

ULTRA PRIME RETAIL SPACE FOR LEASE
WESTPORT, CT (Fairfield County)
27 Main Street, Westport, CT 06880



ONE OF THE LAST LARGE RETAIL SITES IN WESTPORT CBD

10,001 SF Free-Standing, 2-Story Building

Ground Floor: 4,738 SF
Second Floor: 4,688 SF
Mezzanine: 575 SF

CONTACT FOR RENTAL RATE



Click **HERE** for Virtual Tour!

AVAILABLE Q4 2025/Q1 2026

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

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27 Main Street | WESTPORT, CT
 Ultra Prime CBD Retail for Lease
 10,001 SF | Exceptional Location & Parking



BUILDING DETAILS

Zoning: BCB (Business Center District)
Location: Main St near corner Route US 1 (Post Rd E)
Nearby Retailers: lululemon, Patagonia, Williams Sonoma, etc.
Parking: Excellent – Large Adjacent Lot; Street
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

SPACE INFORMATION

- 10,001 SF site available Q4 2025/Q1 2026
- Site features 2 entrances; Main St and Parker Harding Plaza
- One of the most populated high-end, luxury retail locations
- Immense signage opportunity; Ample and abundant parking
- Beautiful modern built-out; Private ADA compliant restrooms
- Elevator and conveyor

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

OCT 2024 WESTPORT MEDIAN HOME SALES PRICE

\$1,860,000

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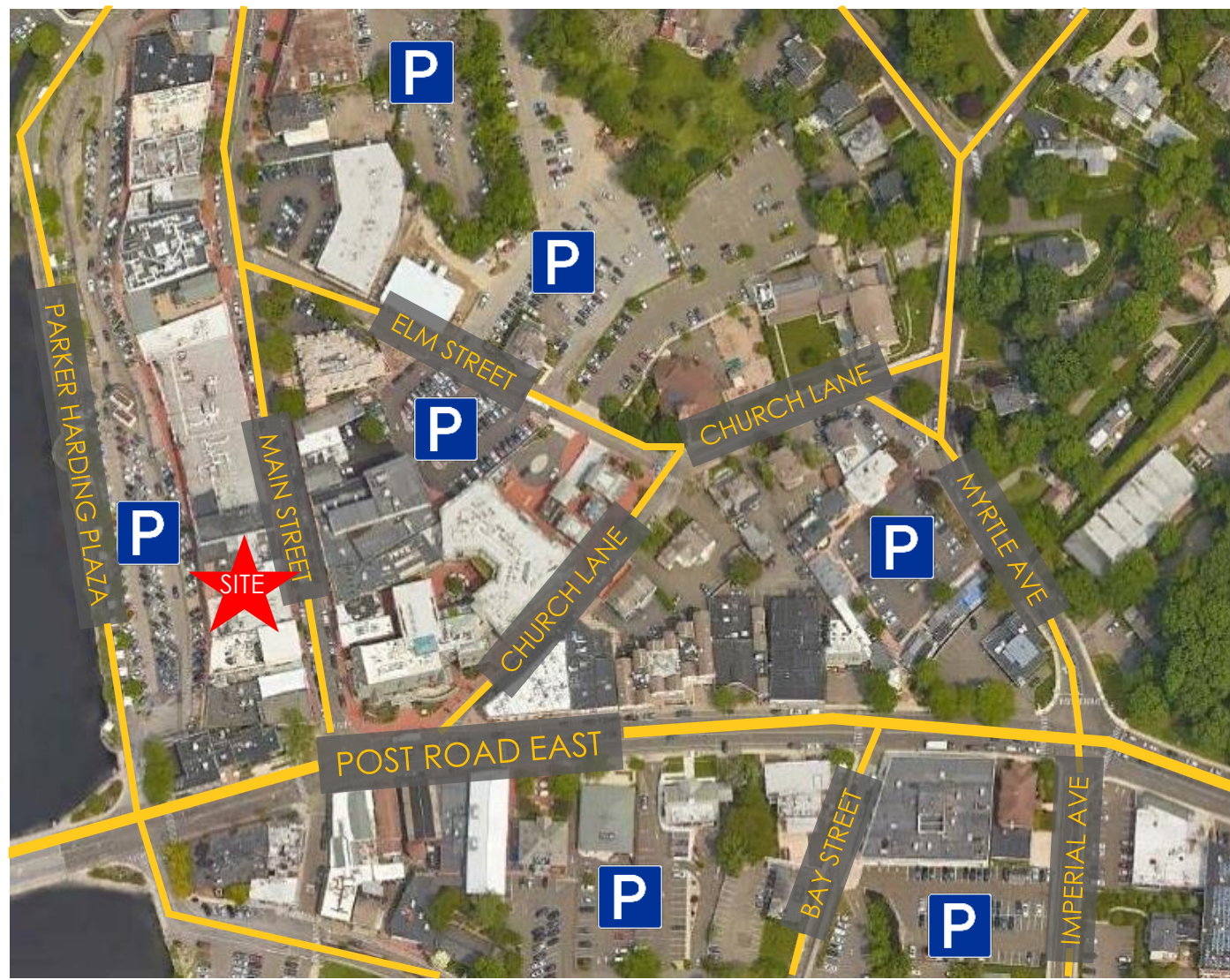
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AERIAL
Downtown
Westport



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RETAIL MAP



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INTERIOR PHOTOS | Ground Floor

Click [HERE](#) for Virtual Tour!



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INTERIOR PHOTOS | Second Floor



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INTERIOR PHOTOS | Built-In Storage & Conveyor



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VISIBILITY - Main Street



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PARKING AERIAL & PHOTO

Parker Harding Plaza Municipal Lot

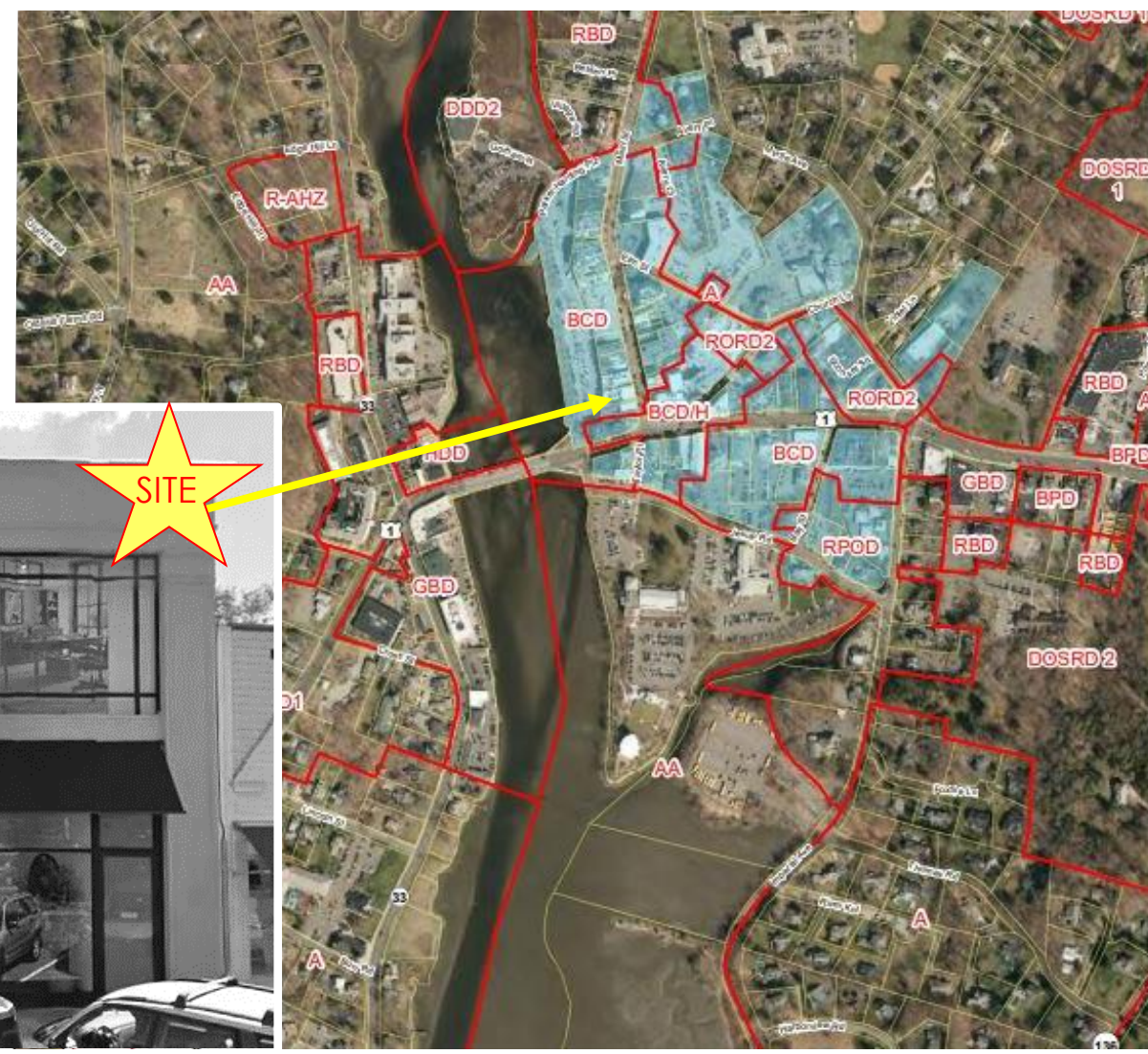


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ZONING MAP | 1

LEGEND





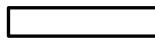



-  Zoning District
-  Village District

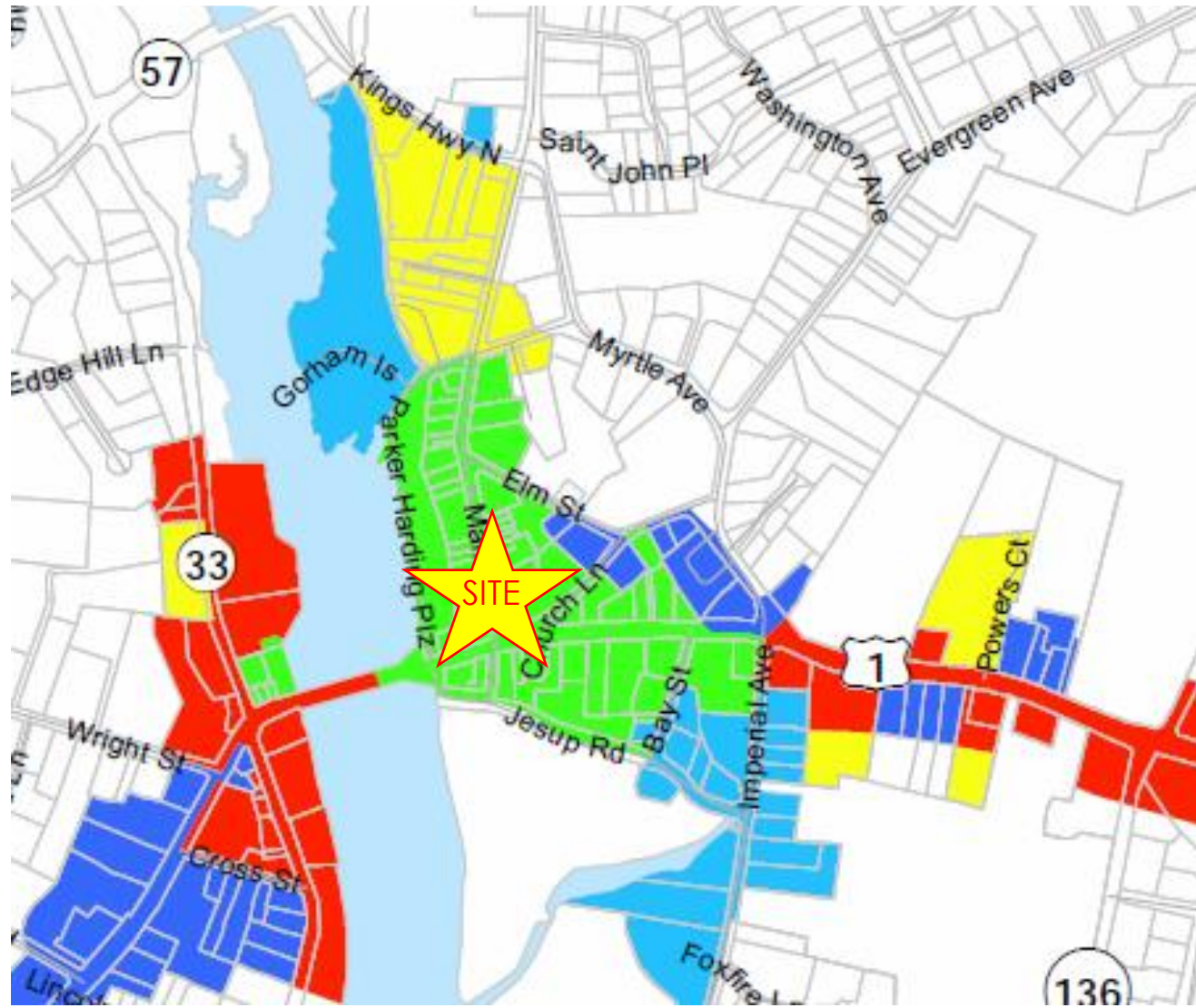


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ZONING MAP | 2

LEGEND

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

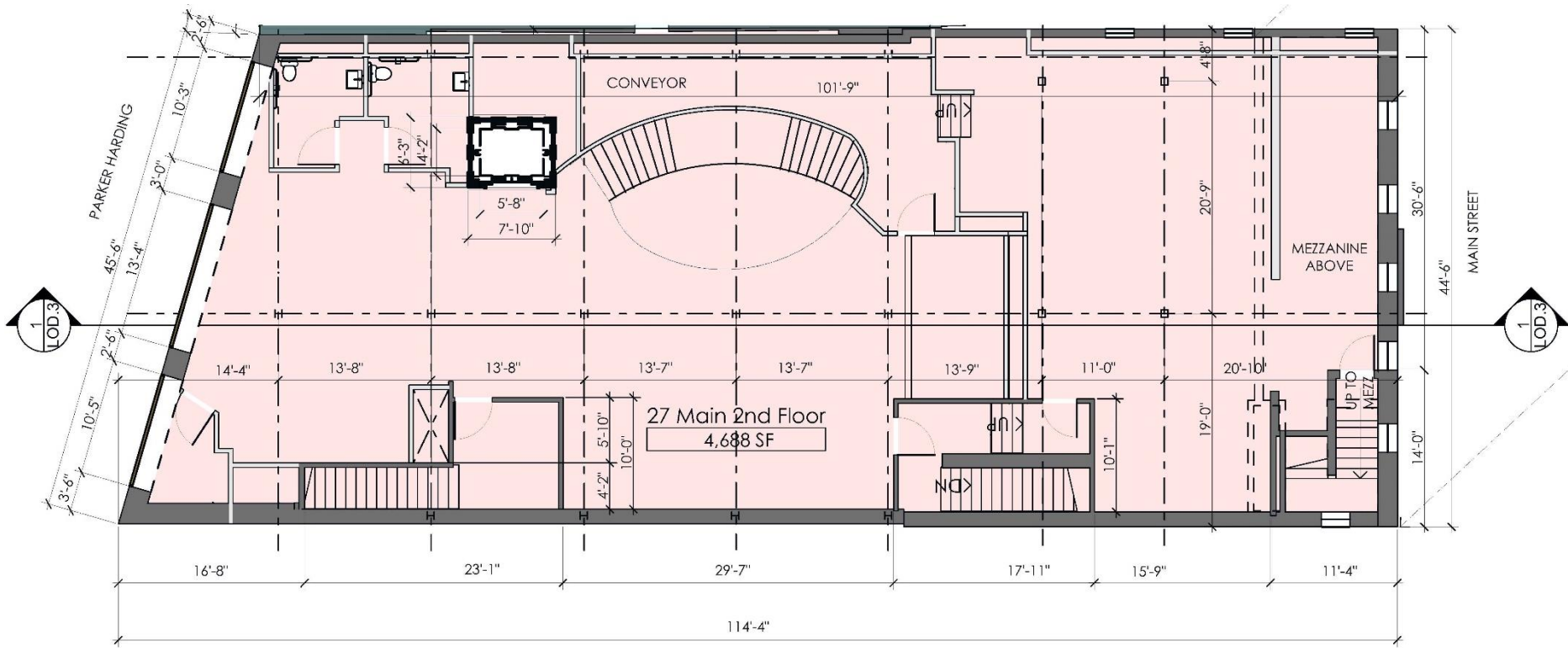


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SITE PLAN

Upper Level | 4,688 SF



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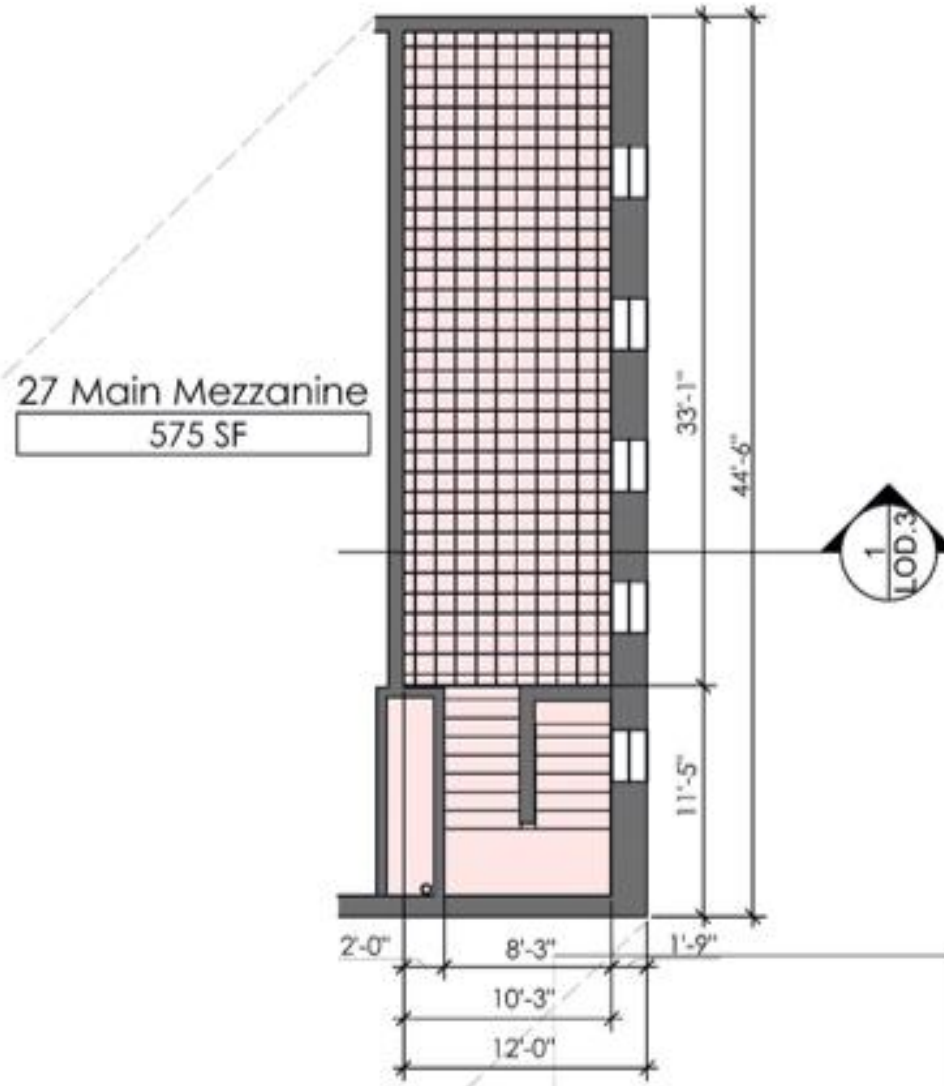
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SITE PLAN

Mezzanine | 575 SF



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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
EXCLUSIVE REPRESENTATIVES:

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