

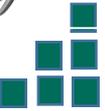
**FOR SALE**  
**270 SAUGATUCK AVENUE**  
**WESTPORT, CONNECTICUT**  
RESIDENTIAL OR COMMERCIAL ZONING

**10,164 SF Office Building**

**Price  
Reduced!**

**SAUGATUCK  
COMMERCIAL**  
REAL ESTATE LLC  
LICENSED IN CT, NY, MA, RI, NH, FL

*...Iconic Piece of History...*



**EXCLUSIVE BROKER:**  
Penny Wickey 203.222.4194  
pwickey@saugatuckcommercial.com

Dan Neaton 203.222.4188  
dneaton@saugatuckcommercial.com

*Former headquarters to William Phelps Eno  
and Eno Foundation in the late 1800's*

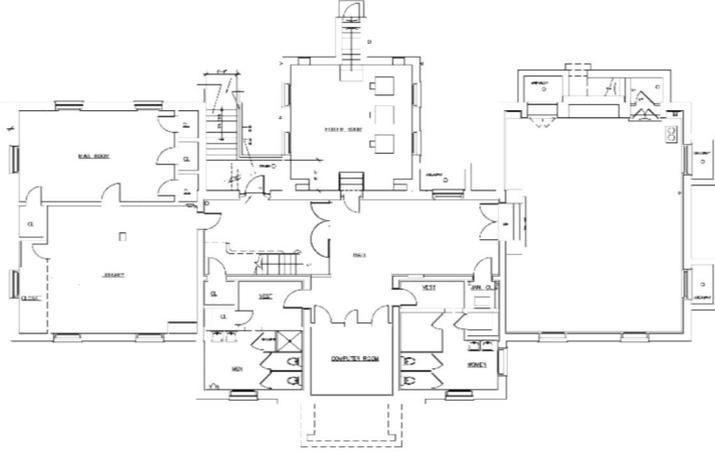


- Historic brick and stone office building with stately presence in Saugatuck District.
- Constructed in 1938, the building features a dramatic grand entry, beautiful custom millwork, high ceilings throughout, sweeping marble staircase, individual offices and a marble fireplace.
- .5 miles to Metro North Train Station and I-95/Exit 17, restaurants and amenities.
- Approved plans for 27 additional parking spaces.
- Excellent opportunity for Investor/User, creative redevelopment.

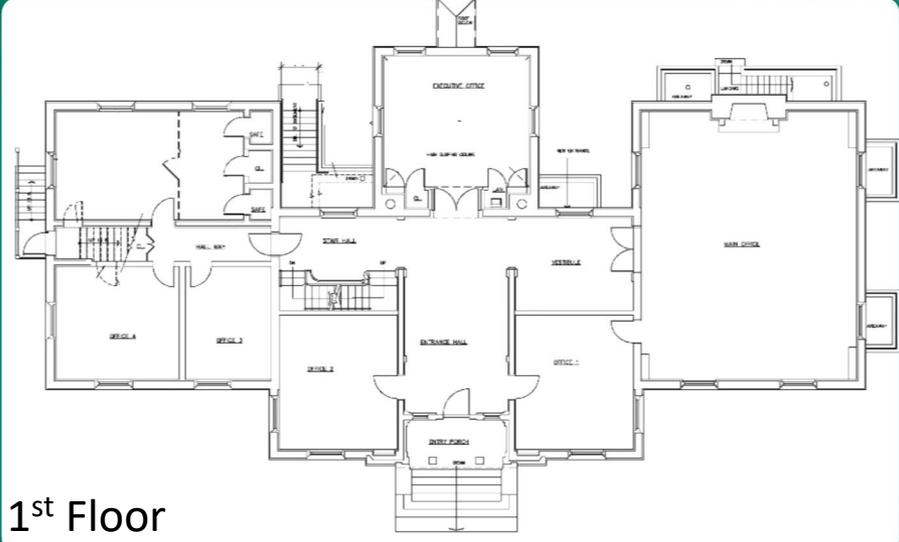
| Demographics                                | 1 Miles    | 3 Miles   | 5 Miles   |
|---|------------|-----------|-----------|
| Population                                  | 5,313      | 75,583    | 125,725   |
| Average HHI                                 | \$194,934  | \$137,598 | \$175,357 |
| Daytime Demographics                        | 4,341      | 71,502    | 122,662   |
| Total Annual Consumer Household Expenditure | \$250.49 M | \$2.71 B  | \$5.36 B  |



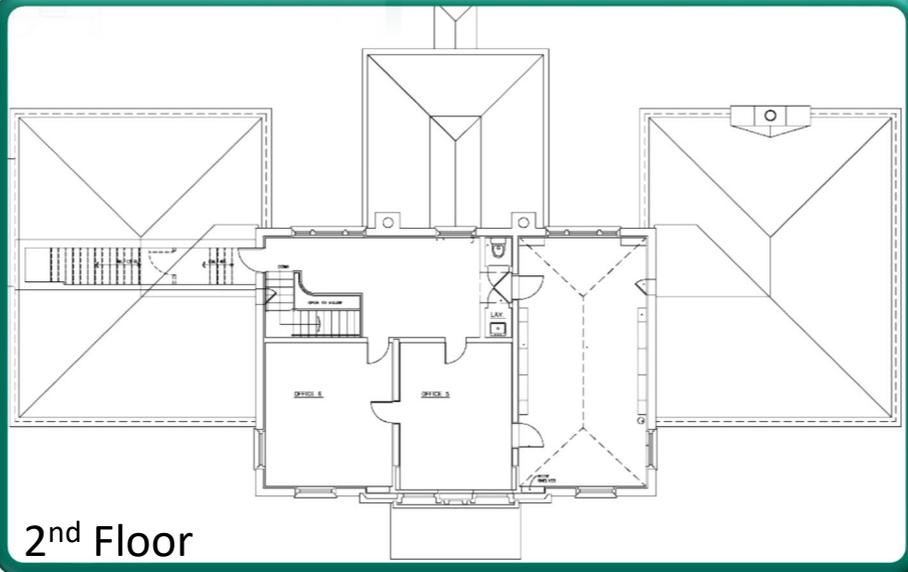




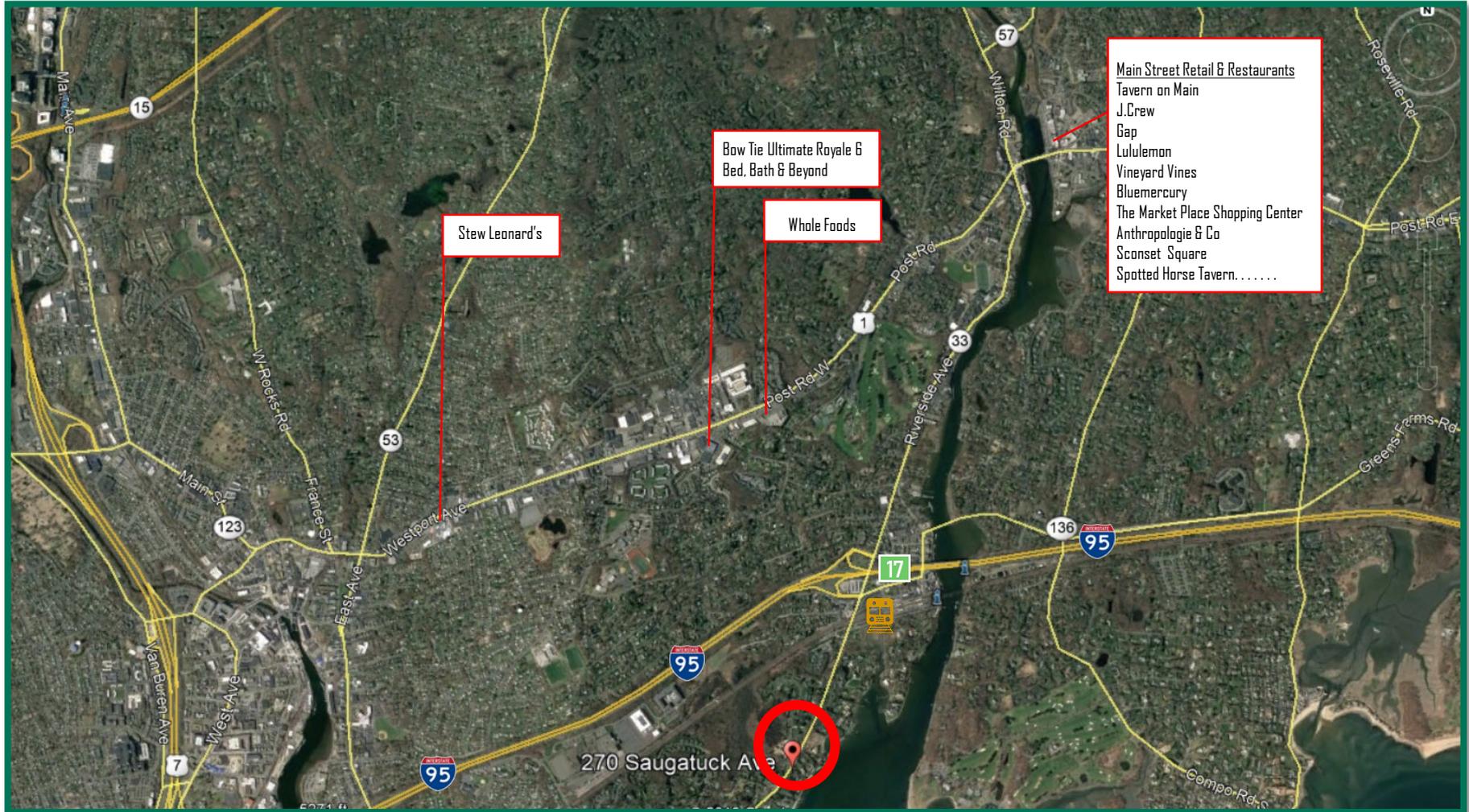
Basement



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



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