

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



Click [HERE](#) for Virtual Tour!

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

- 10,001 Sq. Ft.
- 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

## SEPT 2023 WESTPORT MEDIAN HOME SALES PRICE

**\$2,350,000**

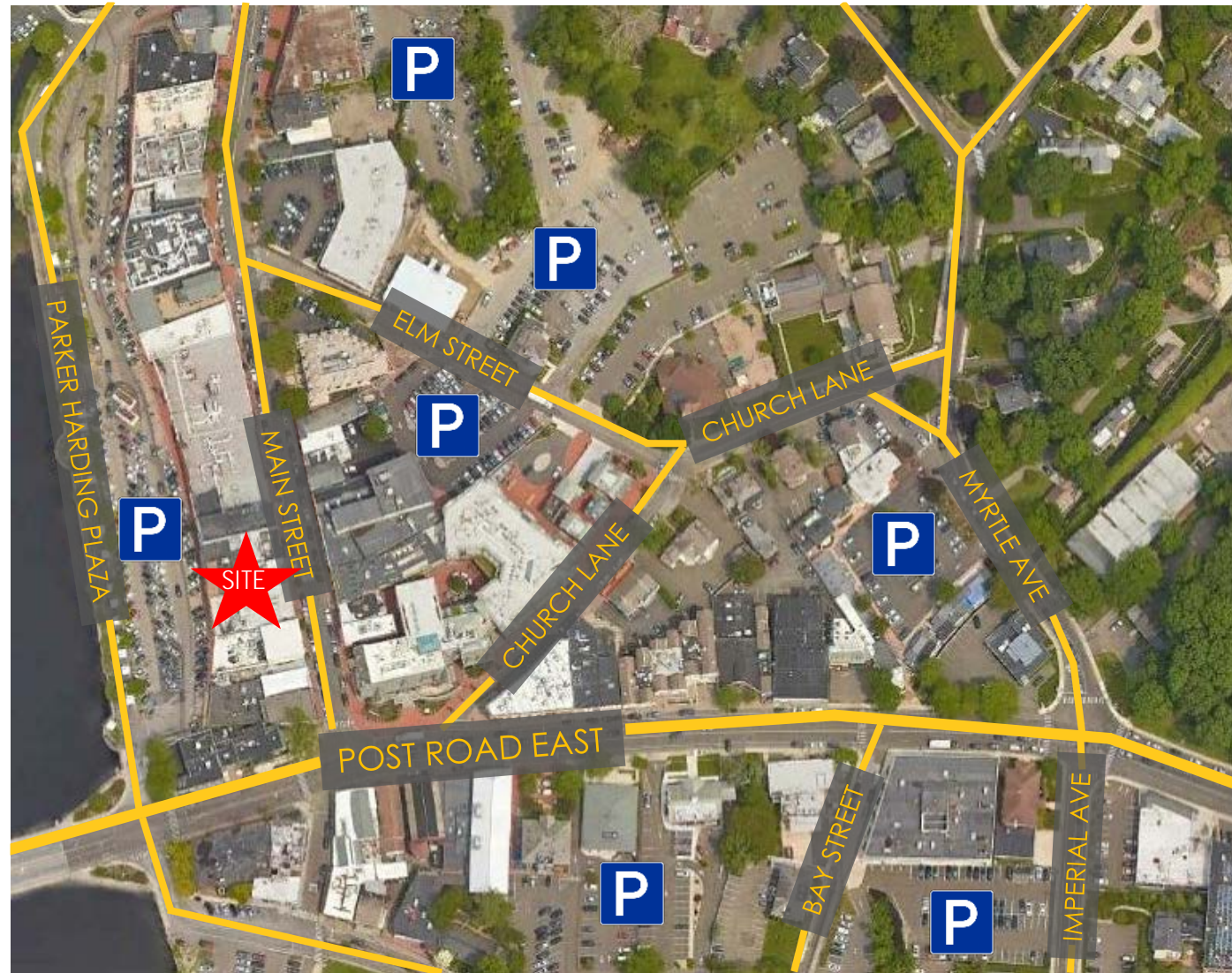
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AERIAL  
Downtown  
Westport



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RETAIL MAP



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INTERIOR PHOTOS | Ground Floor

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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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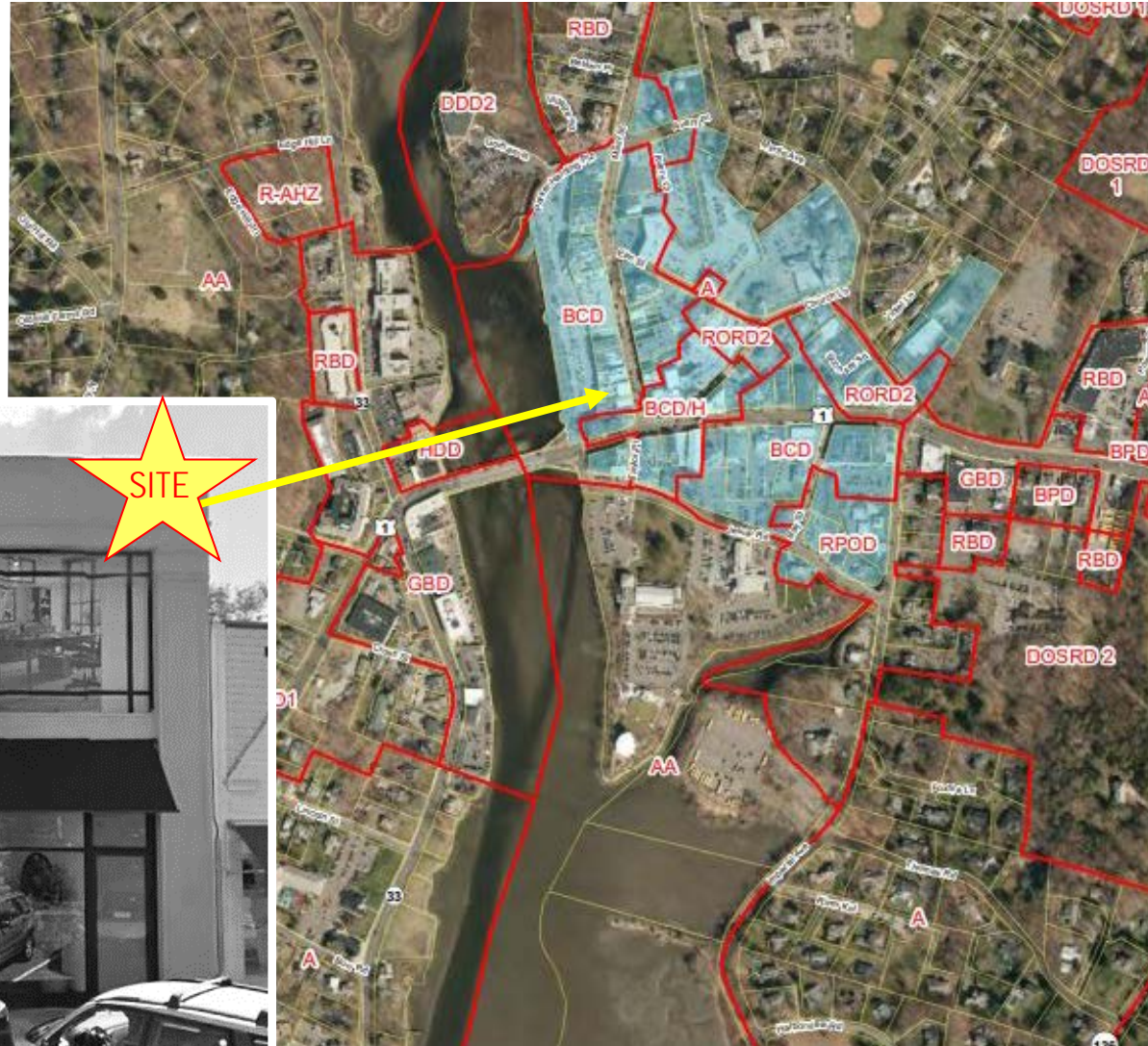
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## ZONING MAP | 1

### LEGEND

-  Zoning District
-  Village District



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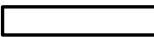



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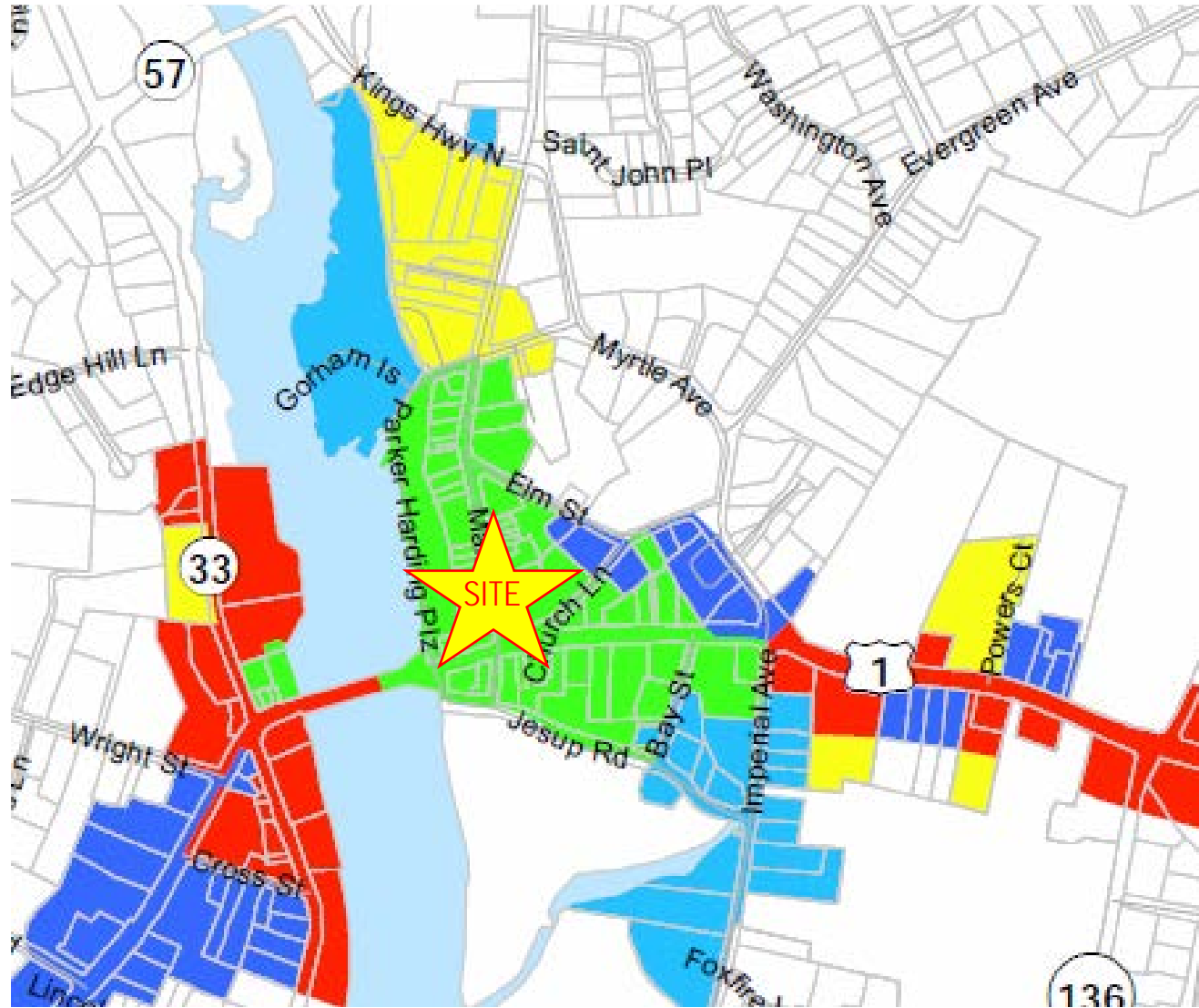
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## ZONING MAP | 2

### LEGEND

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



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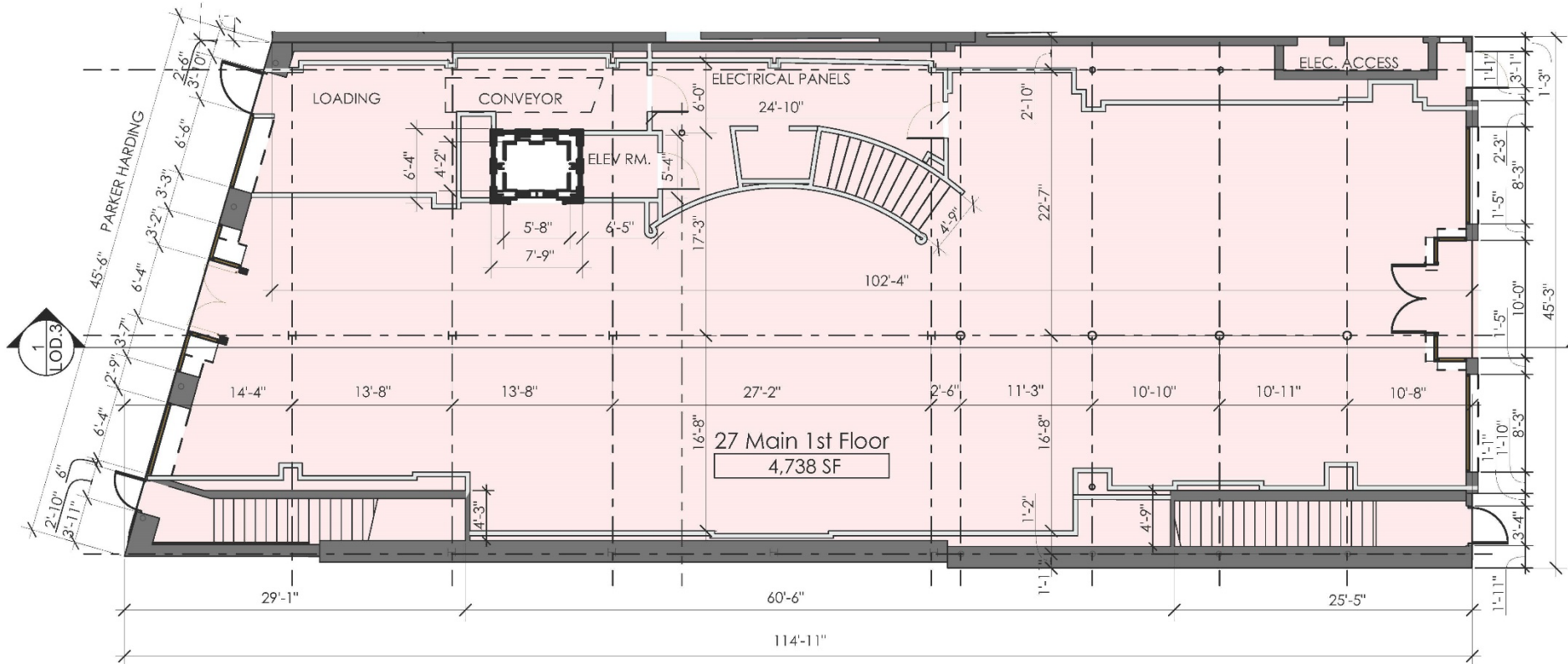
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## SITE PLAN

Street Level | 4,738 SF



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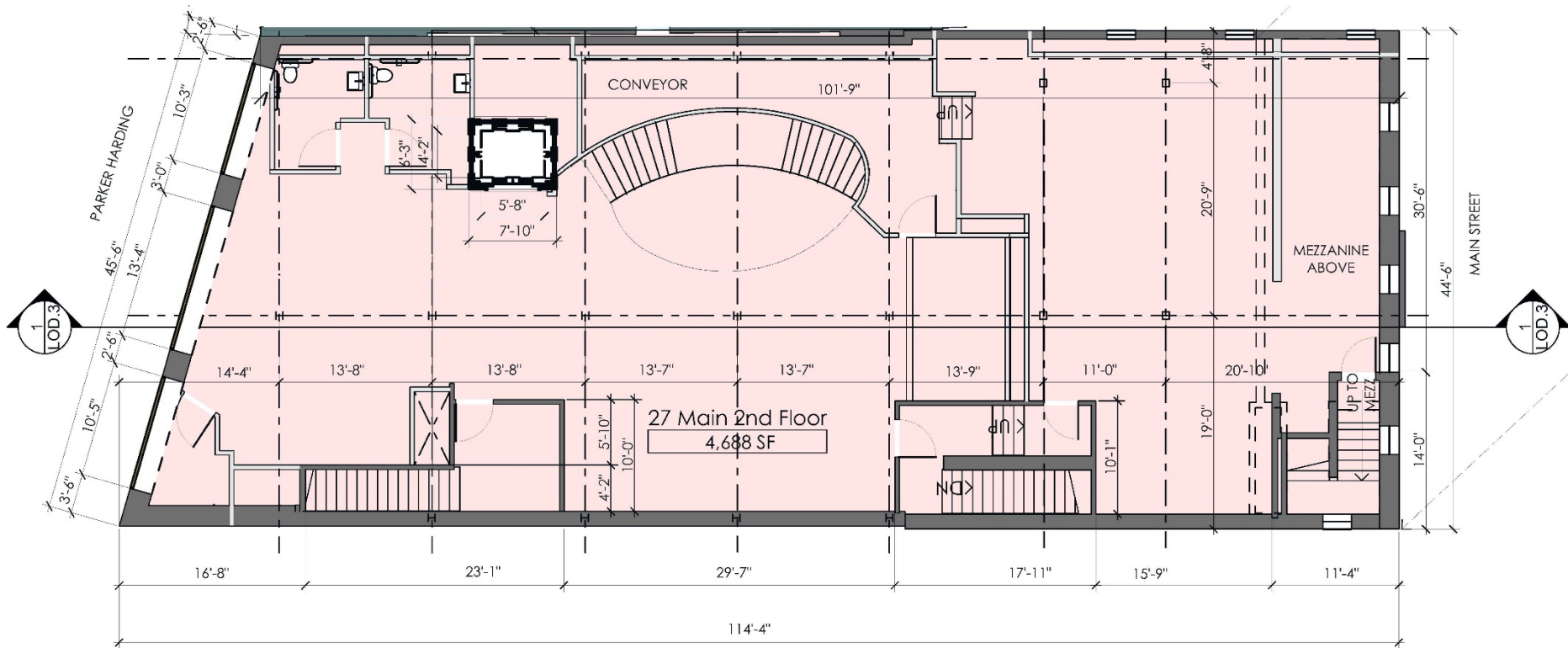
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## SITE PLAN

Upper Level | 4,688 SF



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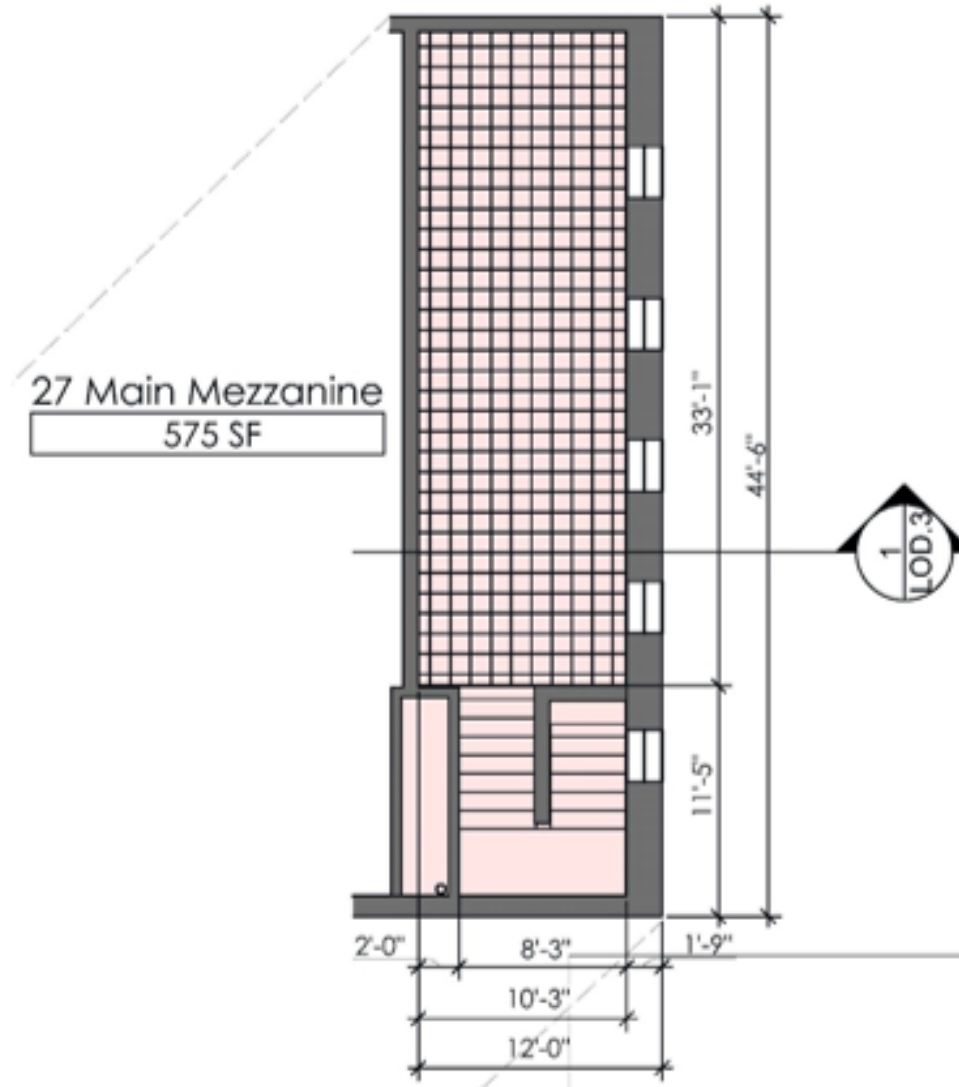
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## SITE PLAN

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 23<sup>rd</sup> 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.



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