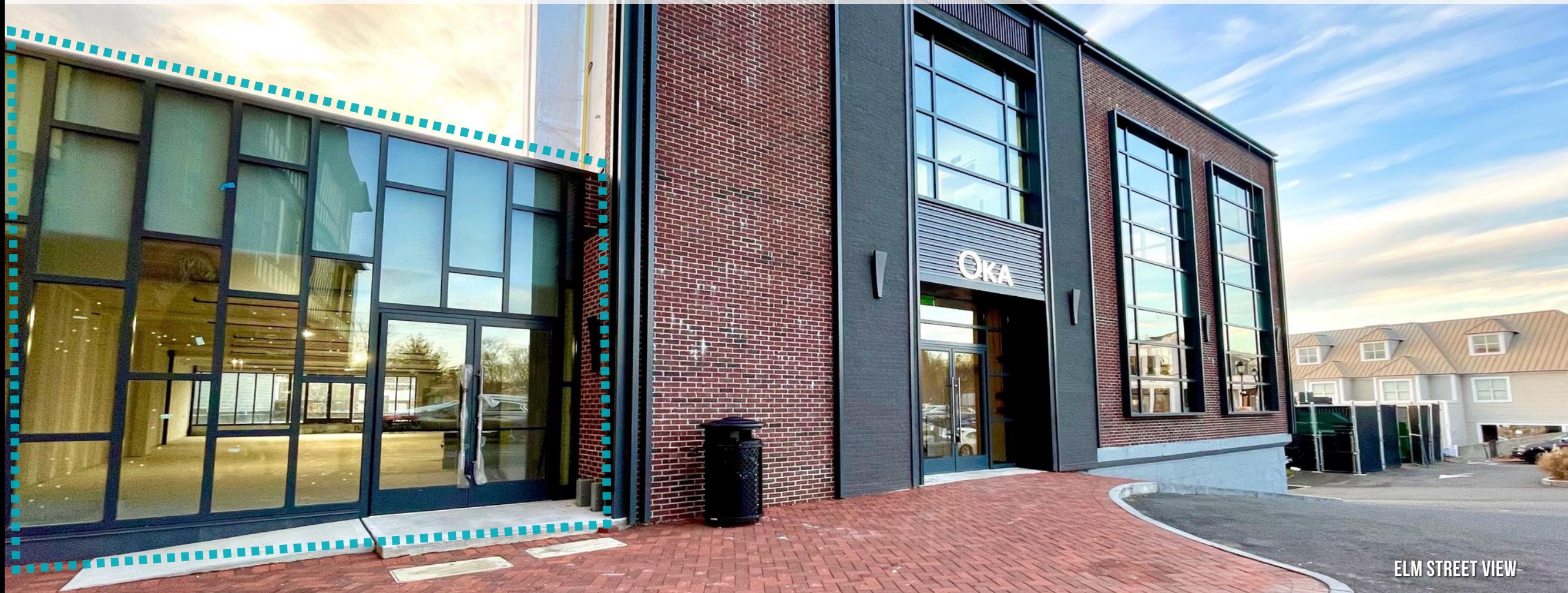


44 MAIN STREET • WESTPORT CT

INCREDIBLE RESTAURANT/RETAIL OPPORTUNITY

IN THE HEART OF WESTPORT, CT



ELM STREET VIEW

PLEASE CONTACT US
FOR LEASING INQUIRIES:

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CP CLARION PARTNERS

CUSHMAN &
WAKEFIELD

PARAGON

44 MAIN STREET • WESTPORT CT



PROPOSED MAIN STREET VIEW

COMMENTS:

- Incredible restaurant/retail opportunity in the heart of Westport, CT.
- Includes access to a large, private roof deck overlooking Main Street.
- Elm Street entry with immediate access to ample free municipal parking.
- Adjacent to the Elm Street portion of the Bedford Square development project. Surrounded by upscale national retailers.

AVAILABLE SPACE **3,061 SF** POSSESSION **IMMEDIATE**

LEASE TYPE **DIRECT**

NEIGHBORING RETAILERS INCLUDE:

ANTHROPOLOGIE	LUX BOND & GREEN	J. CREW
TIFFANY & CO.	THEORY	MADEWELL
ATHLETA	LULULEMON ATHLETICA	URBAN OUTFITTERS
OKA	VINCE	EILEEN FISHER
INTERMIX	GAP	VINEYARD VINES
PATAGONIA	BROOKS BROTHERS	MARINE LAYER

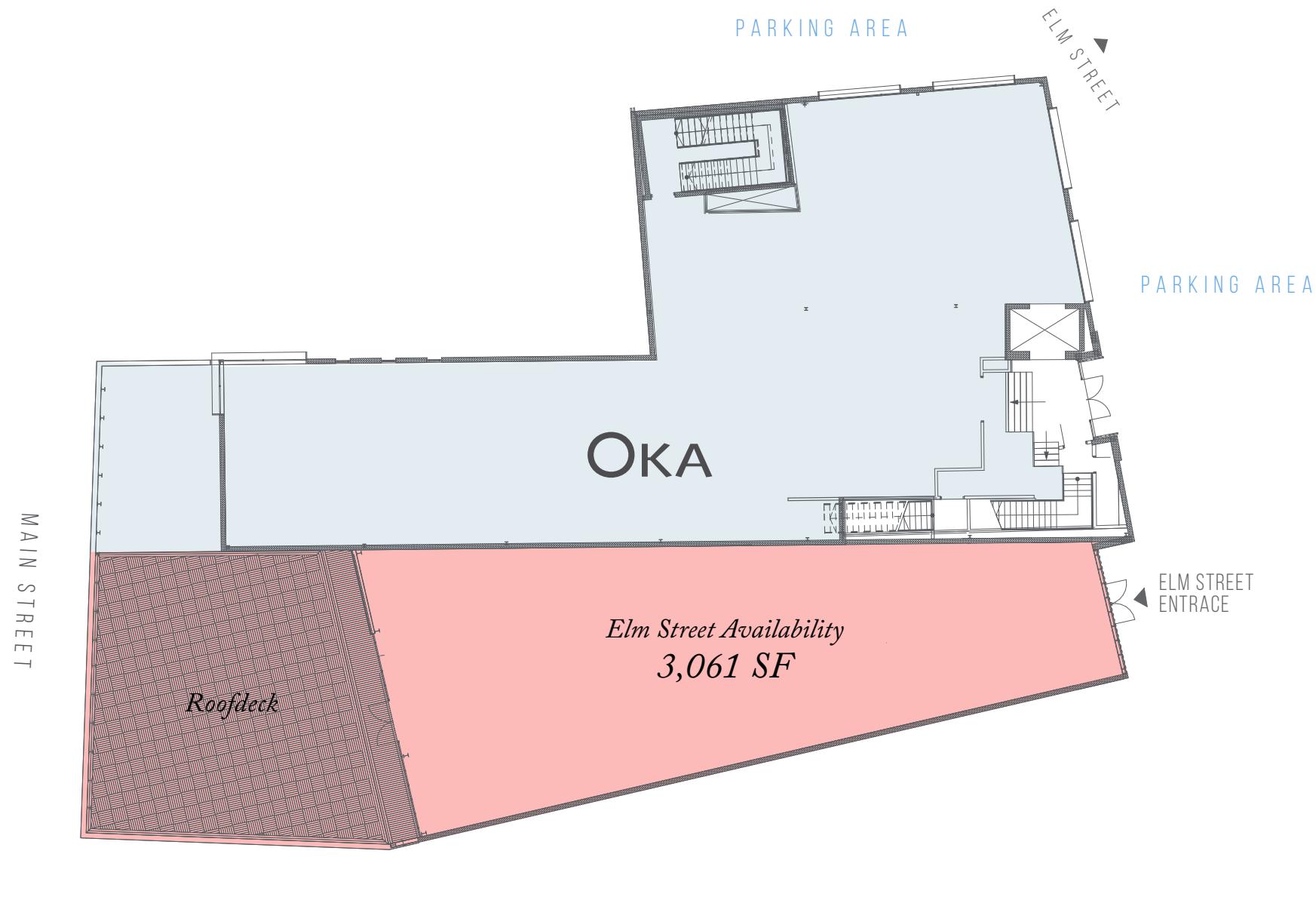
44 MAIN STREET • WESTPORT CT

DEMOGRAPHICS

	TOTAL POPULATION	TOTAL HOUSEHOLD	TOTAL HOUSEHOLD INCOME	PER CAPITA INCOME
2 MILE RADIUS	6,379	2,367	\$206,643	\$76,799
3 MILE RADIUS	46,411	17,223	\$187,643	\$69,776
5 MILE RADIUS	125,506	47,465	\$155,104	\$58,787

44 MAIN STREET • WESTPORT CT

FLOORPLAN



44 MAIN STREET • WESTPORT CT

PHOTOS



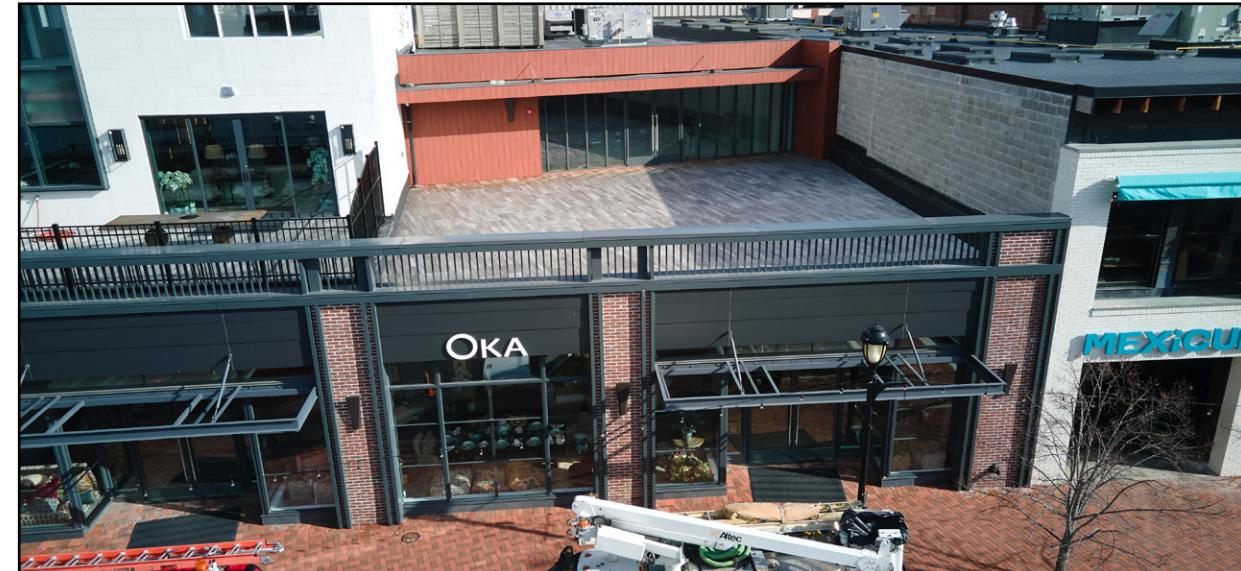
INTERIOR OF ENTRANCE



INTERIOR



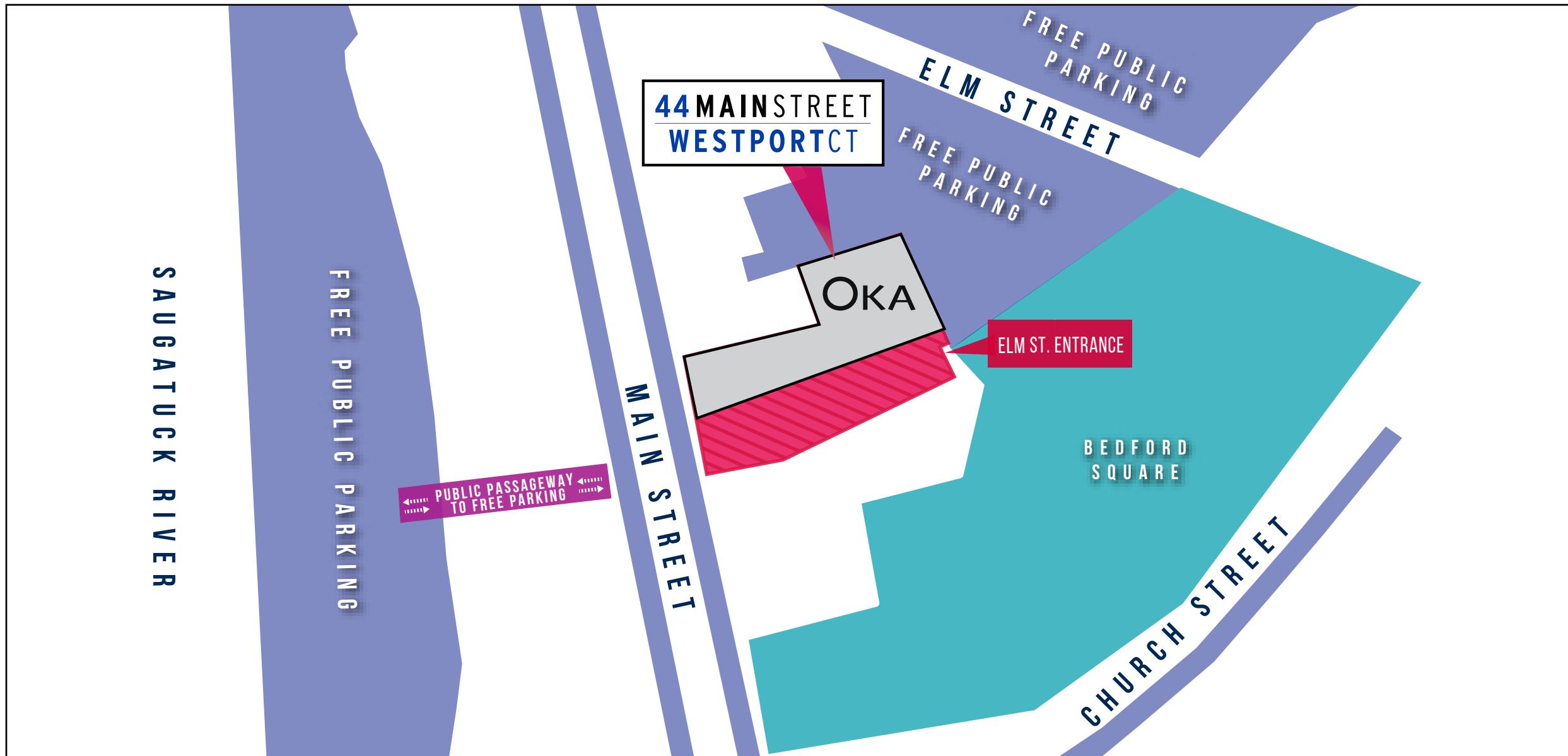
PRIVATE ROOF DECK



PRIVATE ROOF DECK FROM

44 MAIN STREET • WESTPORT CT

AERIAL MAP



44 MAIN STREET • WESTPORT CT

NEIGHBORING RETAILERS IN THE HEART OF WESTPORT, CT



44 MAIN STREET • WESTPORT CT



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