

ULTRA PRIME RETAIL 2nd FLOOR SPACE
WESTPORT, CT (Fairfield County)
Taylor Place @ Post Rd E & Main Street




MOST CENTRAL UPPER-LEVEL SPACE IN WESTPORT'S DOWNTOWN CBD
Includes Dedicated Lobby with Elevator
6,000 SF Site Above Tiffany & Co. (40 Post Rd E)



Click [HERE](#) for interior video

- Abundance of Natural Light
- Ample Parking in Adjacent Lot
- Private Entrances on Taylor Place
- Highly Visible at Signalized Intersection
- Hardwood Floors
- Various Uses Permitted

 CONTACT OWNER'S EXCLUSIVE AGENTS: HARYN INTNER: 914-779-8200 x123
JON GORDON: 914-779-8200 x115
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PROTECTED

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 Ultra Prime 2nd Floor Retail/Office Space for Lease
 6,000 SF | Exceptional Location



BUILDING DETAILS

Zoning: Downtown Business
Location: Above Tiffany; Taylor Place Entrance
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
Average HH Income	\$236,093	\$197,693	\$167,343
Median HH Income	\$167,882	\$135,676	\$107,156
Population	5,957	47,973	130,927
Total Households	2,211	17,774	49,040
Retail Potential	\$280M	\$1.4B	\$3.4B
Disposable Income	\$140,077	\$122,431	\$106,713

Westport
\$307,092
\$200,001
27,095
9,767
\$1.04 Billion
\$175,960

SPACE INFORMATION

- 6,000 SF
- One of the most populated high-end, luxury retail locations
- Uses: General retail and office, medical, and dental
- Hardwood floors, restrooms, abundance of natural light
- Private entrance on Taylor Pl.; Dedicated lobby with elevator
- Call for rental rate details and information

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

SEPT 2023 WESTPORT MEDIAN HOME SALES PRICE

\$2,350,000

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ADMIRAL
 REAL ESTATE SERVICES



DOWNTOWN
 WESTPORT
 RETAIL
 MAP



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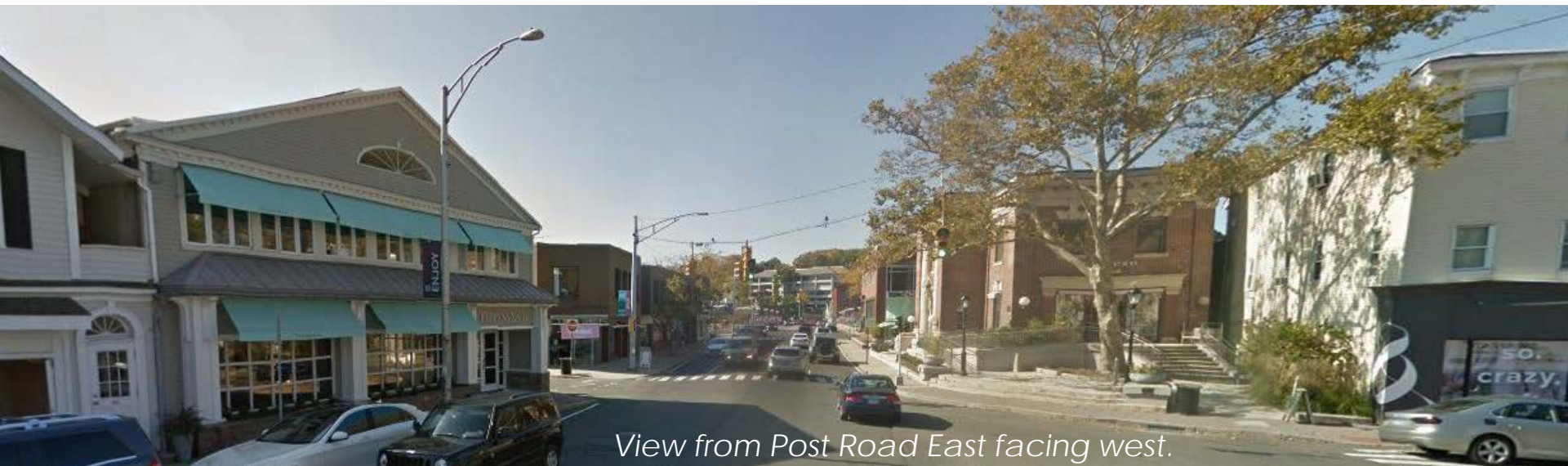
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SITE VISIBILITY



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INTERIOR | 1

Click [HERE](#) for interior video



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INTERIOR | 2

Click [HERE](#) for interior video



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INTERIOR | 3

Click [HERE](#) for interior video



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INTERIOR | 4

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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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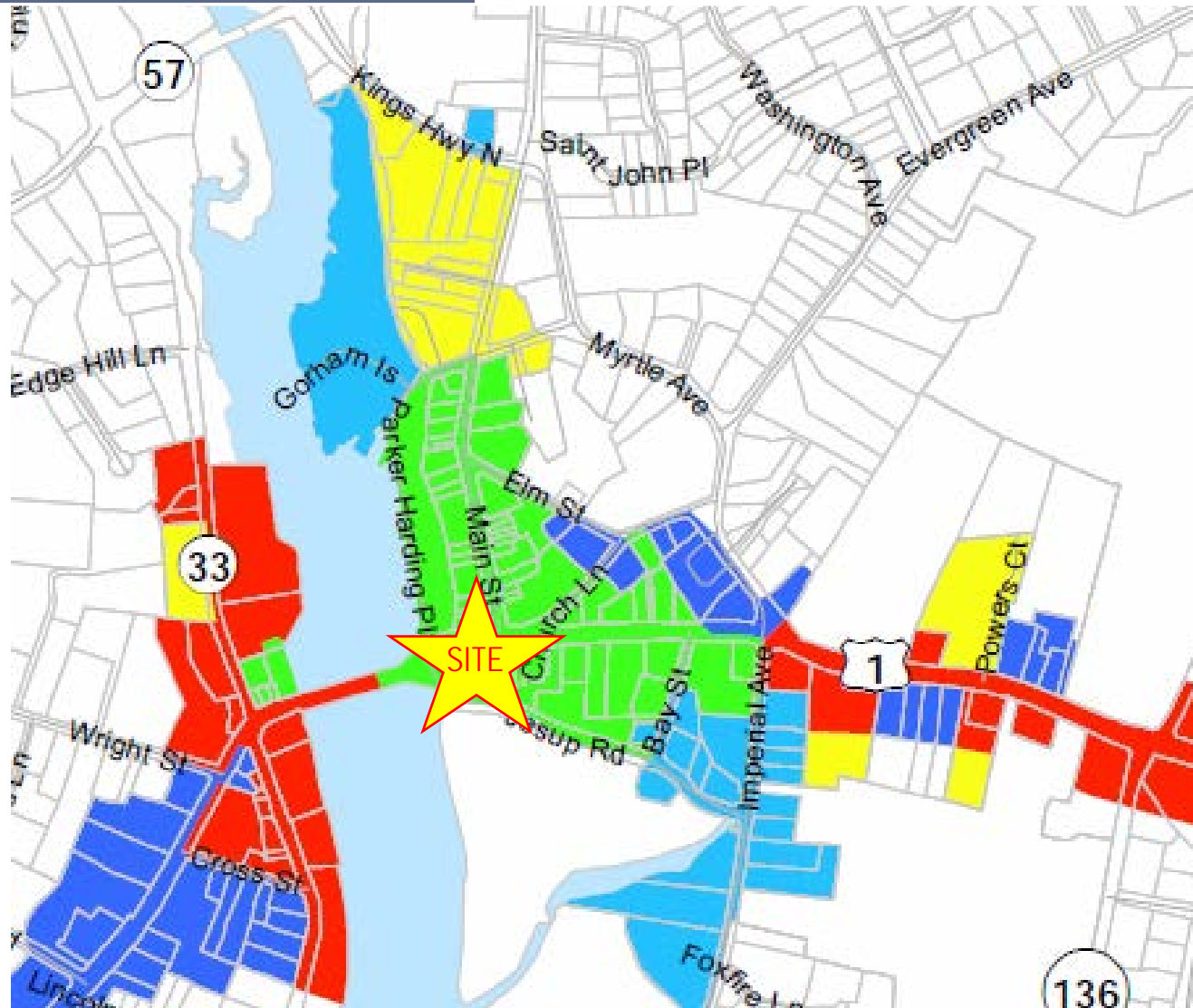
ADMIRAL
REAL ESTATE SERVICES



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 23rd 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.



CONTACT OWNER'S
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