

**MOST VISIBLE SITE IN DOWNTOWN  
WESTPORT, CT (Fairfield County)**  
*40 Post Road East at Main Street*



## **EXCEPTIONALLY CENTRAL SITE IN WESTPORT'S DOWNTOWN CBD**

Corner Location at Main St & Post Rd E  
11,690 SF | CONTACT FOR RENTAL RATE

**VIRTUAL TOURS**


Ground Exterior: [HERE](#)

Ground Interior: [HERE](#)

Second Interior: [HERE](#)



- Ample Natural Light
- Parking Directly in Rear
- Corner Building with Massive Frontage
- Highly Visible at Signalized Intersection
- Various Uses Permitted
- Abundance of Light

 CONTACT OWNER'S EXCLUSIVE AGENTS: HARYN INTNER: 914-779-8200 x123 | haryn@admiralrealestate.com  
JON GORDON: 914-779-8200 x115 | jgordon@admiralrealestate.com

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# 40 POST ROAD EAST AT MAIN STREET

Ultra Prime Corner Location for Lease  
Unbeatable Location



## BUILDING DETAILS

Zoning:	Downtown Business
Location:	Main Street and Post Rd East
Nearby Retailers:	Lovesac, Lou & Grey, Anthropologie, etc.
Parking:	Street and Lot at Adjacent Jesup Rd
Area Towns:	Norwalk, New Canaan, Fairfield, Southport
Accessibility:	I-95 or Merritt Pkwy > Rte 7 > Rte 1 (Post Rd E)

## DEMOGRAPHICS

By Drive Time	5-Min	10-Min	15-Min	Westport
Average HH Income	\$236,093	\$197,693	\$167,343	\$307,092
Median HH Income	\$167,882	\$135,676	\$107,156	\$200,001
Population	5,957	47,973	130,927	27,095
Total Households	2,211	17,774	49,040	9,767
Retail Potential	\$280M	\$1.4B	\$3.4B	\$1.04 Billion
Disposable Income	\$140,077	\$122,431	\$106,713	\$175,960

## CONNECTICUT'S FAIRFIELD COUNTY

STRONG SPENDING POWER

\$21 billion in Fairfield  
RETAIL DEMAND

## KEY FACTS (FAIRFIELD COUNTY)

POPULATION	MEDIAN AGE
965,140	41
HOUSEHOLDS	DISPOSABLE INCOME
360,159	\$108,789

## SPACE INFORMATION

- One of the most populated high-end, luxury retail locations
- Uses: General retail and office, medical, and dental
- Extreme frontage due to corner location
- Fantastic parking in rear, on street & walkable municipal lots
- 2<sup>nd</sup> floor hardwood floors, restrooms, plenty of natural light
- Private entrance on Taylor Pl.; Dedicated lobby with elevator

## DEC 2024 WESTPORT MEDIAN HOME SALES PRICE

**\$2,438,000**

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# DOWNTOWN WESTPORT RETAIL MAP



**ADMIRAL**  
REAL ESTATE SERVICES

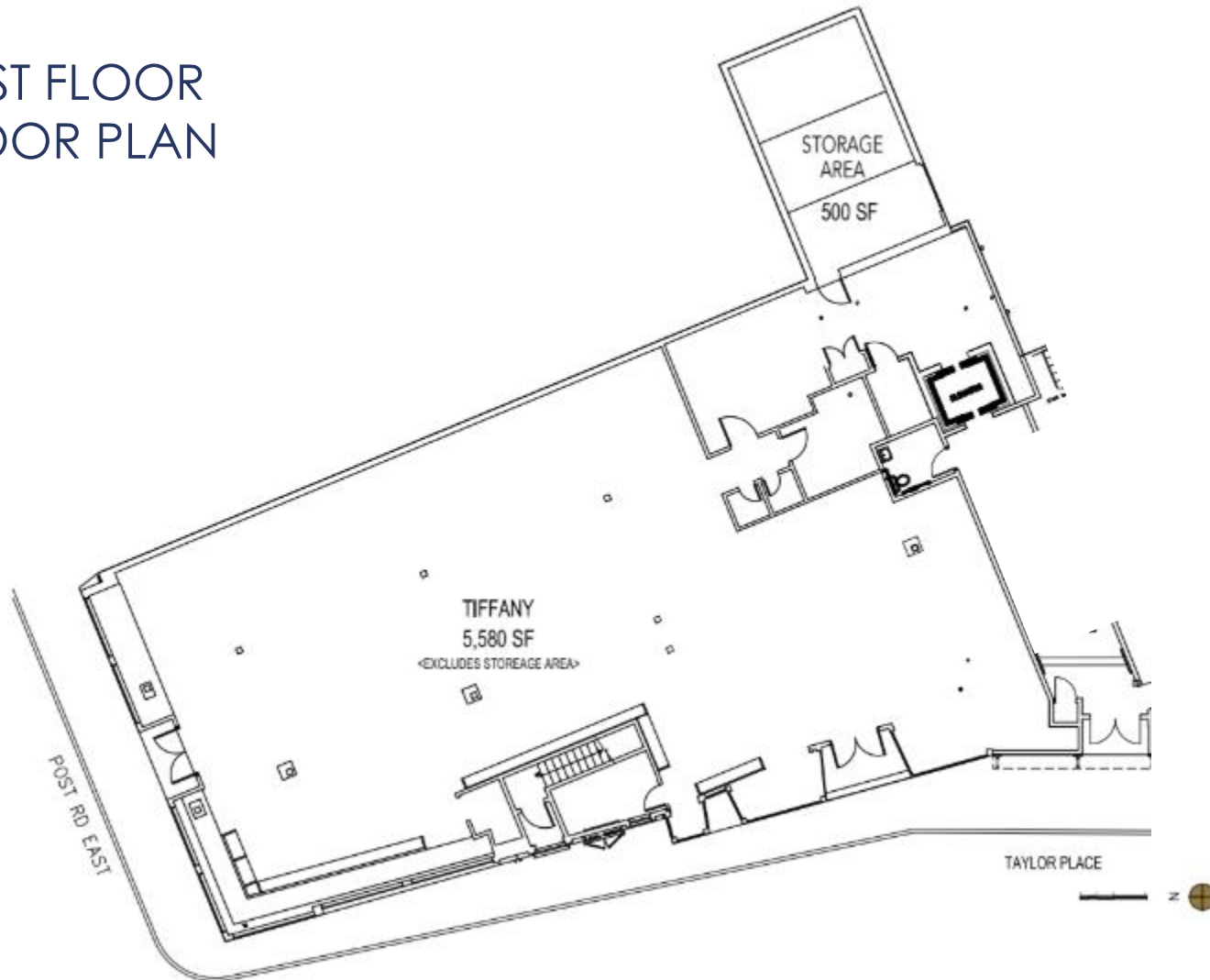
Ample downtown parking available: Approx. 2,500 spaces

**P** - Free municipal parking lot



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## FIRST FLOOR FLOOR PLAN



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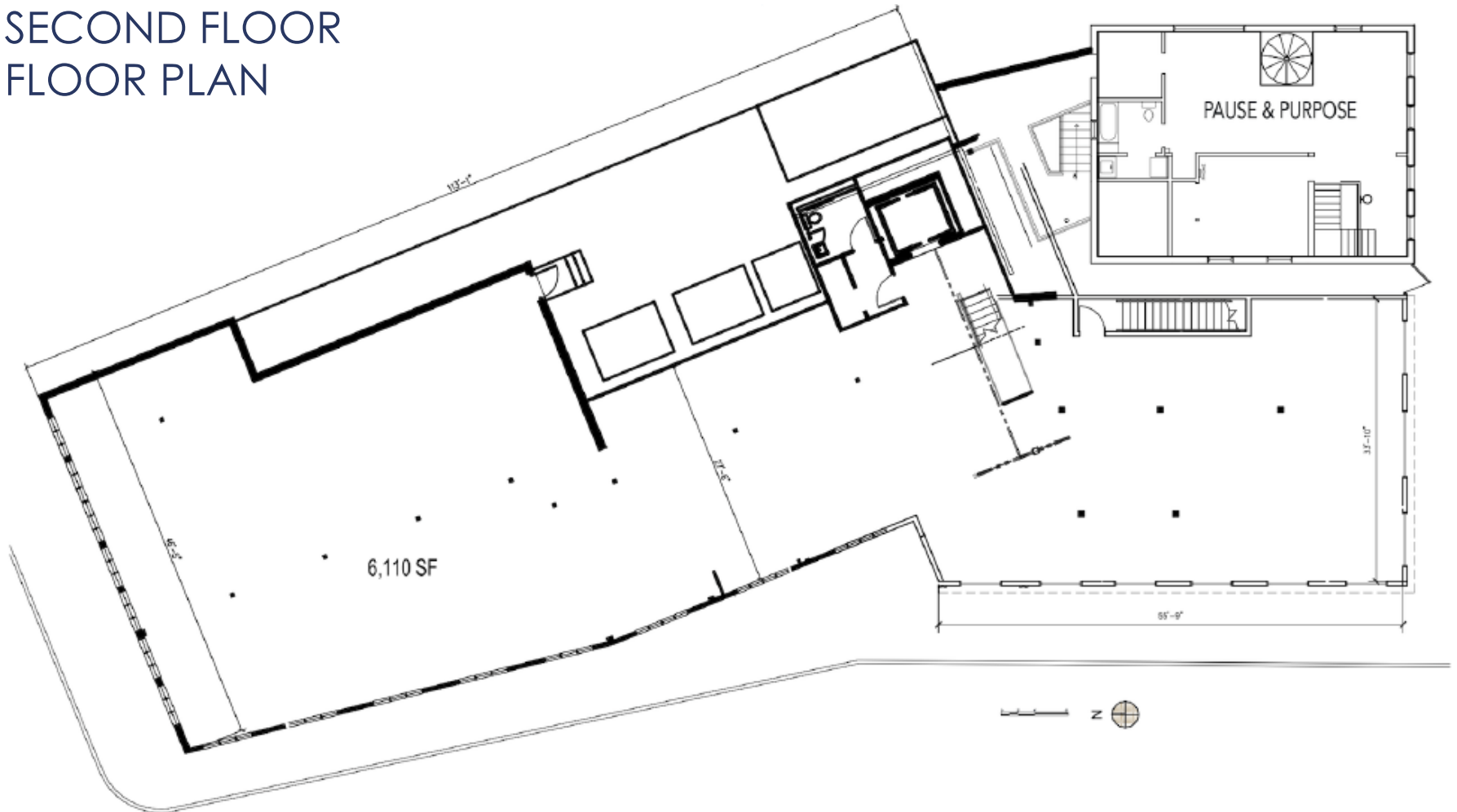
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## SECOND FLOOR FLOOR PLAN



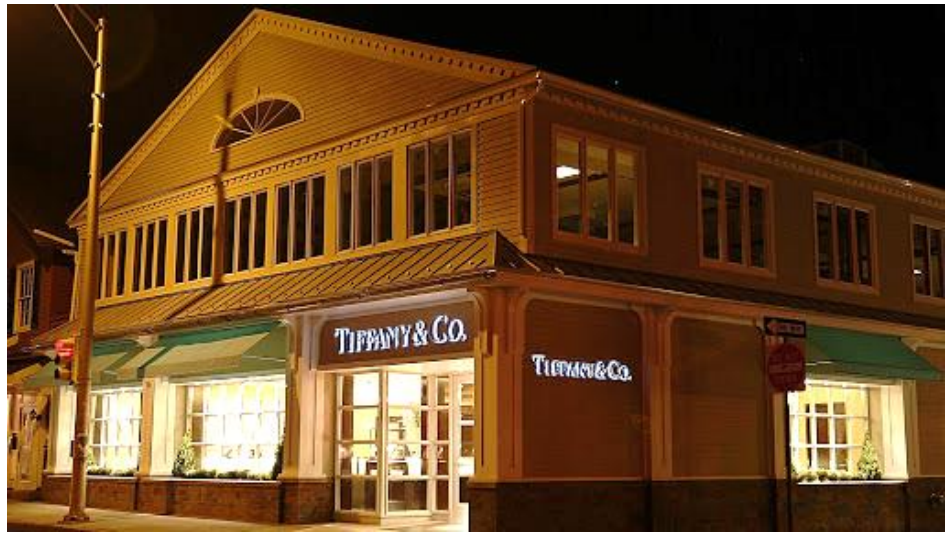
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## EXTERIOR & SITE VISIBILITY



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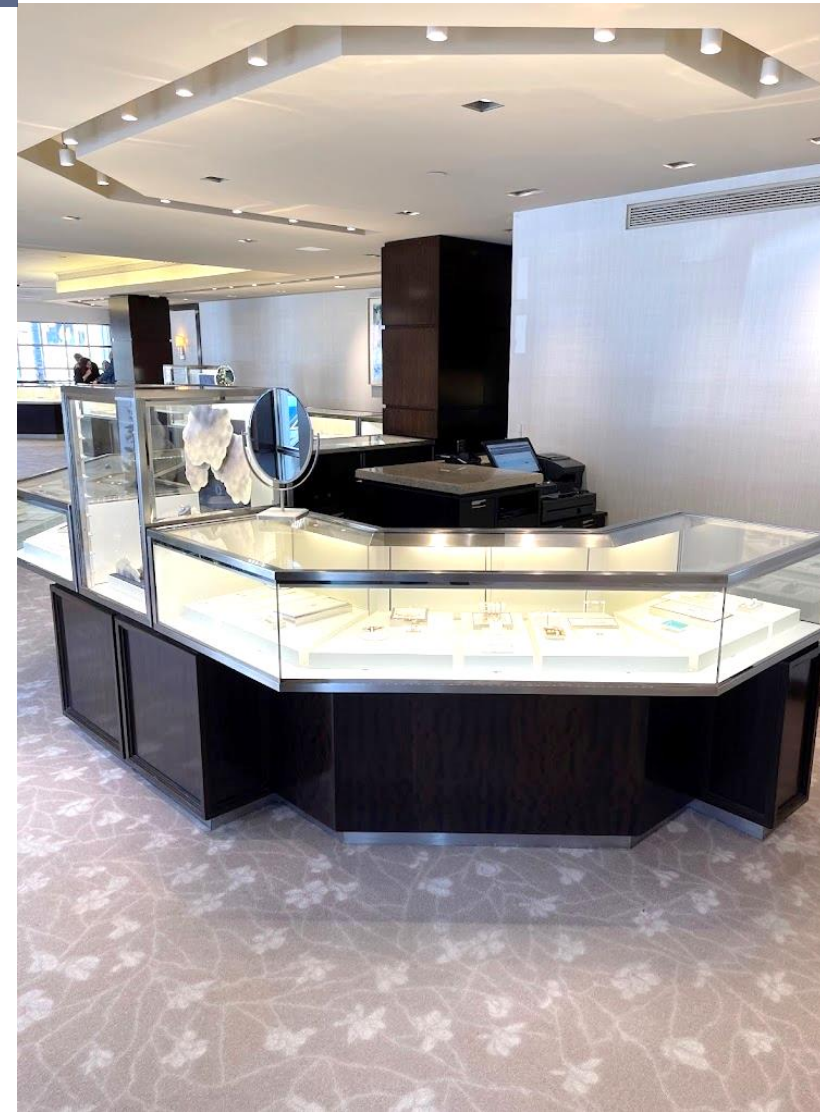
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GROUND FLOOR  
INTERIOR | 1



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## GROUND FLOOR INTERIOR | 2



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## SECOND FLOOR INTERIOR | 1

Click [HERE](#) for interior video



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## SECOND FLOOR INTERIOR | 2

Click [HERE](#) for interior video



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## SECOND FLOOR INTERIOR | 3

Click [HERE](#) for interior video



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## SECOND FLOOR INTERIOR | 4

Click [HERE](#) for interior video



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PARKING  
AERIAL  
Downtown  
Westport



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## PARKING AERIAL

Municipal Lots



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## ZONING MAP | 1

### LEGEND

-  Zoning District
-  Village District



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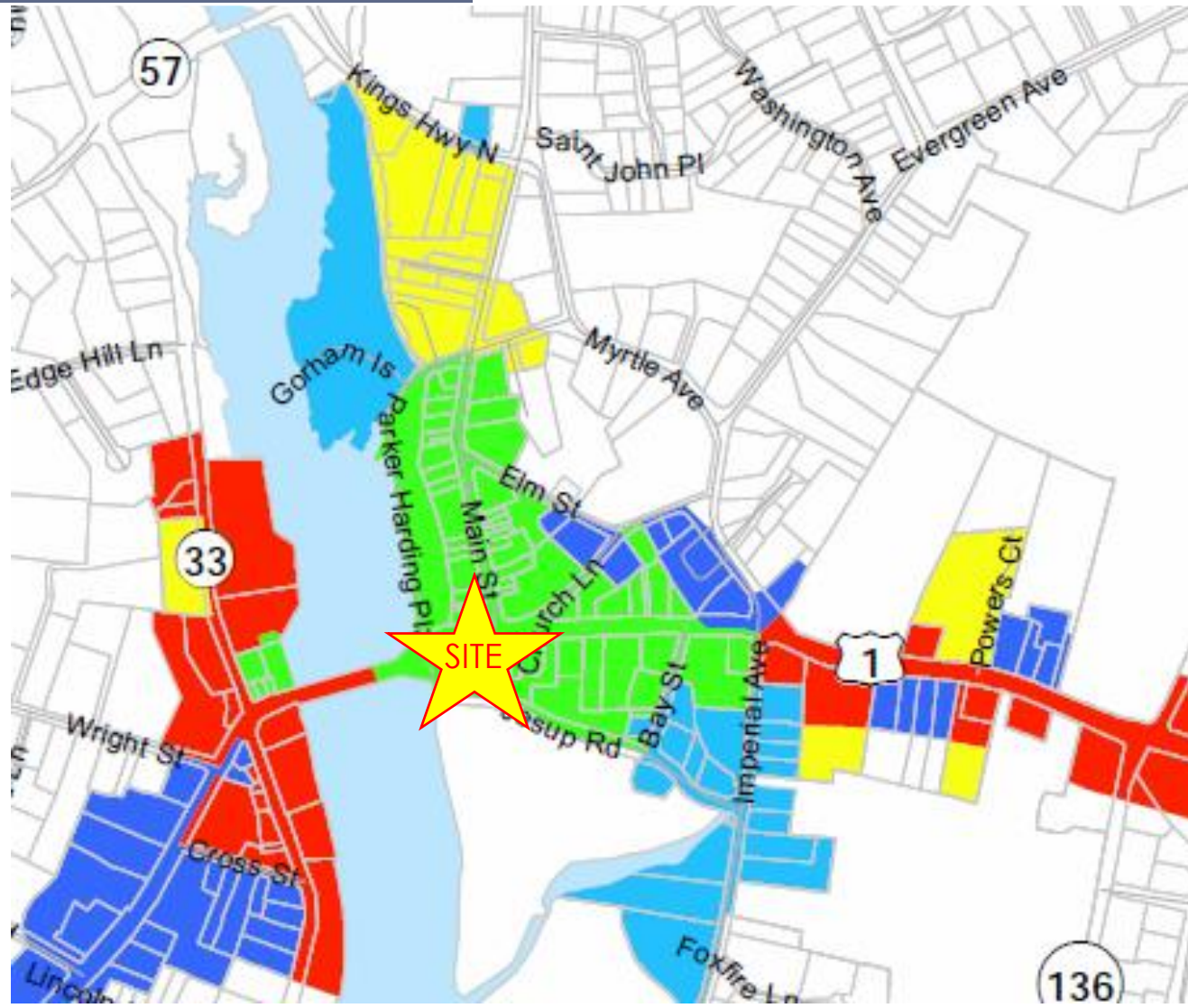
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## ZONING MAP | 2

### LEGEND

-  Downtown
-  Business District
-  Saugatuck Center
-  Special Business
-  General Business
-  Office-Type District
-  Office / Retail
-  Non-Business Zone



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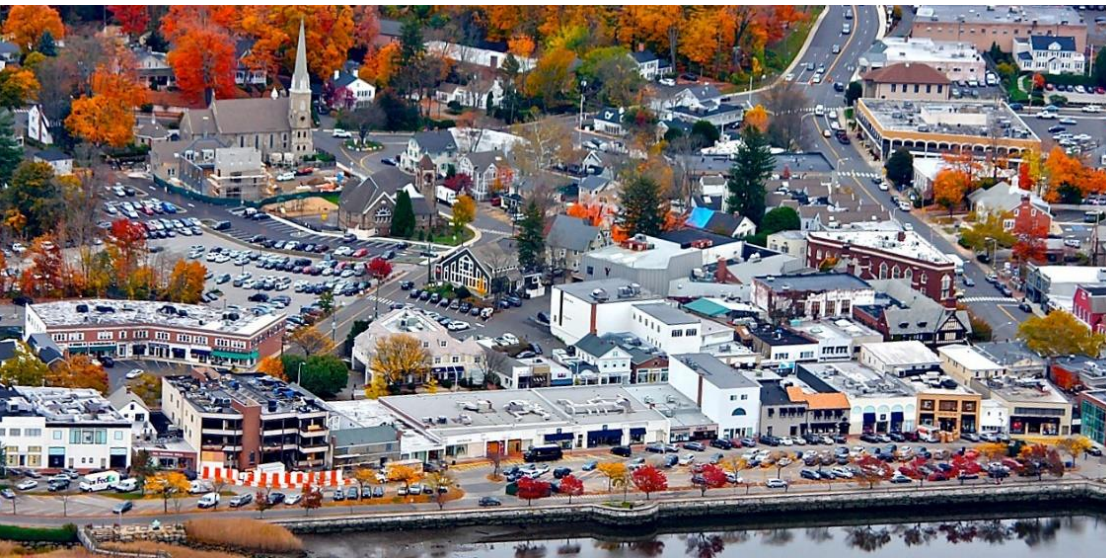


## ABOUT WESTPORT, CT

The coastal town of Westport is approximately 20 square miles, with a population of 27,095. **Westport has remarkably high average household income of \$307,092**, over three times the U.S. average and more than double the average for the State of Connecticut.

**A destination shopping area**, Westport draws customers from a distance, as well as local residents. Like Greenwich, Westport offers a mix of upscale local, regional and national retailers that are rarely found together in a Main Street type environment, attracting shoppers from up and down Connecticut's gold coast.

Westport is **Bloomberg's 23<sup>rd</sup> Wealthiest Town in the US** in 2020 and was named in Lendedu's Top 500 Cities to Start a Small Business. Further, in 2019 Westport ranked #1 in Patch's Best Small Cities in America.



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EXCLUSIVE REPRESENTATIVES:

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