

315 MAIN STREET WESTPORT CT



PROPERTY AVAILABLE FOR SALE OR LEASE

Price available on request.

- .21 acre lot with gross building size of 2,718 SF - 12 parking spaces
- Available:
 - Unit 1 (1st & 2nd Floor) - 822 - 1,644 SF
- Office suites available or lease up the entire space w/ 1.5 bathrooms 7 private offices and conference room
- Smart Entry Systems 24/7 Security & Building Upgrades through out
- Walking distance to downtown Westport and scenic park space

DEMOGRAPHICS

Population 2022:

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

Average Household Income:

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

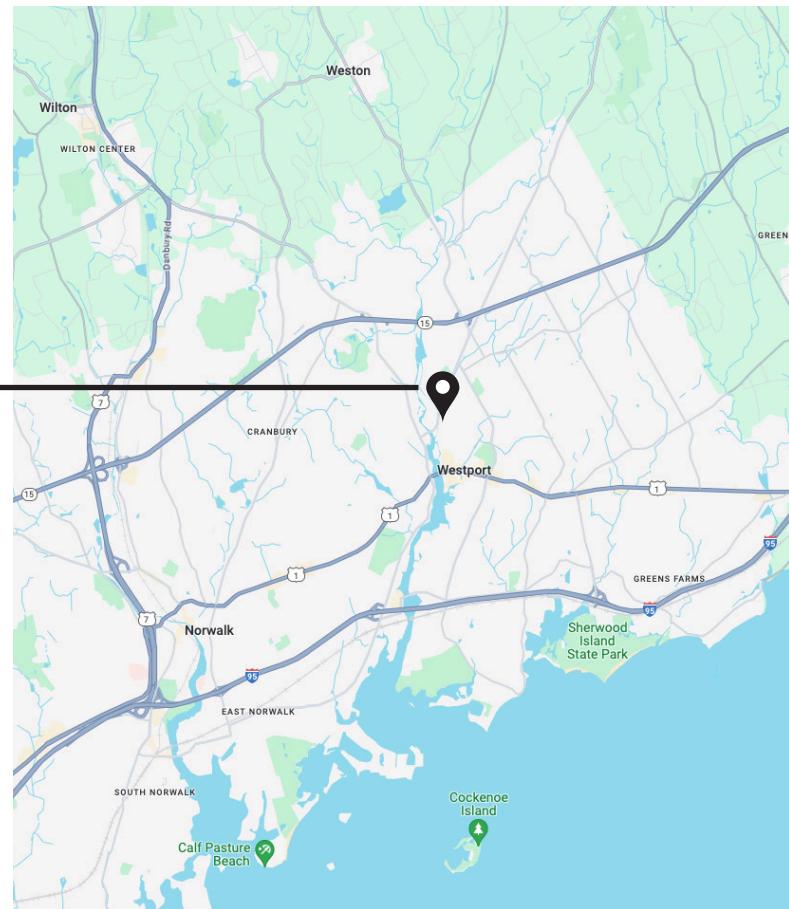
Average Disposable Income 2022:

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



EAC Properties is proud to exclusively present up 315 Main Street Westport CT with available office space across two floors with a direct view of the Saugatuck River. The building is undergoing renovations and space(s) will be delivered turnkey. Just on the edge of walking Main Street Westport Connecticut. Conveniently located adjacent to restaurants, retail, wellness, and spa services. Within walking distance to Westport CBD and scenic park space.

Property offers Westport address without the congestion of 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. Metro North Station provides access to midtown Manhattan in approximately 60 minutes.



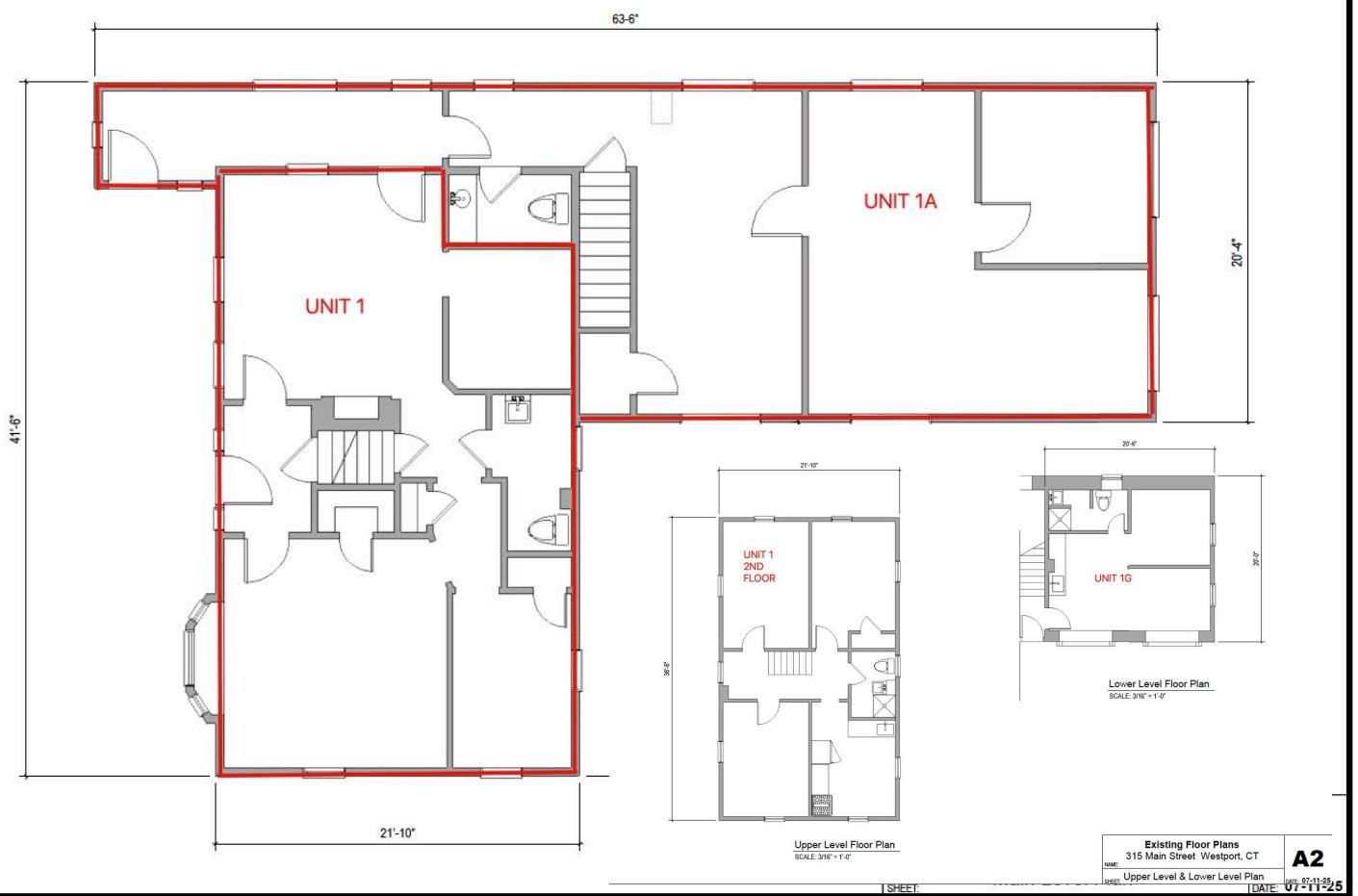
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