

LAND FOR SALE OR GROUND LEASE

UNIQUE OPPORTUNITY TO CREATE A NEW PRESENCE IN AFFLUENT WESTPORT

304

Post Road East

WESTPORT, CT



NEWMARK

AREA RETAIL MAP



304 Post Road East

AREA OVERVIEW

Located along the vibrant Post Road corridor in Westport, this area offers convenient access to a wide range of shopping, dining, and everyday services while maintaining the charm of a classic coastal New England town.

The Post Road serves as one of Westport's primary commercial corridors, connecting residents to nearby beaches, parks, and the town's historic downtown district. With easy access to major commuter routes and the Metro-North Railroad, the location provides a balance of suburban lifestyle, walkable amenities, and straightforward travel to New York City.

SPECIFICATIONS

PARCEL SIZE: 0.92 Acres

SALE PRICE: Upon Request

PROPERTY HIGHLIGHTS

- Redevelopment opportunity
- Convenient access to shopping, dining, and everyday services throughout Westport
- Excellent visibility
- Close proximity to the town's charming downtown and waterfront amenities
- Zoning allows for a wide range of uses
- Easy regional commuting via nearby highways and the Metro-North Railroad
- Situated in one of Connecticut's most desirable coastal communities known for its quality of life
- High income demographics
- Parking available behind building

304 Post Road East

ZONING & DEMOGRAPHICS

REDEVELOPMENT RENDERING



DEMOGRAPHICS/INCOME

RADIUS	1 MILE	3 MILES	5 MILES
Total Population	6,147	43,040	125,260
Daytime Population	12,627	51,256	139,142
Average HH Income	\$341,202	\$284,257	\$221,325

ZONING

REQUIREMENT	ALLOWANCE
Zone	GBD
FAR	0.25
Max Building	~10,000 SF
Height	2 Stories
Coverage	25%
Front Setback	30 FT
Side Setback	15 FT
Rear Setback	25 FT
Lot Size	40,675 SF



PERMITTED USES

- Retail
- Medical
- Banks
- Wellness Spa
- Restaurant
- Professional Office
- Personal Service
- Financial Advisor Office