

**MOST VISIBLE SITE IN DOWNTOWN  
WESTPORT, CT (Fairfield County)**  
*40 Post Road East at Main Street*



**EXCEPTIONALLY CENTRAL SITE IN WESTPORT'S DOWNTOWN CBD**  
5,580 SF Corner Location at Main St & Post Rd E

## **VIRTUAL TOURS**

Exterior: [\*\*HERE\*\*](#)

Interior: [\*\*HERE\*\*](#)



- Ample Natural Light
- Parking Directly in Rear
- Corner Building with Massive Frontage
- Highly Visible at Signalized Intersection
- Various Uses Permitted
- Abundance of Lights



CONTACT OWNER'S  
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40 POST ROAD EAST AT MAIN STREET  
Ultra Prime Ground Fl Former Tiffany's Site for Lease  
5,580 SF | Unbeatable Location



BUILDING DETAILS

Zoning:	Downtown Business
Location:	Main Street and Post Rd East
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	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

- 5,580 SF
- One of the most populated high-end, luxury retail locations
- Uses: General retail and office, medical, and dental
- Extreme frontage due to corner location
- Fantastic parking in rear, on street & walkable municipal lots

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

DEC 2024 WESTPORT MEDIAN  
HOME SALES PRICE

\$2,438,000

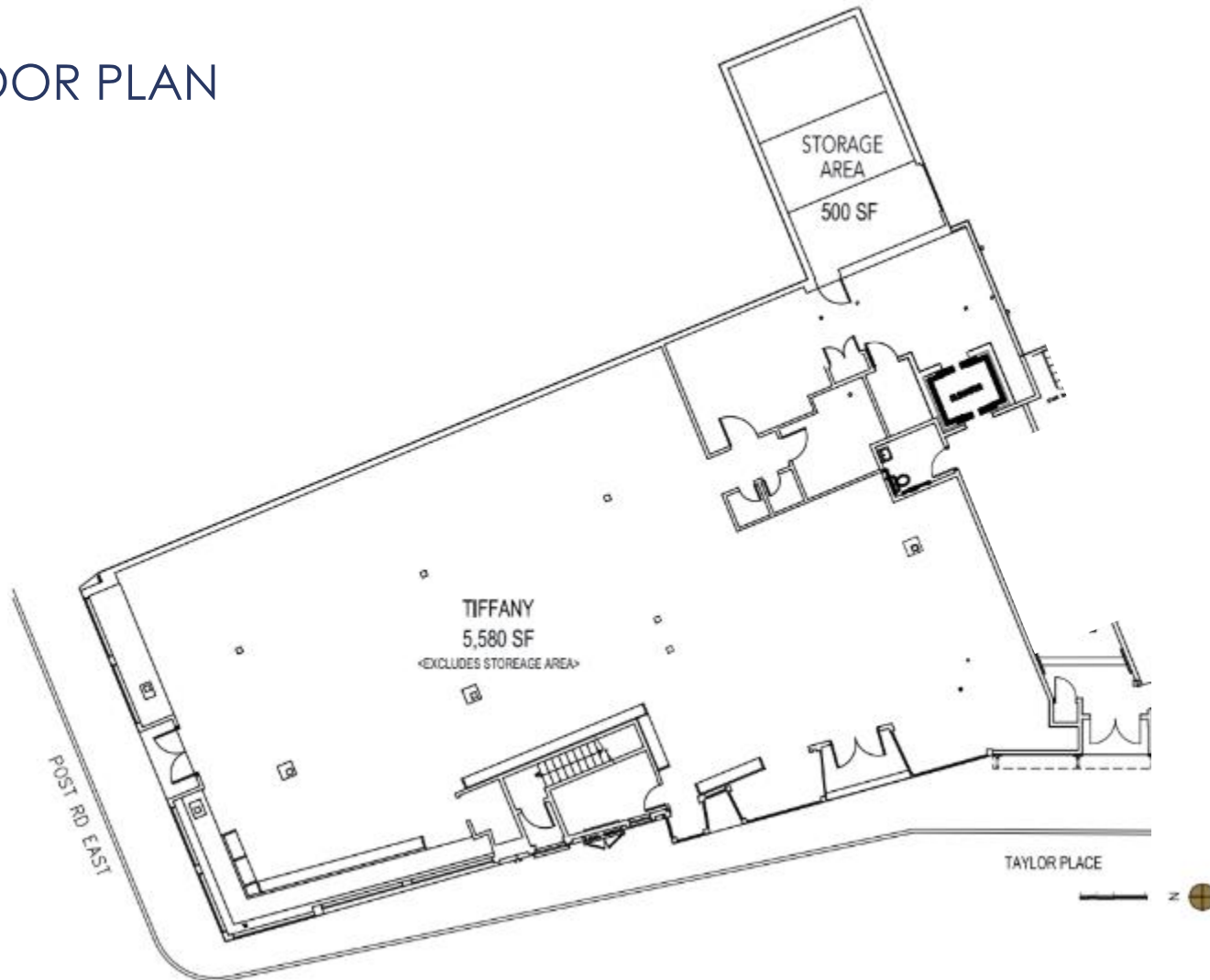
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## FLOOR PLAN



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## EXTERIOR & SITE VISIBILITY



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INTERIOR | 1



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## INTERIOR | 2



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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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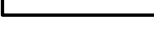



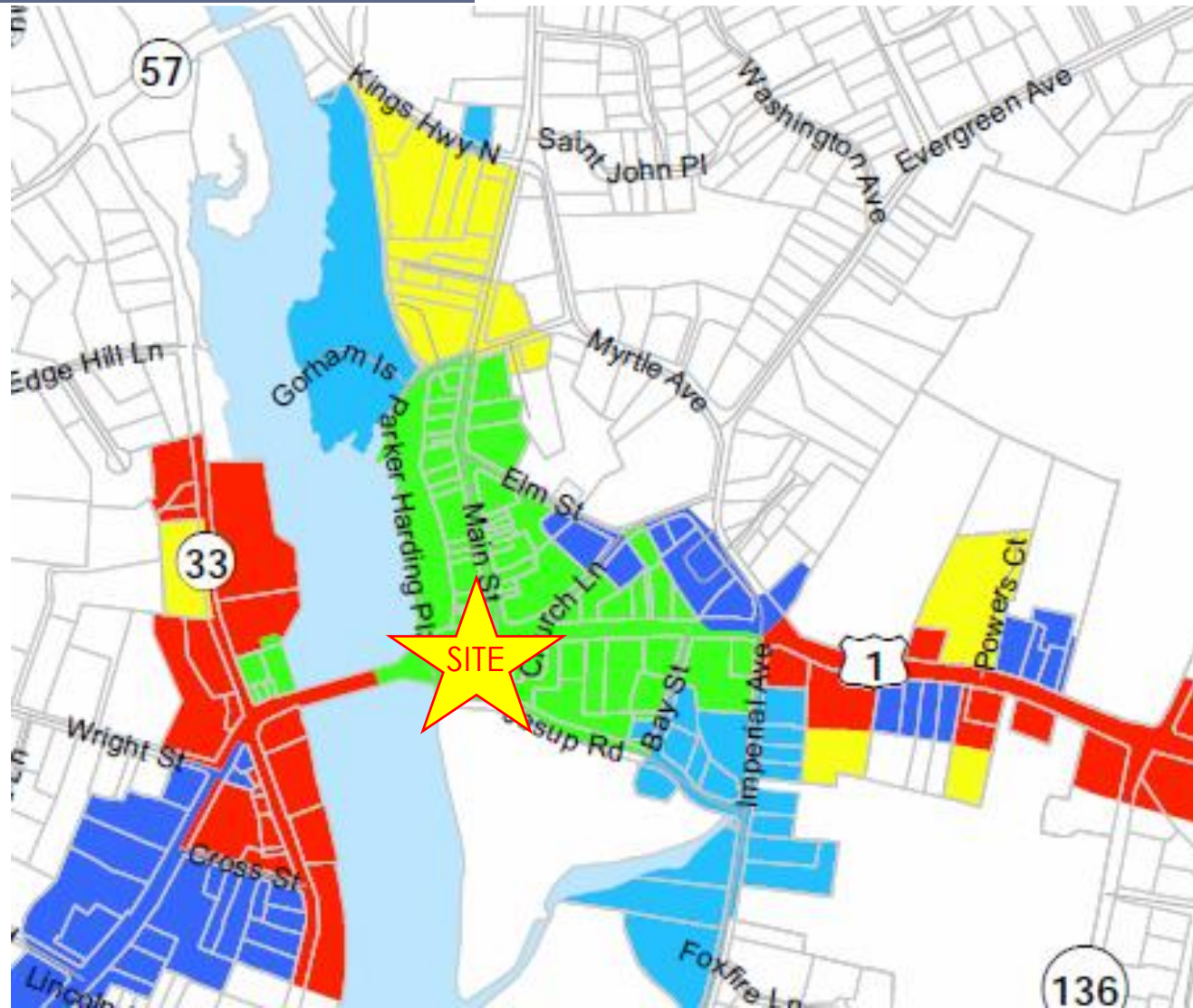
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## ZONING MAP | 2

### LEGEND

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



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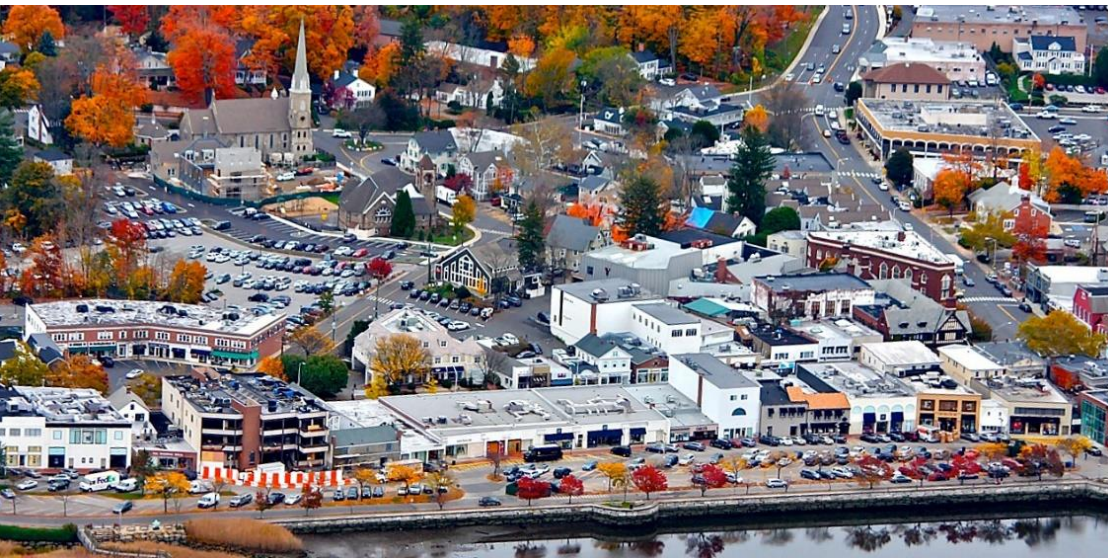


## ABOUT WESTPORT, CT

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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