

**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
CONTACT BROKER FOR PRICING INFORMATION

Click **HERE** for
Interior Virtual Tour



- 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 EXCLUSIVE AGENTS: HARYN INTNER: 914-779-8200 x123
JON GORDON: 914-779-8200 x115
haryn@admiralrealestate.com
jgordon@admiralrealestate.com

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40 POST ROAD EAST AT MAIN STREET
 Ultra Prime Ground FI 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

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

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

DEC 2024 WESTPORT MEDIAN HOME SALES PRICE

\$2,438,000

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ADMIRAL
 REAL ESTATE SERVICES



DOWNTOWN
 WESTPORT
 RETAIL
 MAP



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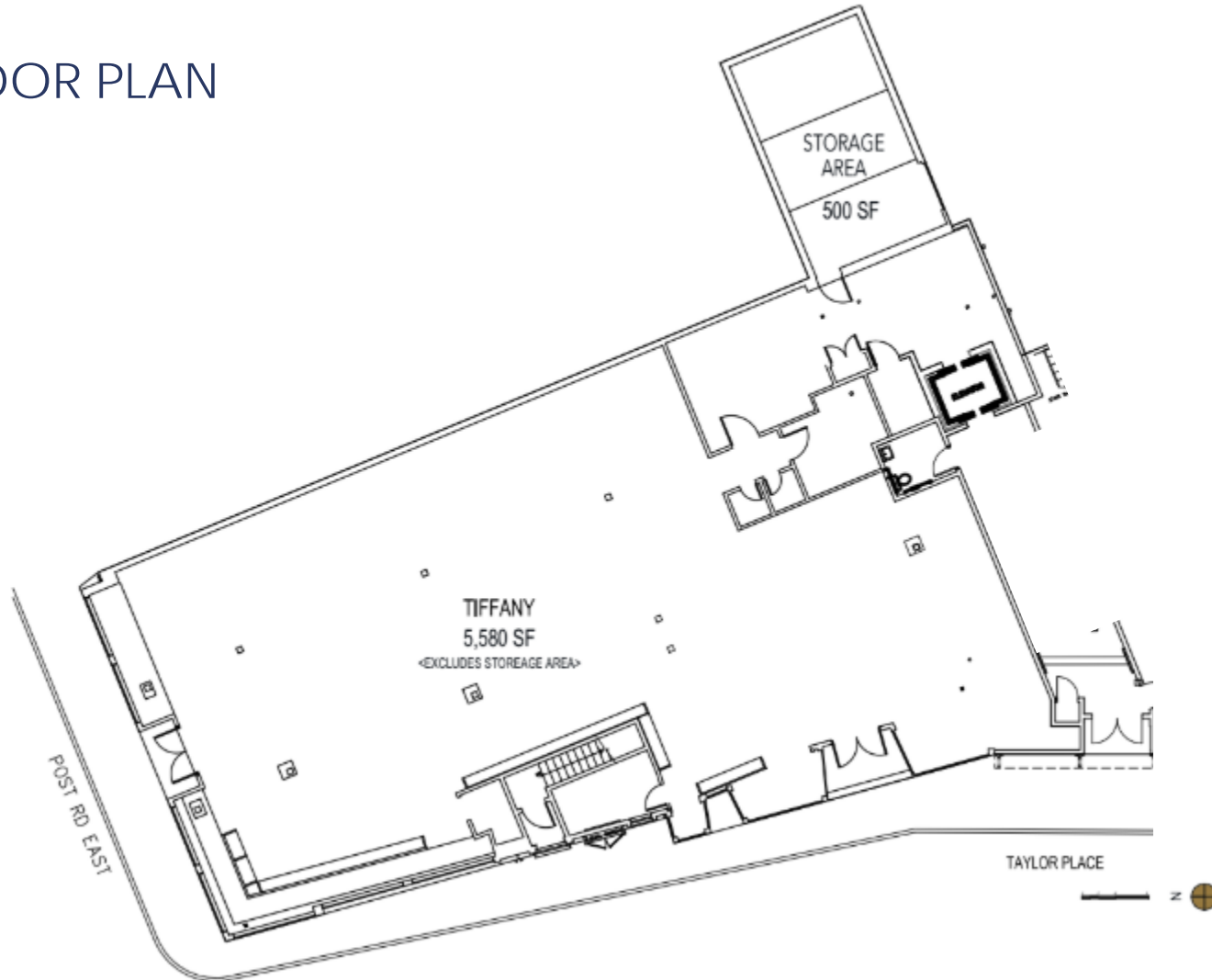
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FLOOR PLAN



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EXTERIOR &
SITE VISIBILITY



View from Main Street East facing south.



View from Post Road East facing west.



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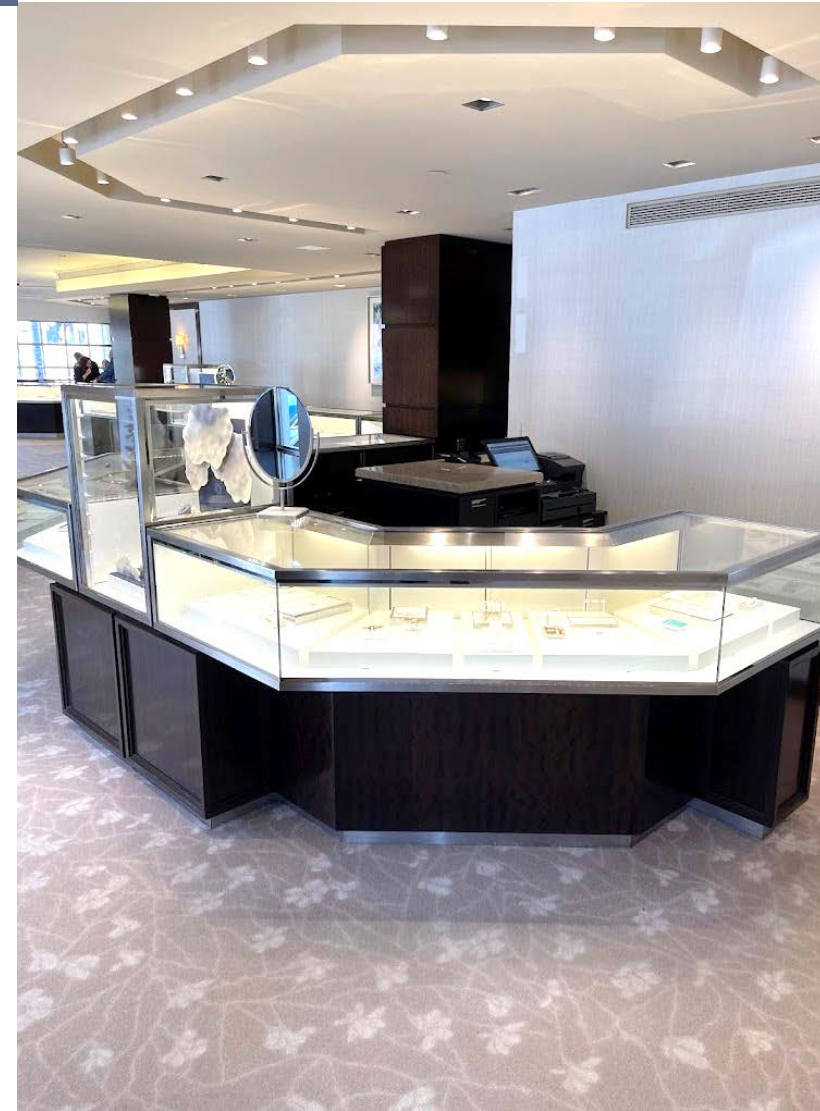
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INTERIOR | 1



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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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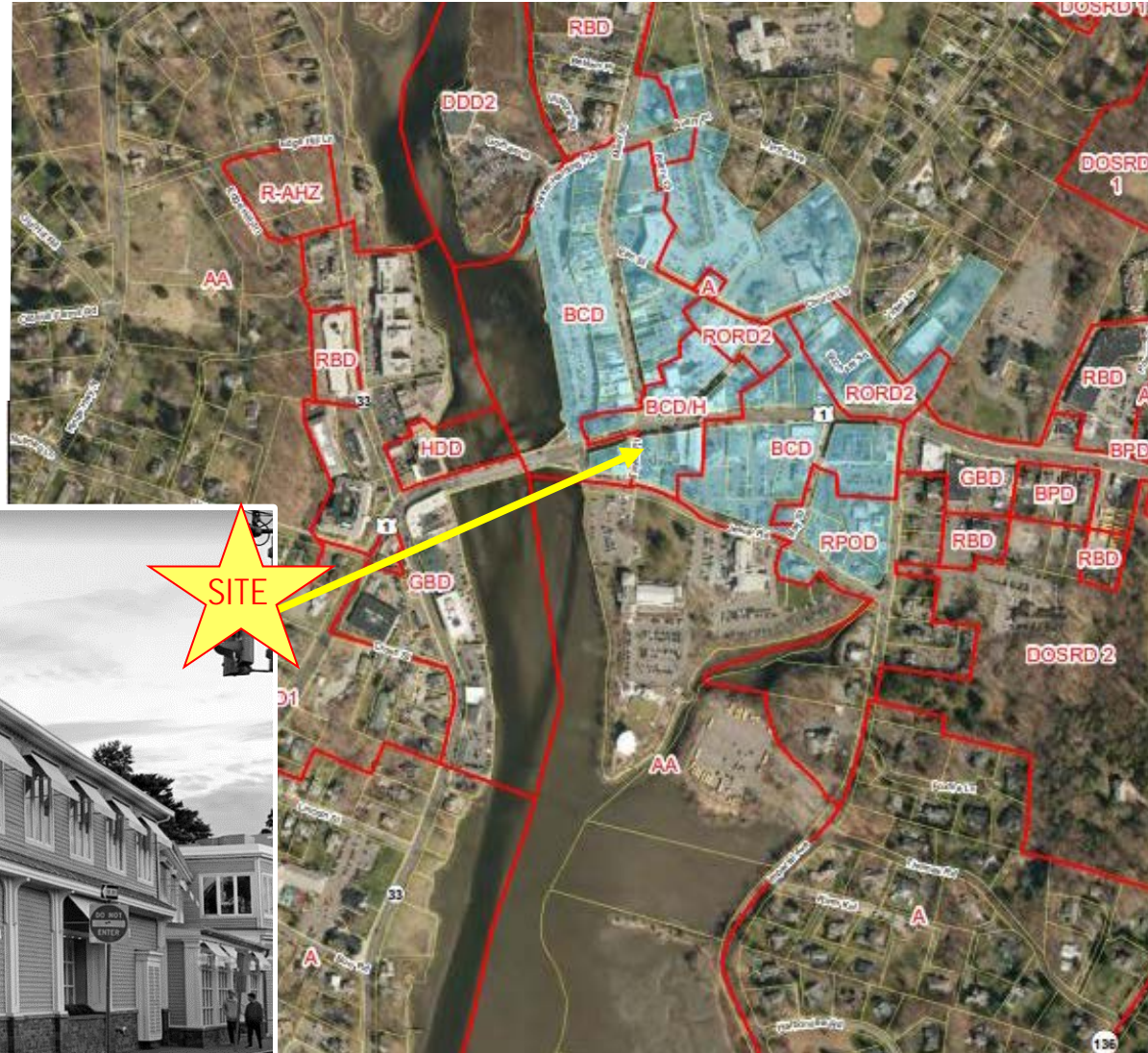
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ZONING MAP | 1

LEGEND

-  Zoning District
-  Village District



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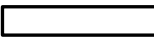



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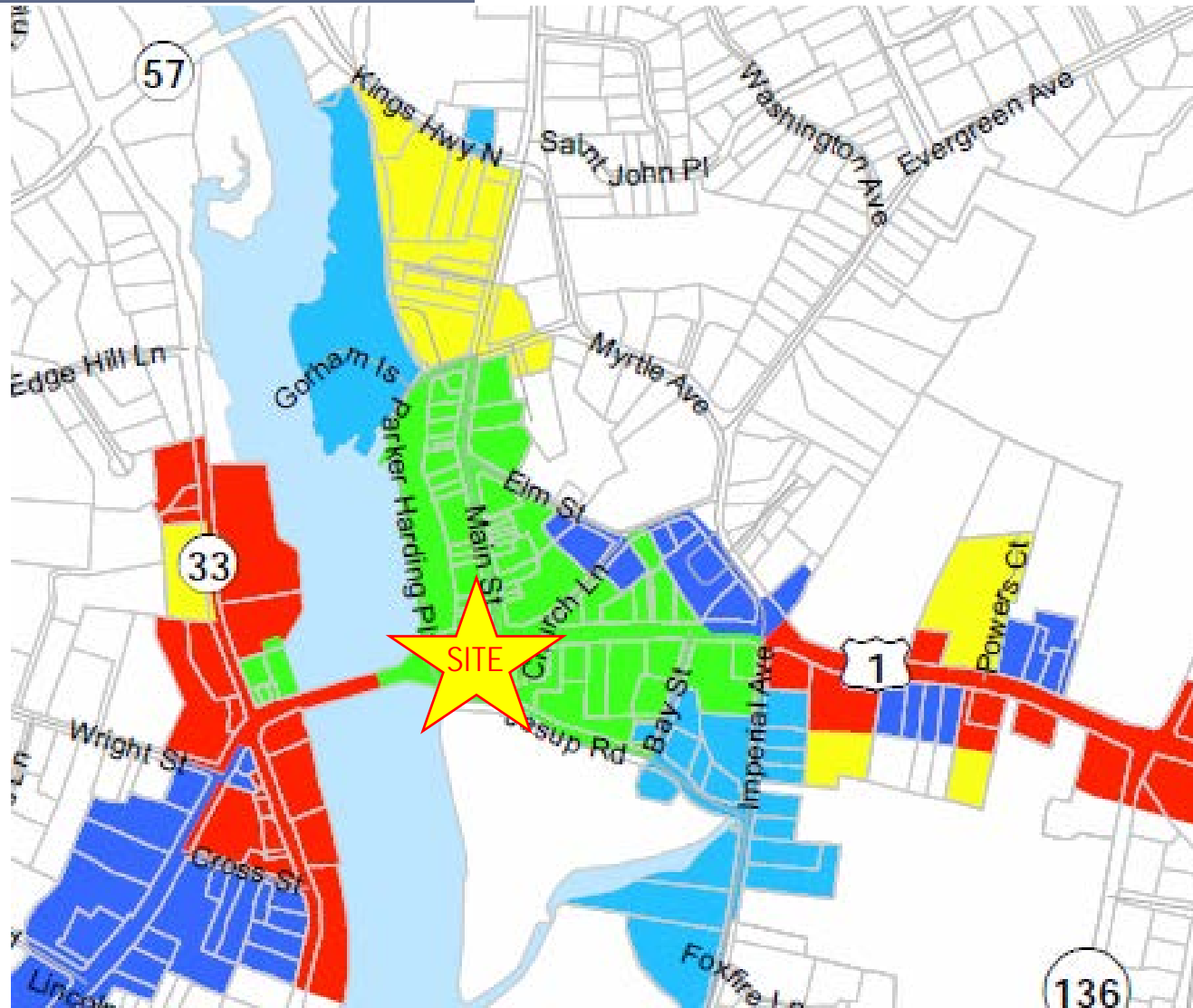
REAL ESTATE SERVICES



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
EXCLUSIVE REPRESENTATIVES:

HARYN INTNER

Licensed Real Estate Salesperson
(914) 779-8200 ext 123
haryn@admiralrealestate.com

and

JONATHAN GORDON

Corporate Broker
(914) 779-8200 ext 115
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