



SAUGATUCK COMMERCIAL REAL ESTATE LLC

LICENSED IN CT, NY, MA, RI, NH, FL

DOWNTOWN WESTPORT, CT 38 MAIN STREET



11,704 SF NEWLY
CONSTRUCTED
TWO-STORY
RETAIL/RESTAURANT
BUILDING

6,058 SF
GROUND FLOOR—DIVISIBLE
4,423 SF & 1,223 SF
UPPER LEVEL — DIVISIBLE & PATIO



- Be in the heart of Westport's premier retail corridor with 32' frontage on Main Street.
- Join one of the wealthiest communities in the nation featuring Tiffany & Co., West Elm, Williams Sonoma, Patagonia, Vince, Lululemon, Intermix, Blue Mercury and Anthropologie.
- Join new Main Street retailers: Sundance, Johnny Was, Splendid and 7 for All Mankind.
- Ample parking on Main Street and in numerous adjacent parking lots.
- Convenient access to New York City via I-95, the Merritt Parkway and Metro North.

Demographics	1 Mile	3 Mile	5 Mile
Population	5,820	45,592	125,280
Average HHI	\$301,648	\$251,402	\$190,319
Daytime Demographics	13,590	44,887	119,745
Total Retail Consumer Expenditures	\$180.14 M	\$1.2 B	\$2.67 B

EXCLUSIVE LEASING BROKERS

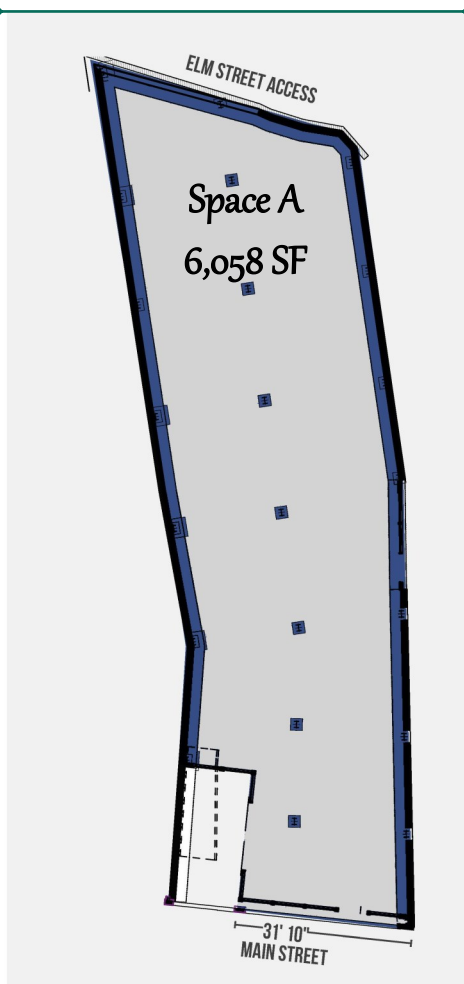
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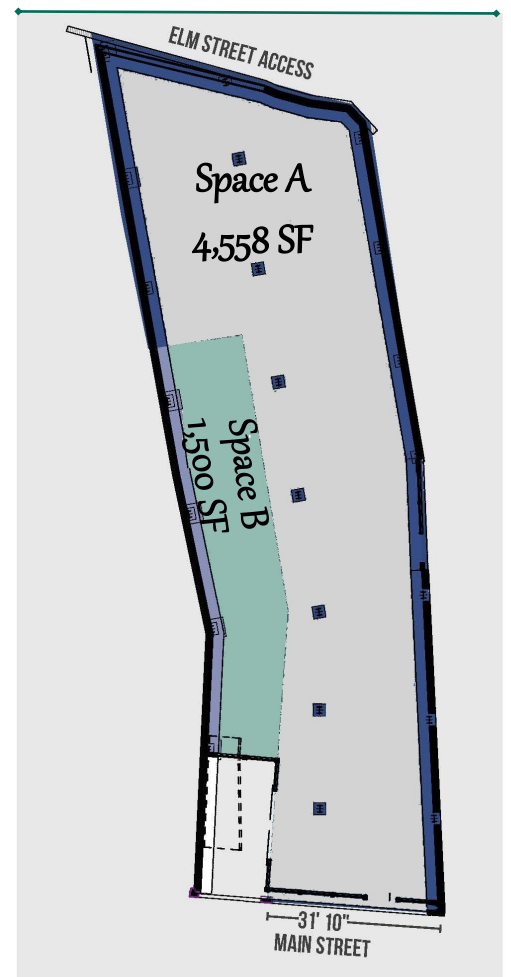
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Ground Floor Retail



Conceptual Divide Option



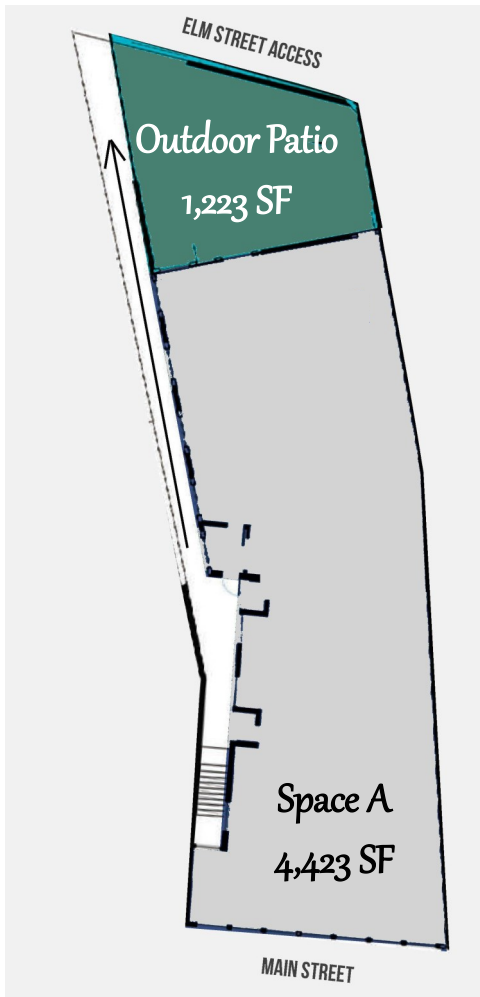
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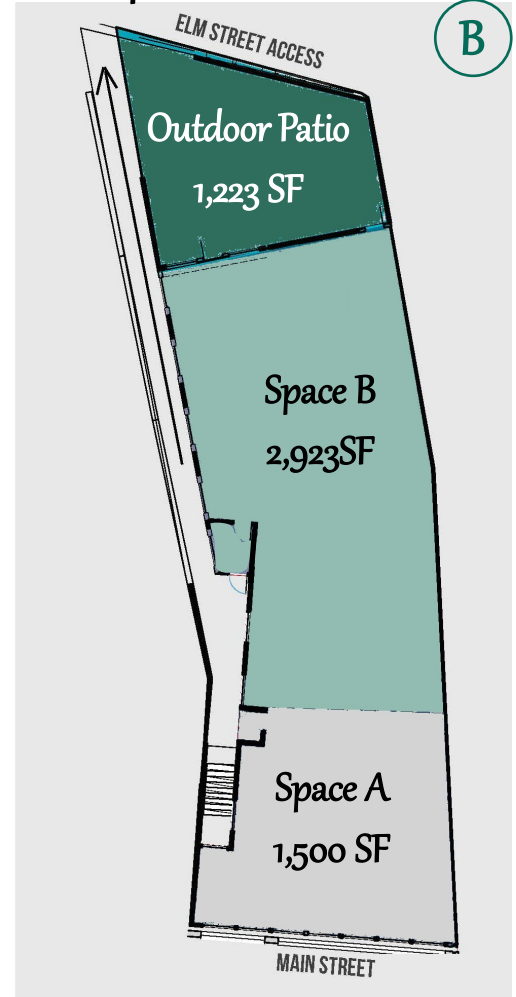
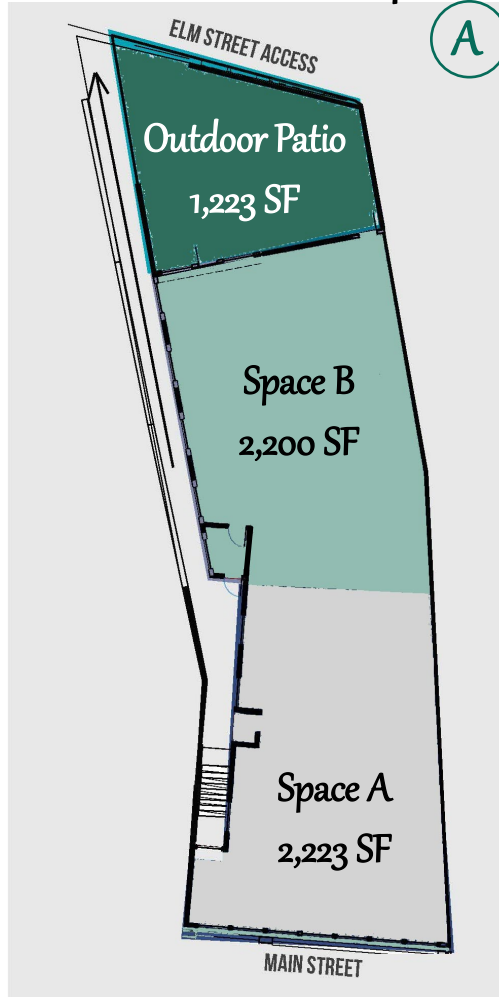
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DOWNTOWN WESTPORT, CT
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Second Floor



Conceptual Divide Options



Permitted Uses (BCD)

Restaurants, Cafes, Taverns , Business , Professional, Financial, Medical Uses



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