



**SAUGATUCK
COMMERCIAL**
REAL ESTATE LLC
LICENSED IN CT, NY, MA, RI, NH, FL

WESTPORT, CT

292 POST ROAD EAST



7,500± SF
MULTI-UNIT
COMMERCIAL
BUILDING

1,325 SF FIRST
FLOOR RETAIL
SPACE



- First time on market—prime Post Road signage visibility at active intersection.
- Current design offers professional, versatile fitness studio with an industrial vibe.
- Ample onsite parking for customers and employees.
- Floor plan includes check-in area, large gym space with separate private studio or waiting area, shower and powder rooms.
- Convenient to Main Street's local shops, gathering places and restaurants.
- Average household income (HHI) within one- and three-mile radius \$300,000+

Demographics	1 Mile	3 Mile	5 Mile
Population	5,736	43,528	126,683
Adjusted Daytime Demographics	11,464	46,741	142,460
Total Annual Retail Expenditure	\$162.26 M	\$1.18 B	\$3.19 B
Average HHI	\$380,665	\$304,884	\$230,132

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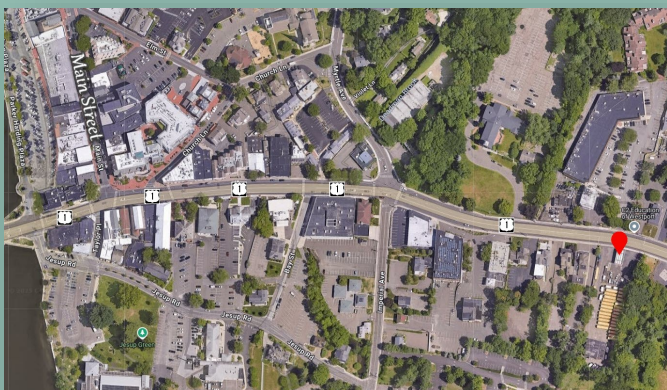
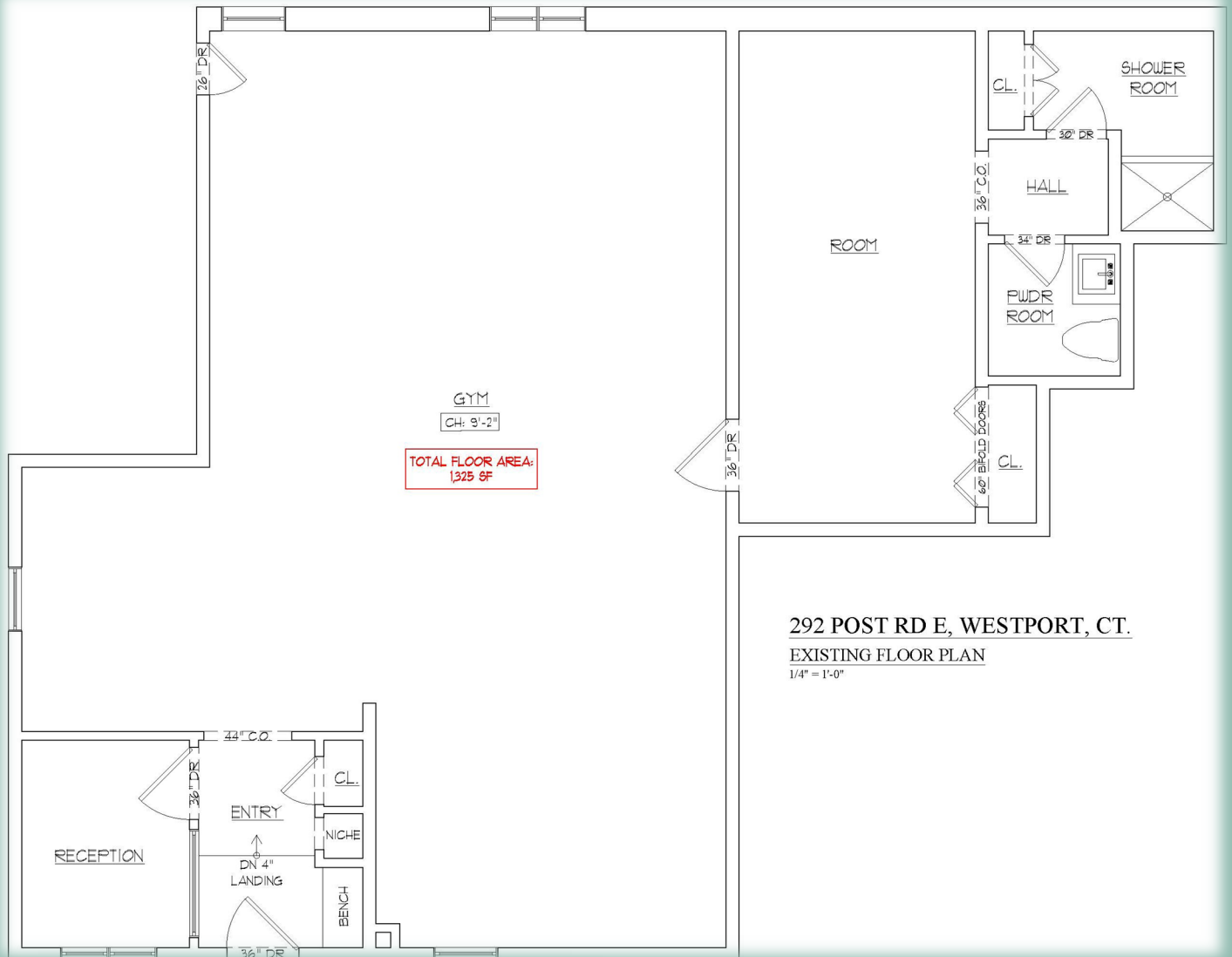
The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representative is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



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