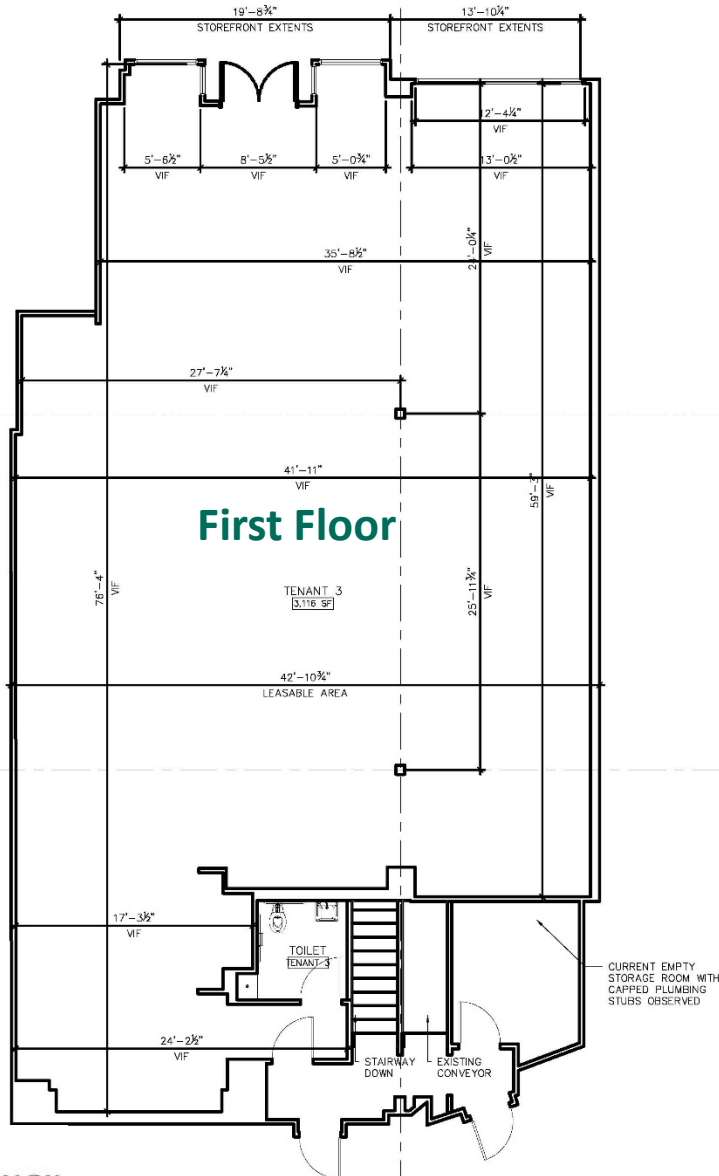
1 PROPOSED FRONT ELEVATION (MAIN ST)
SCALE: 1/8"-1'-0"



2 PROPOSED SIDE ELEVATION (ELM ST)
SCALE: 1/8"-1'-0"

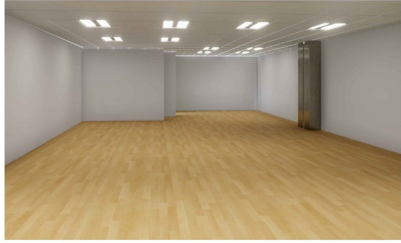
3,200 SF STREET LEVEL RETAIL

CAN DEMISE (FULL BASEMENT)

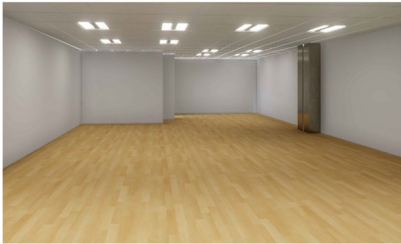


3,200 SF STREET LEVEL RETAIL

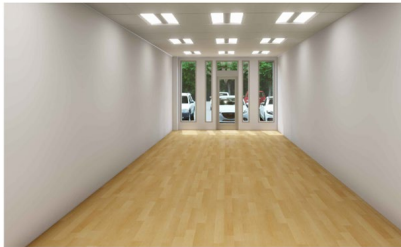
SUBDIVISION OPTION



PROPOSED TENANT SPACE 3a (LOOKING REAR)
SCALE: NTS



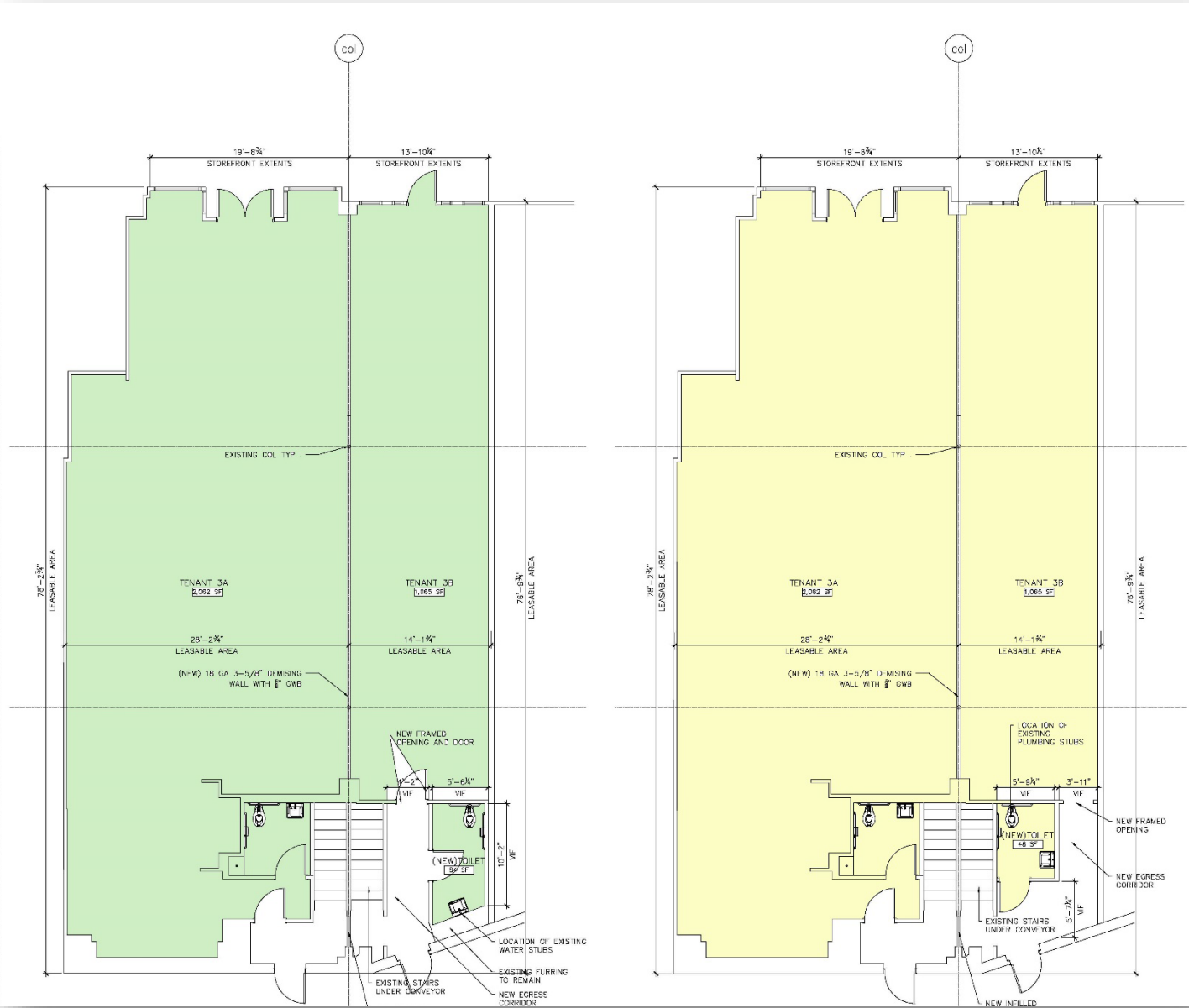
PROPOSED TENANT SPACE 3a (LOOKING REAR)
SCALE: NTS



PROPOSED TENANT SPACE 3b (LOOKING FRONT)
SCALE: NTS



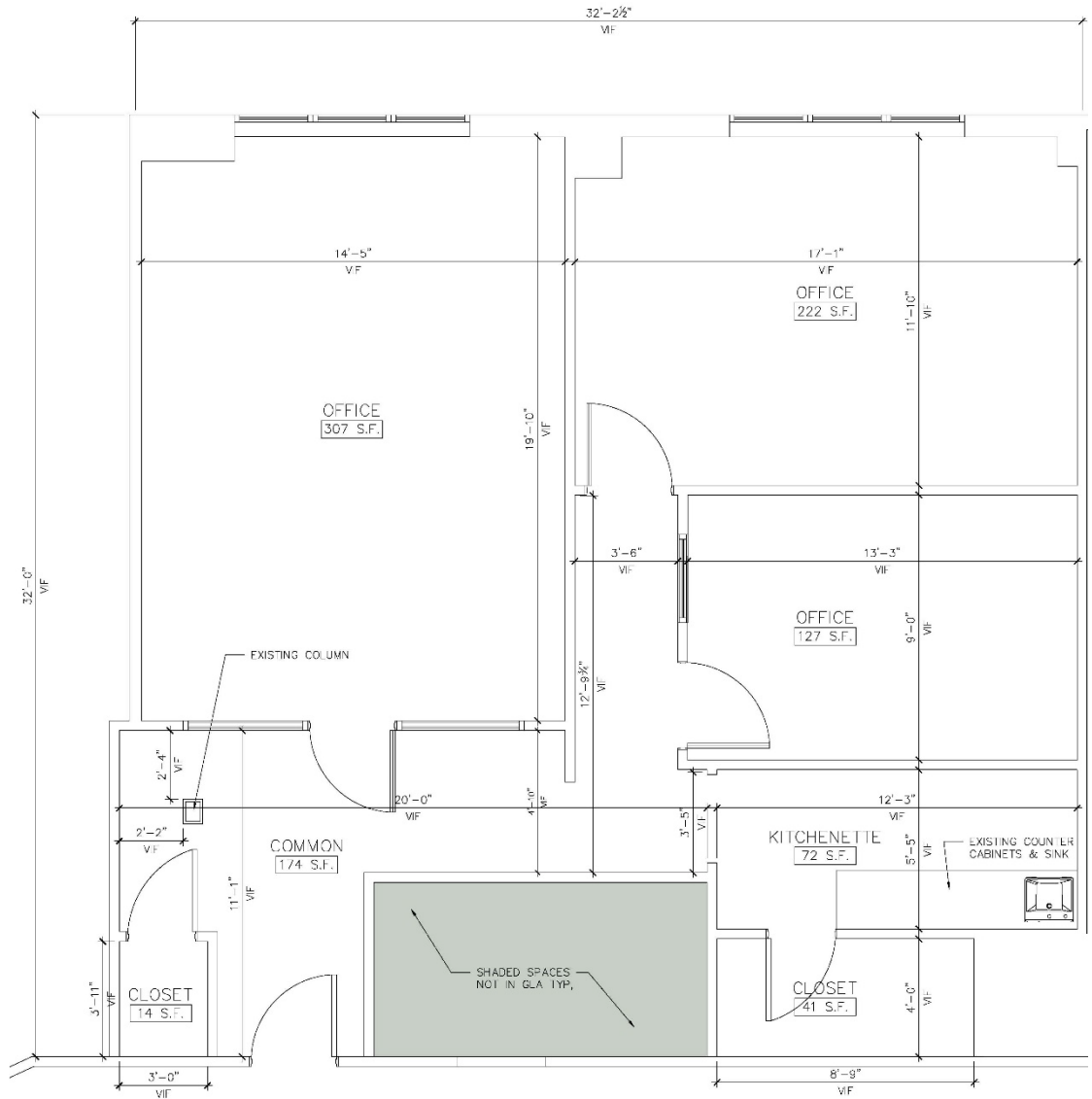
PROPOSED TENANT SPACE 3c (LOOKING REAR)
SCALE: NTS



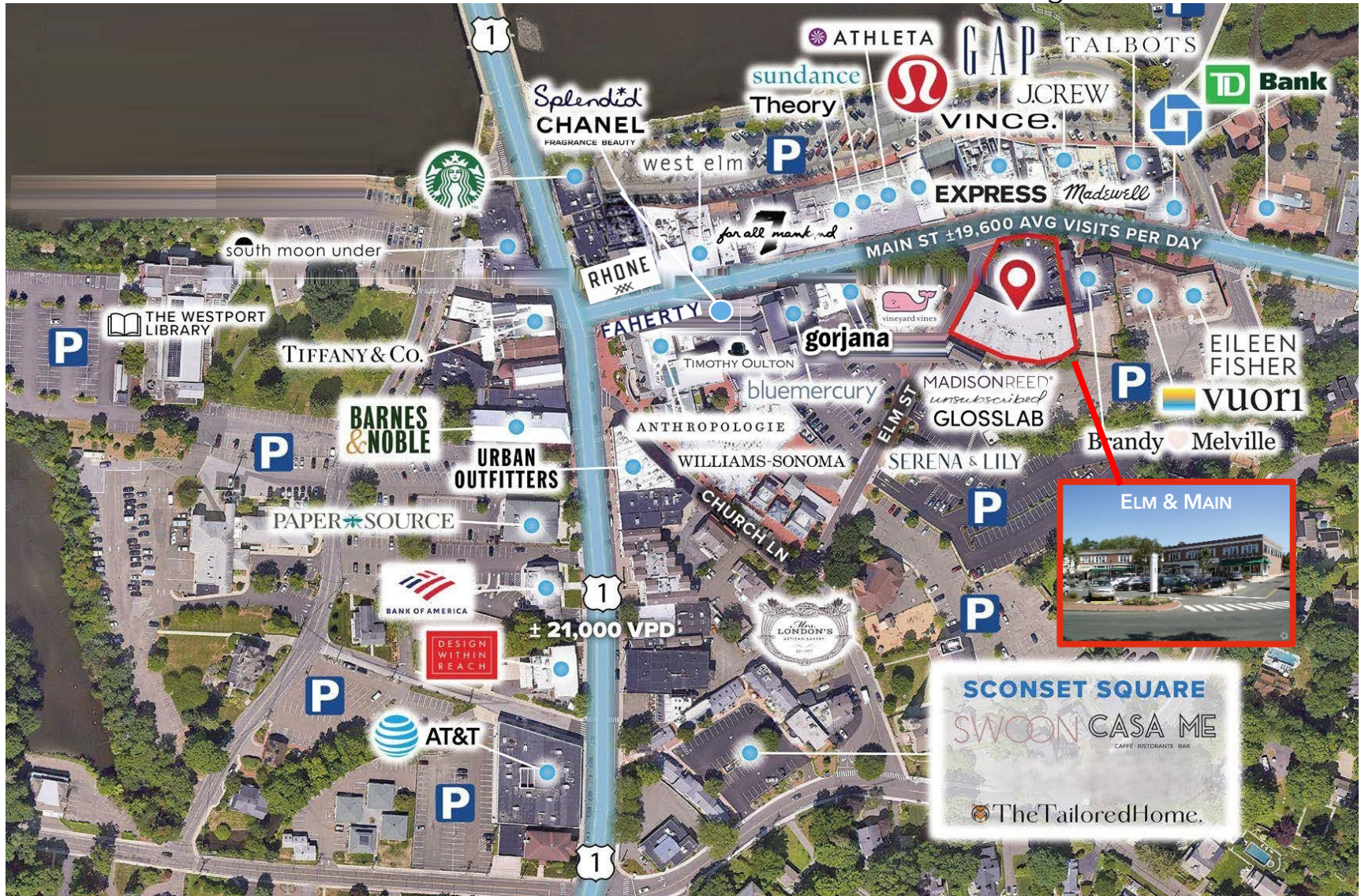
The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representative is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

2ND FLOOR OFFICE SUITE

1,104 RSF - 204A



EXCLUSIVE LEASING AGENTS



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.