

FOR LEASE: PRIME INLINE RETAIL SITE
WESTPORT, CT (Fairfield County)
49 Main Street, Westport, CT 06880



ULTRA
PRIME
RETAIL SITE
ON MAIN
STREET IN
THE
CENTRAL
BUSINESS
DISTRICT OF
WESTPORT

1,451 SF

CONTACT FOR
ADDITIONAL
INFORMATION
AND RENTAL
RATE



CONTACT OWNER'S
EXCLUSIVE AGENTS:

HARYN INTNER:
JON GORDON:

914-779-8200 x123
914-779-8200 x115

haryn@admiralrealestate.com
jgordon@admiralrealestate.com

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no representations or warranties, express or implied, are made as to the accuracy thereof.

49 Main Street | WESTPORT, CT
Prime Inline Retail Space in Downtown Westport
1,451 SF | Exceptional Location & Parking



BUILDING DETAILS

Zoning:	Downtown Business 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	\$270,600	\$240,495	\$194,883
Median HH Income	\$200,001	\$177,433	\$129,293
Population	4,801	35,847	127,095
Total Households	1,729	13,314	48,981
Disposable Income	\$148,290	\$128,851	\$102,750
Median Age	45	45	42

SITE INFORMATION

- Parking in Large Municipal Lot Adjacent to Site & Street Parking
- Westport Rated One of the Wealthiest Towns in America (Bloomberg)
- Ideal Location with Incredible Visibility
- Next to Exciting Bedford Square Development

CONNECTICUT'S
FAIRFIELD COUNTY

STRONG SPENDING POWER

\$21 billion in Fairfield
RETAIL DEMAND

KEY FACTS (10-Minute Drive-Time From Site)

POPULATION	AVG INCOME
35,847	\$240,495
HOUSEHOLDS	DISPOSABLE INCOME
13,314	\$128,851

SEPT 2024 WESTPORT MEDIAN
HOME SALES PRICE

\$2,300,00

<https://www.houlihanlawrence.com/community-westport>

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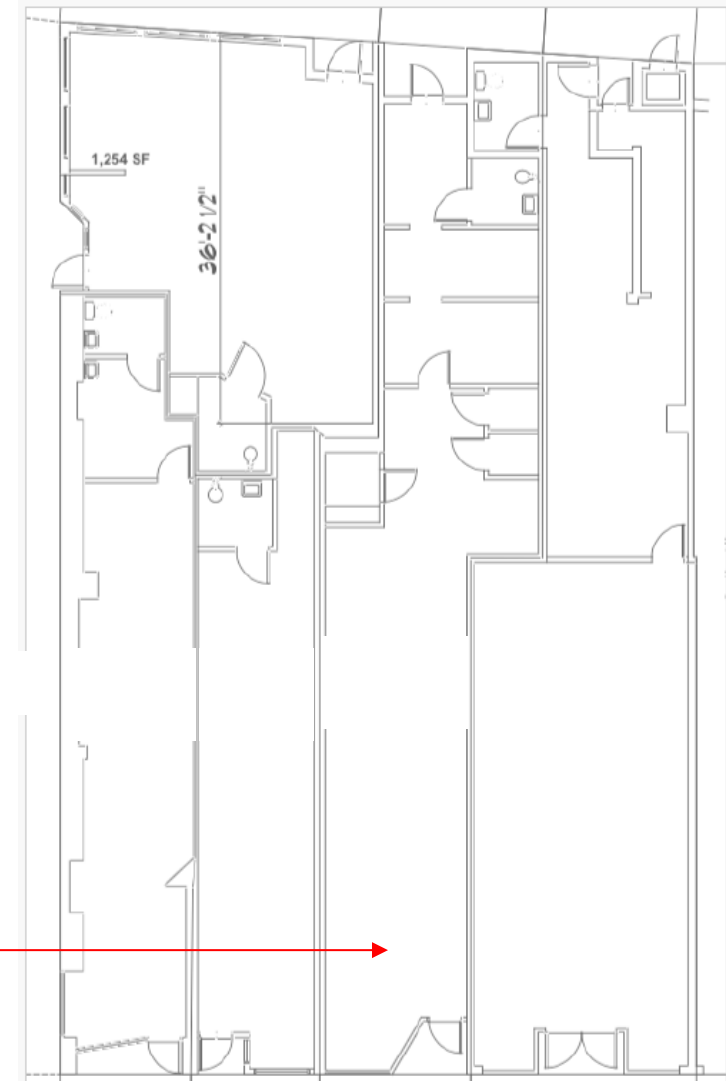
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FLOOR PLAN



AVAILABLE
1,451 SF



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EXTERIOR PHOTO | Main Street Entrance



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Downtown Westport | Main Street



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EXTERIOR PHOTO | Parker Plaza Entrance



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ADDITIONAL INTERIOR PHOTOS



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RETAIL MAP



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AERIAL
Downtown
Westport



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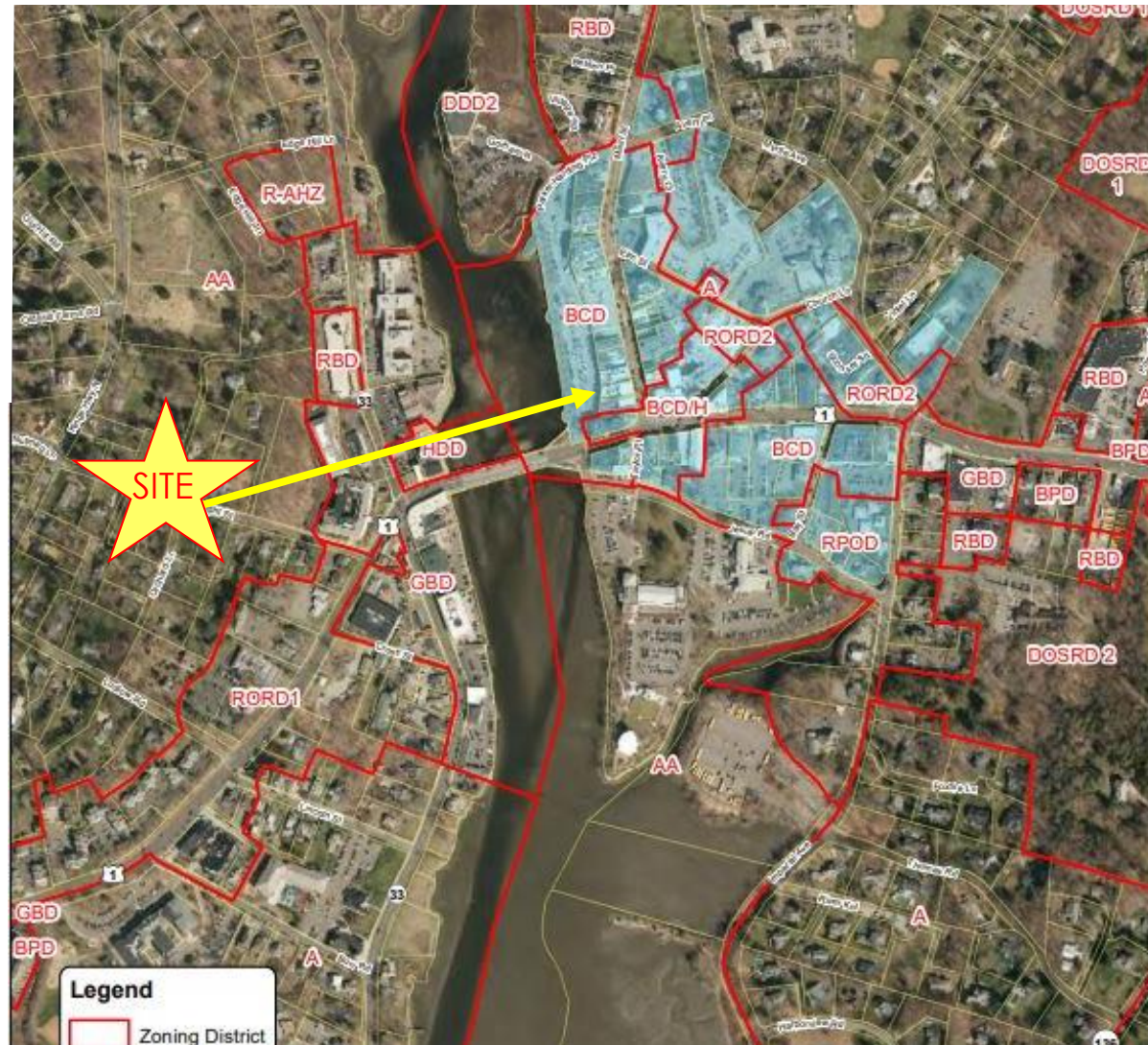
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ZONING MAP | 1

LEGEND

-  Zoning District
-  Village District



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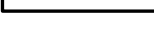

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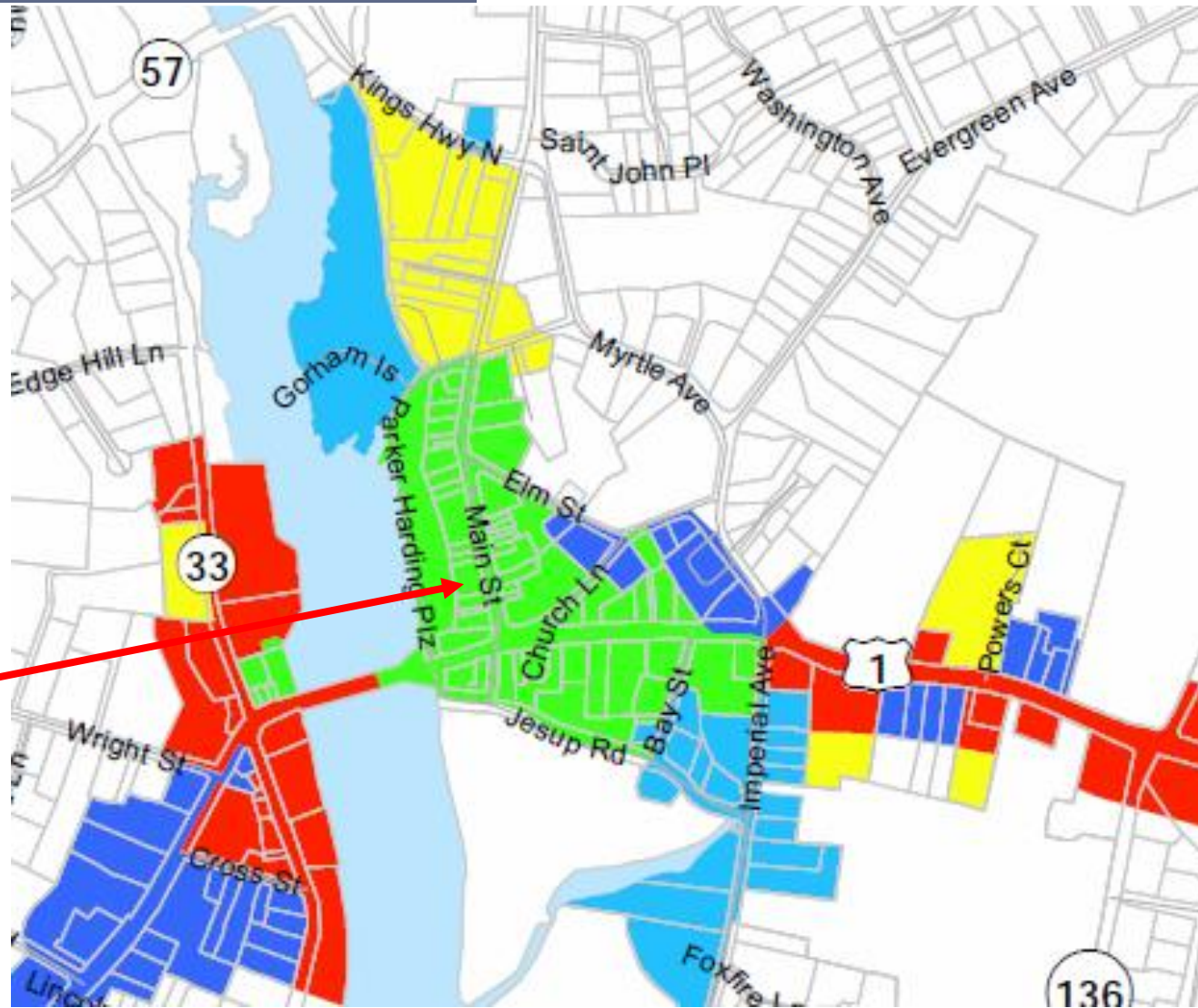
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ZONING MAP | 2

LEGEND

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



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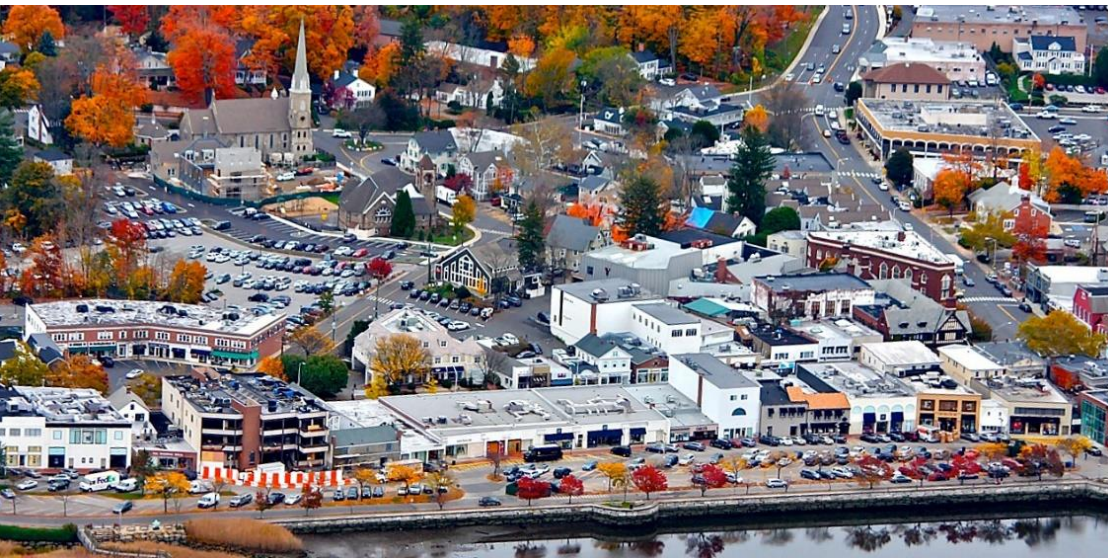


ABOUT WESTPORT, CT

The coastal town of Westport is approximately 20 square miles, with a population of 26,946. **Westport has remarkably high average household income of \$286,891**, 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 was **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

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and

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