

**1111 POST ROAD EAST
WESTPORT, CONNECTICUT**

4,042 SF for Lease

PERMITTED USES: RETAIL, MEDICAL & OFFICE



... Redesigning Real Estate...





- Iconic presence in Westport at signalized intersection on Route 1.
- Excellent visibility/signage/branding, onsite parking (26 spaces).
- 252' of street frontage on Post Road East. Average daily traffic (ADT) 22,000-24,000.
- Unique opportunity for single tenant professional office.
- Primary commercial corridor, join area tenants Crate & Barrel, Barnes & Noble, Ulta, Balducci's, Stop & Shop, Home Goods and many restaurants.
- Less than three miles to two Metro North train stations (Southport and Westport).
- Close proximity to I-95 and Merritt Parkway.

Demographics	1 Miles	3 Miles	5 Miles
Population	4,280	30,677	102,976
Average HHI	\$302,692	\$315,205	\$224,074
Daytime Demographics	5,481	35,776	93,118
Total Annual Consumer Retail Expenditure	\$124 M	\$933 M	\$2.36 B



2ND FLOOR
1552 SF



1ST FLOOR
2256 SF

Medical Practice Floor Plans

- OFFICES / CONSULTATION ROOM
- STAFF STATIONS / RECORDS
- BATHROOMS / PANTRY
- EXAM ROOMS



BASEMENT
730 SF

OPTION A



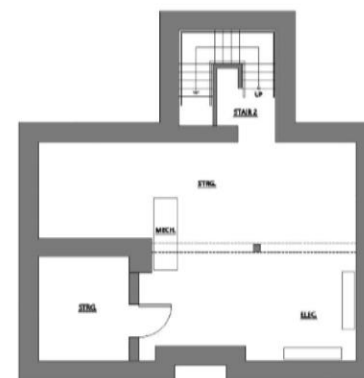
2ND FLOOR
1552 SF



1ST FLOOR
2256 SF

Office Suite Floor Plans

- OFFICES / CONFERENCE ROOM
- OPEN WORKSTATIONS
- BATHROOMS / PANTRY



BASEMENT
730 SF

OPTION B



RENDERINGS



Post Road East

Morningside Drive N.



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