

# 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:

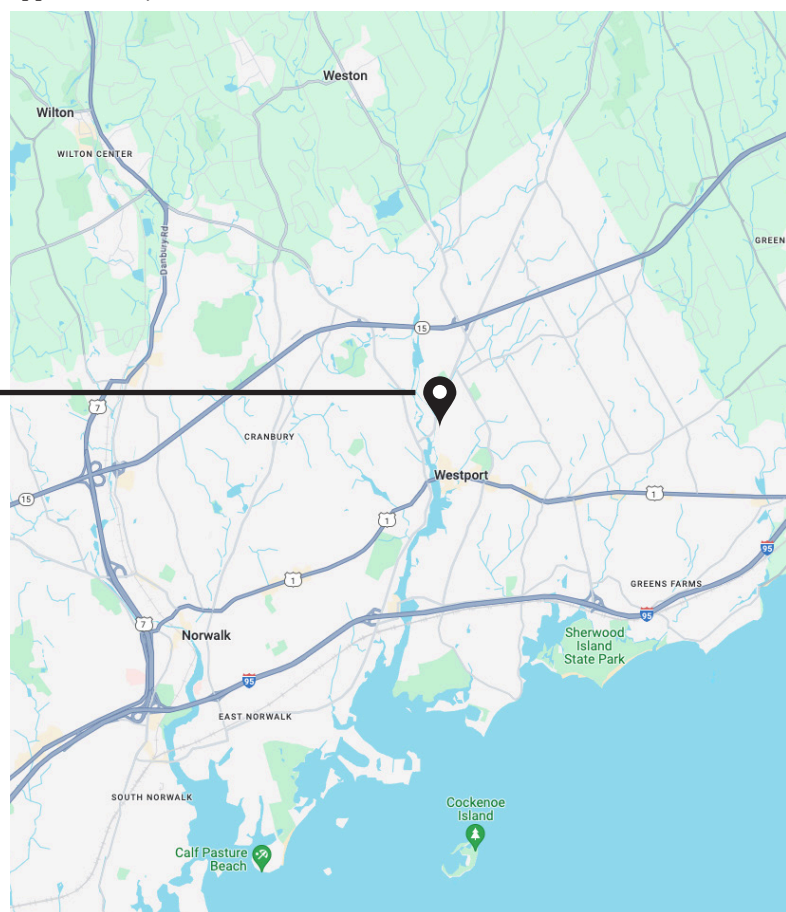
Westport 2022: \$297,928 • Westport 2027: \$337,658 (projected)

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.



## CONTACT

Scott Cranston  
Commercial Associate  
203 209 9451  
Scott@EAC-Properties.com  
RES.0825691

Andreas Senie  
Managing Partner  
203 584 7257  
Andreas@EAC-Properties.com  
REB.0790681

No warranty of representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals or as part of KW Commercial.

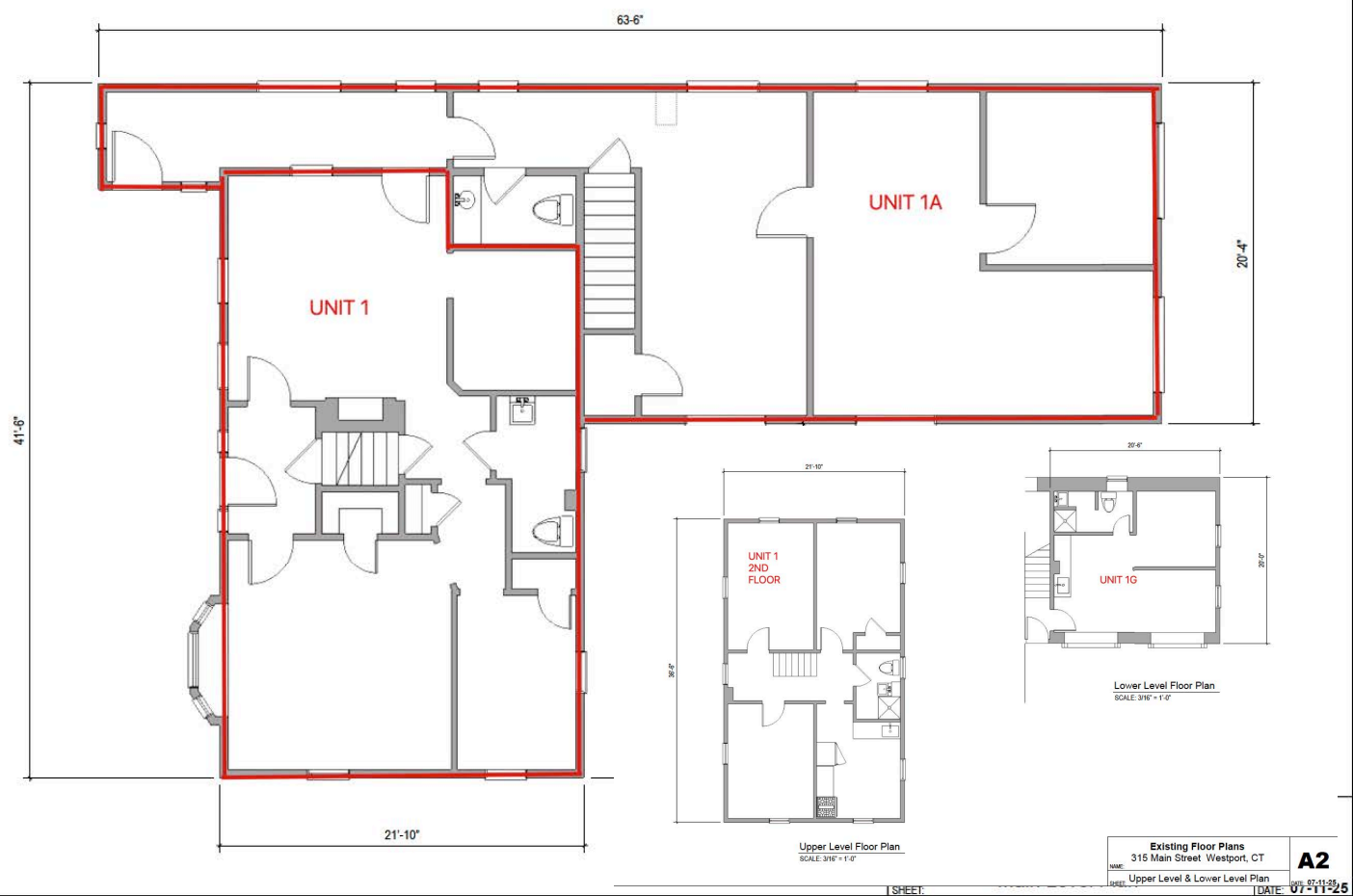


572 White Plains Road Trumbull, CT 06611 • Tel 844 322 7325 • Fax 844 322 7325 • [www.EAC-Properties.com](http://www.EAC-Properties.com)





# 315 MAIN STREET, WESTPORT, CT



No warranty of representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals or as part of KW Commercial.