



**For Lease – Prime Retail, Food Use, Healthcare**

170 Post Road West  
Westport, CT 06880  
*Fairfield County*





## Executive Summary

170 Post Road West represents a unique opportunity to lease space in a prime retail or food use/restaurant location. The spaces can also be used by healthcare professionals or offices requiring high visibility.

The regular layout of the spaces, combined with the very extensive window line and abundant natural light makes them an extremely pleasant environment to conduct any type of business.

Demographics are very desirable, with an Average Household Income of \$319,688, Median Household Income of \$222,650 combined with 70% of local population having a Bachelor's, Graduate or Professional Degree.

Westport is one of the most desirable communities to conduct business in the entire nation and 170 Post Road West is one of the prime locations where a business can be very successful in town.

All information is subject to errors and omissions.



## About the Space

Address:	170 Post Rd West, Westport, CT 06880
Space Size:	2,500 SF +/- rentable square feet including patio and basement.
Storage:	Some storage available on lower level
Zoning:	RORD1 – Restricted Office Retail District 1
Permitted Uses:	Retail, Food Uses, Healthcare and others
Asking Rent:	\$45/SF NNN Triple Net estimated at \$9/SF
Available:	Immediately
Extensive window line, very bright spaces	
Signage available	
Great visibility	
Ample Parking	

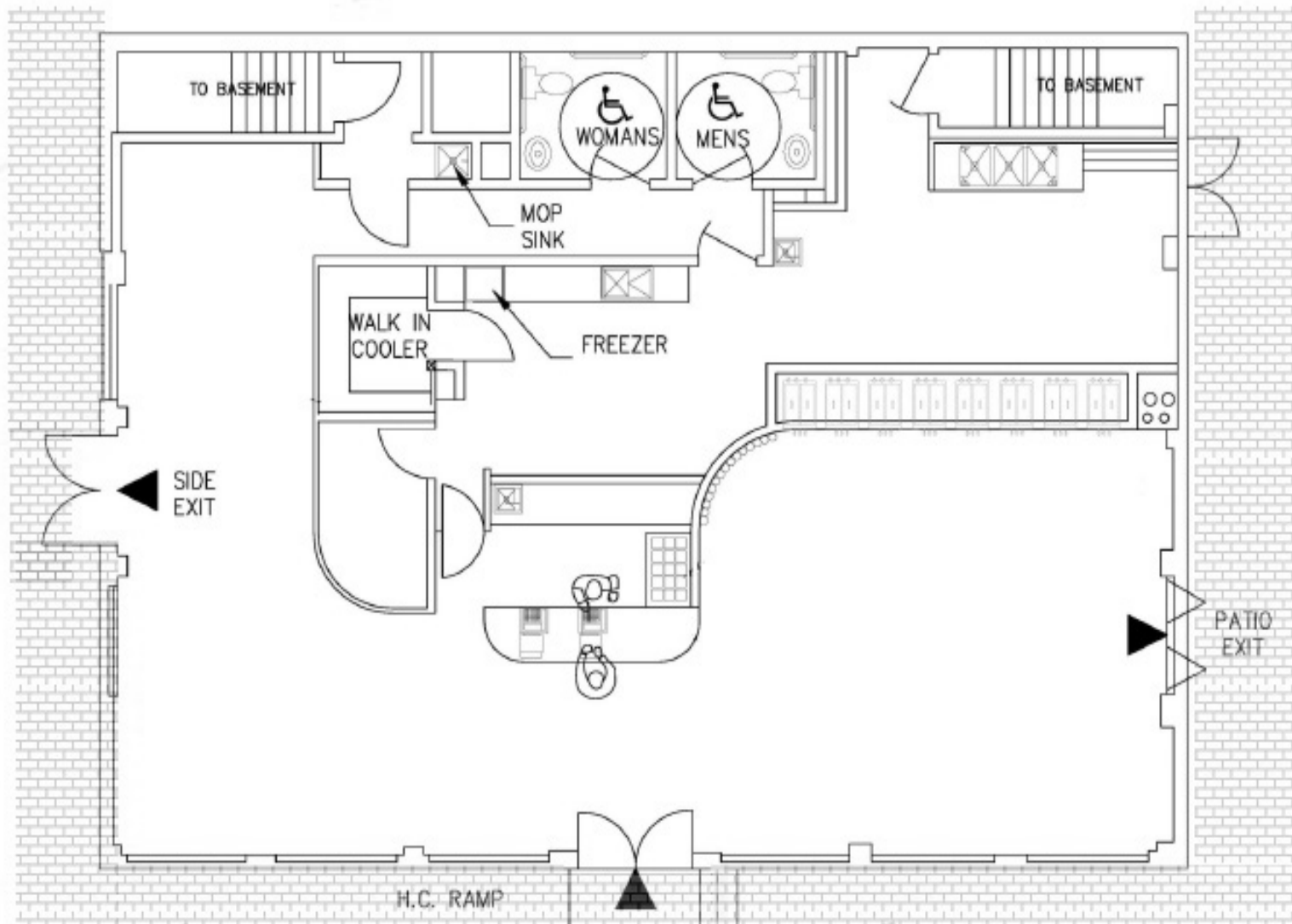
All information is subject to errors and omissions.



# Site Plan



# Floor Plan





## Photos Building A

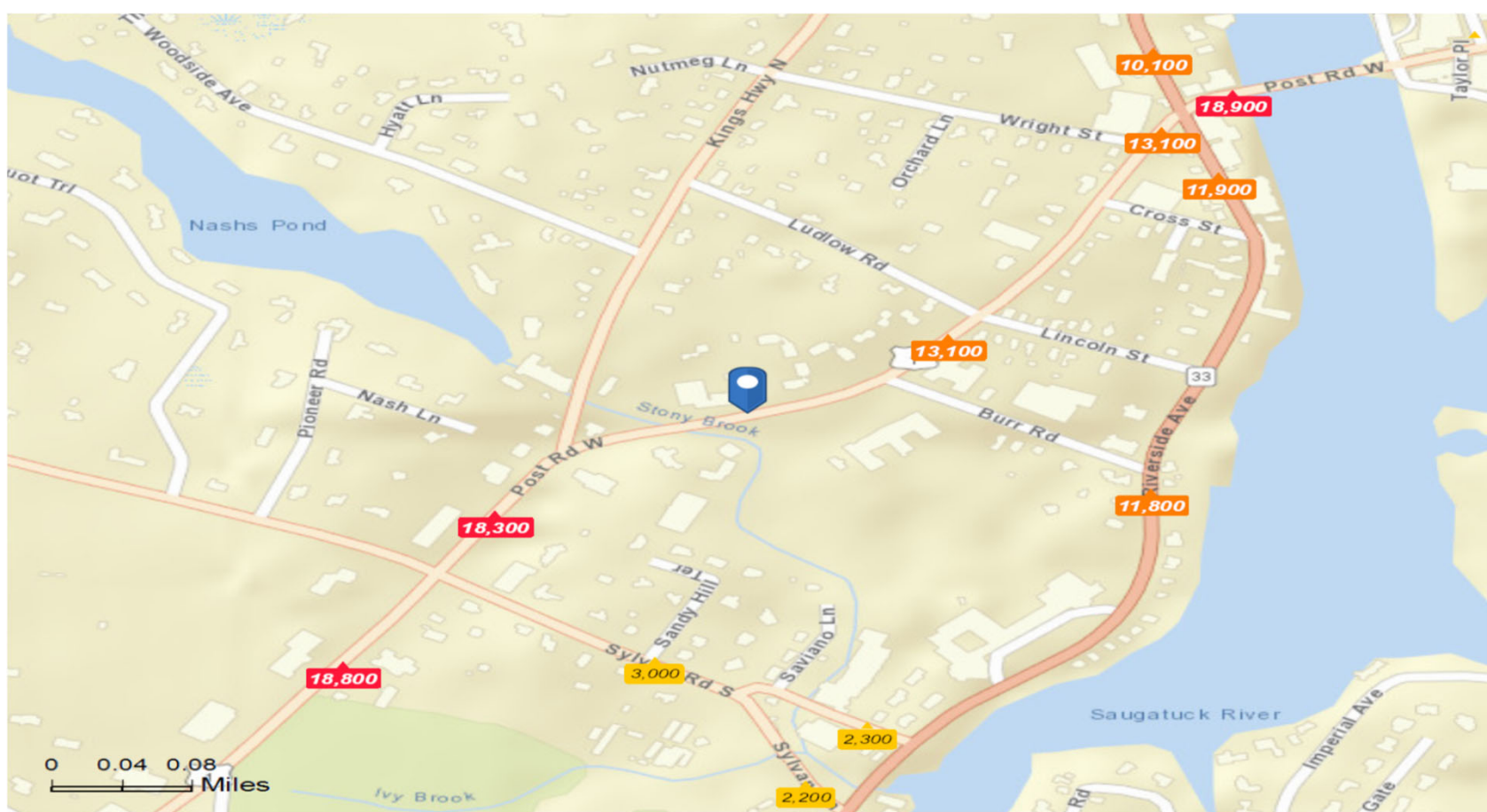






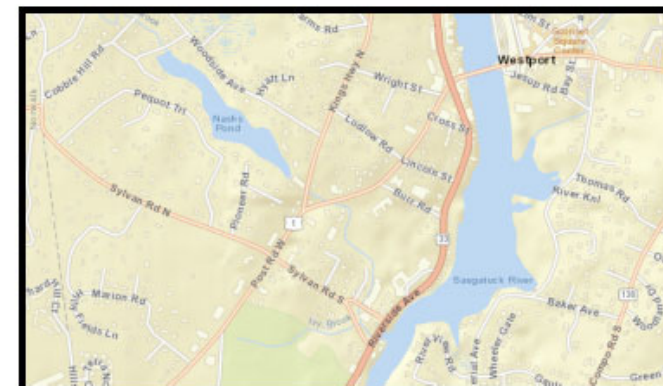
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### Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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Traffic Count







For additional information, please contact :

Franco Fellah  
Executive Vice President  
HK Group II, Inc.  
Commercial Real Estate  
49 Riverside Avenue  
Westport, CT 06880  
C: 203.981.3476  
[Ffellah@hkgrp.com](mailto:Ffellah@hkgrp.com)