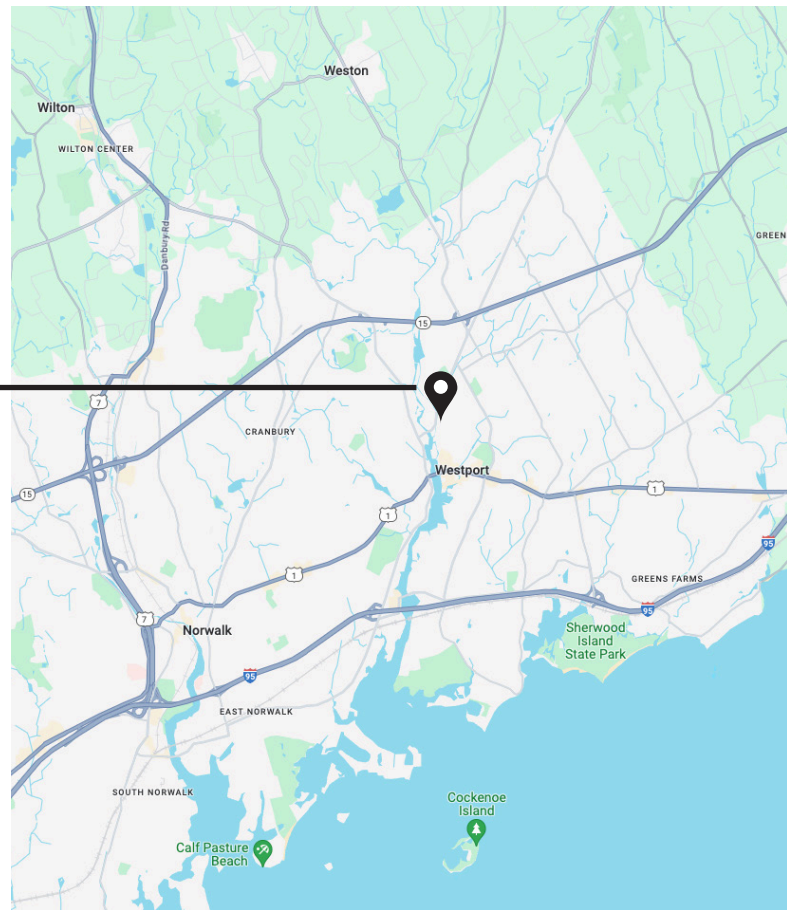


315 MAIN STREET WESTPORT CT



Welcome to Westport, and the incredible opportunity to own a 2,718 SF mixed-use building on a .21-acre lot with parking for five cars or lease currently available space that lends itself to nearly any professional office space with an open floor plan, private access to the office spaces, and a prestigious Westport address without the congestion of Main Street. This exceptional location provides a high visibility corner, adjacent restaurants, and in walking distance to the high-end shopping on Main Street. Westport is known throughout New England as one of the most beautiful and culturally rich towns that has access within minutes to the Metro North train station, I-95, Merritt Parkway, and Route 7. The Metro North Station provides access to midtown Manhattan in approximately 60 minutes.



PROPERTY AVAILABLE FOR SALE OR LEASE

Price available on request.

- .21 acre lot with gross building size of 2,718 SF - 5 parking spaces
- 850 SF on the main level with a direct view of the Saugatuck River
- Plug and Play space, fully furnished with a private bathroom
- Directly adjacent to restaurants, retail, wellness, and spa services
- Walking distance to downtown Westport and scenic park space
- Flexible terms

DEMOGRAPHICS

Population 2022:

Westport: 27,348 • Fairfield County: 965,140

Average Household Income:

Westport 2022: \$297,928 • Westport 2027: \$337,658 (projected)

Average Disposable Income 2022:

Westport: \$177,638 • Fairfield County: \$110,409

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315 MAIN STREET, WESTPORT, CT



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