



SAUGATUCK
COMMERCIAL
REAL ESTATE LLC

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

SINGLE TENANT INVESTMENT OPPORTUNITY

WESTPORT, CT
58 MAIN STREET

INVESTMENT PROPERTY



Saugatuck Commercial has been exclusively retained to offer for sale
58 Main Street, Westport, Connecticut
2,283 +/- square foot retail building with 30' direct frontage on Main Street.

PROPERTY HIGHLIGHTS

Superior Location: 58 Main Street is located in the heart of Westport's downtown shopping area with top national retail tenants and restaurants nestled along the Saugatuck River. The property is a single tenant building leased to Peloton, a high-end in-home stationary bike, treadmill and accessory retailer. The building has been completely renovated with a new roof, new HVAC and new electrical service. This 2,283 square foot building is an ideal mid-block location with 30' of frontage and spectacularly renovated by Peloton with high ceilings and skylight. Retailers on Main Street include Tiffany's, Anthropologie, Athleta, recently expanded Lululemon, Vineyard Vines, Pottery Barn, Gap, Williams-Sonoma, Blue Mercury, Madewell, and West Elm. The street continues to attract new tenants including Splendid, Sundance, Johnny Was, and 7 for All Mankind.

Exclusive Brokers:

Rich DiDonato 203.222.4189
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Penny Wickey 203.222.4194
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Area Retailers

- | | |
|--------------------|------------------|
| Bluemercury | Peloton |
| Pottery Barn | Williams-Sonoma |
| Lucky Brand | Anthropologie |
| Gap | Theory |
| Lux Bond and Green | Eileen Fisher |
| Athleta | Vineyard Vines |
| Madewell | Intermix |
| West Elm | Talbots |
| J. Crew | Starbucks |
| Lululemon | Urban Outfitters |
| Brooks Brothers | Tiffany |
| Patagonia | L'Occitane |
| Sundance | Shade Store |
| Johnny Was | Nic+Zoe |
| 7 for All Mankind | Splendid |



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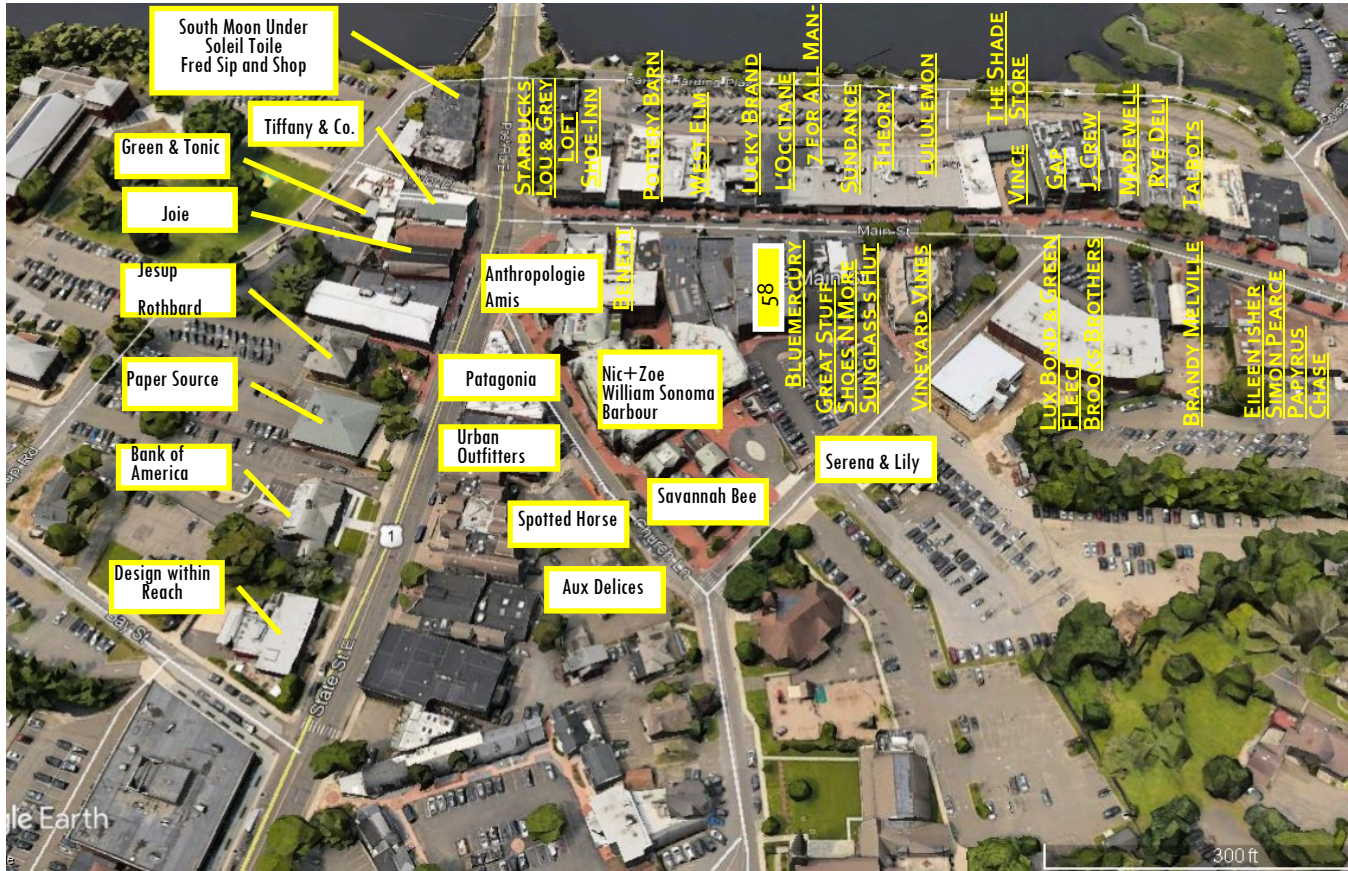
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BUILDING SUMMARY

Single story retail building totaling 2,283 SF

Utilities:	All public available
Zoning:	Business Center District (BCD)
Building Size:	2,283± SF on one floor
Frontage:	30 feet direct on Main Street
Age:	1900±; newly renovated 2018
Land Area:	.05± Acre
Parking:	Abundant free municipal and street parking
Electric:	New service brought in
Tax Assessment:	\$3,063,1000
Real Estate Taxes:	\$51,644

- Mid-block location with maximum walk by traffic
- High ceiling with fabulous large skylight
- Building totally renovated in 2018 with new roof, HVAC, electrical, floor, interior walls and ceilings
- FEMA compliant

Location:

7 Minutes to Train Station
6 Minutes to I-95 Exit 17
52 Miles to NYC
28 Miles to White Plains



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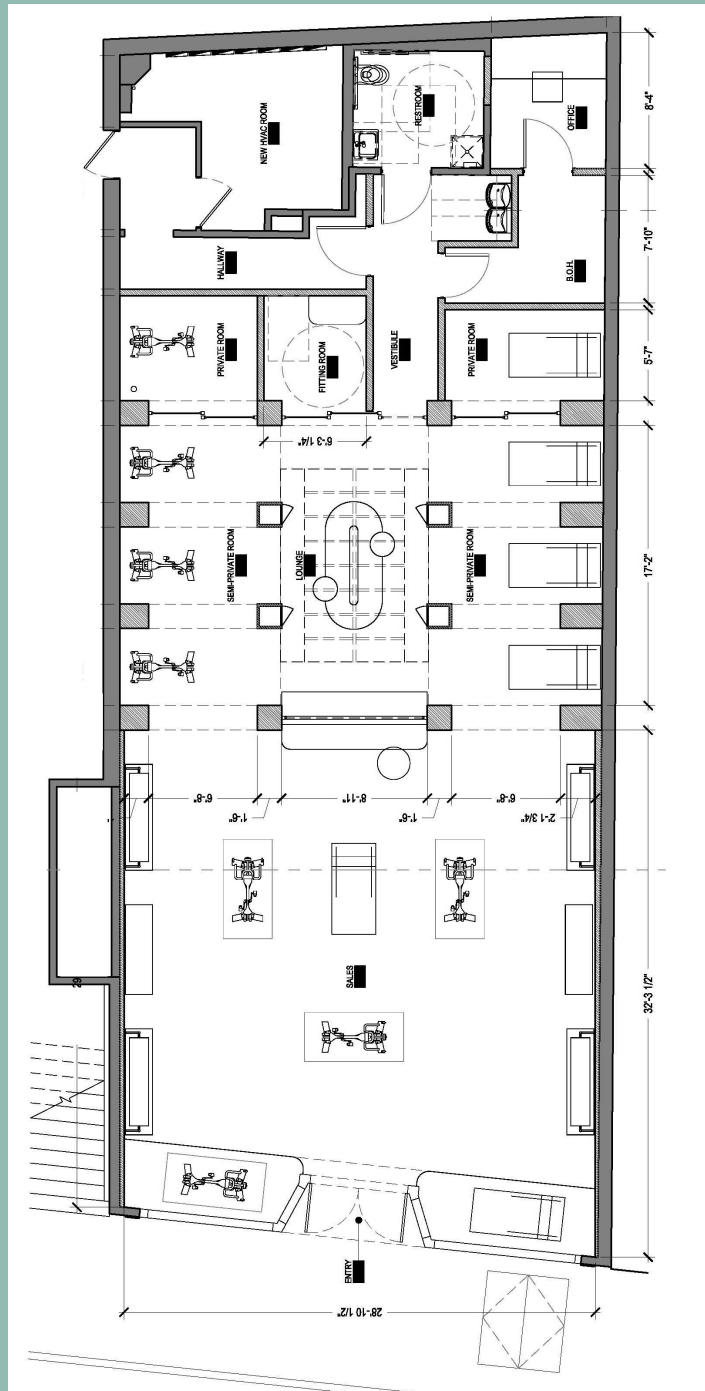
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FLOOR PLAN



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THE TOWN OF WESTPORT

Westport is located in south, central Fairfield County and is approximately 45 miles from New York City. Fairfield County, as a region, has been influenced by its proximity to New York, and has developed its own retail and corporate identity over the past 30 years.

Westport has excellent transportation accessibility. Both I-95 and the Merritt Parkway are major north/south arteries. Also, the Metro North railroad allows convenient commutation to and from New York from two Westport Train Stations.

Westport is one of the more affluent towns in a region of high income communities. This high level of disposable income fuels retail sales in Westport which is well known as a retail Mecca throughout Connecticut and the New York City metropolitan area.

Westport has a very strong Chamber of Commerce and Downtown Merchants Association promoting the business environment and acting as an advocate to keep the vitality and attraction of the town which has developed over the years.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	5,820	45,573	125,280
Average HHI	\$301,648	\$251,502	\$190,319
Daytime Population	13,590	44,882	119,745
Total Retail Expenditure	\$180.14 M	\$1.2 B	\$2.67 B

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DEMOGRAPHICS

58 Main St		1 mi radius	3 mi radius	5 mi radius
Westport, CT 06880				
POPULATION	2020 Estimated Population	5,790	45,615	125,367
	2025 Projected Population	5,736	45,238	125,250
	2010 Census Population	5,826	44,449	121,165
	2000 Census Population	5,664	43,354	117,869
	Projected Annual Growth 2020 to 2025	-0.2%	-0.2%	-
	Historical Annual Growth 2000 to 2020	0.1%	0.3%	0.3%
HOUSEHOLDS	2020 Estimated Households	2,254	17,702	49,629
	2025 Projected Households	2,273	17,894	50,539
	2010 Census Households	2,182	16,503	45,775
	2000 Census Households	2,174	16,413	45,193
	Projected Annual Growth 2020 to 2025	0.2%	0.2%	0.4%
	Historical Annual Growth 2000 to 2020	0.2%	0.4%	0.5%
AGE	2020 Est. Population Under 10 Years	12.4%	10.9%	11.2%
	2020 Est. Population 10 to 19 Years	14.9%	13.4%	12.8%
	2020 Est. Population 20 to 29 Years	5.4%	8.1%	11.2%
	2020 Est. Population 30 to 44 Years	15.0%	15.7%	18.3%
	2020 Est. Population 45 to 59 Years	25.0%	23.8%	22.3%
	2020 Est. Population 60 to 74 Years	19.0%	19.3%	16.8%
	2020 Est. Population 75 Years or Over	8.4%	8.8%	7.3%
	2020 Est. Median Age	45.5	45.2	41.5
MARITAL STATUS & GENDER	2020 Est. Male Population	48.1%	48.0%	48.9%
	2020 Est. Female Population	51.9%	52.0%	51.1%
	2020 Est. Never Married	21.7%	25.6%	30.5%
	2020 Est. Now Married	58.5%	56.3%	50.6%
	2020 Est. Separated or Divorced	12.9%	12.2%	13.7%
	2020 Est. Widowed	6.9%	5.9%	5.3%
INCOME	2020 Est. HH Income \$200,000 or More	42.6%	34.7%	26.8%
	2020 Est. HH Income \$150,000 to \$199,999	11.2%	11.0%	9.7%
	2020 Est. HH Income \$100,000 to \$149,999	14.3%	15.5%	15.2%
	2020 Est. HH Income \$75,000 to \$99,999	6.6%	8.5%	9.8%
	2020 Est. HH Income \$50,000 to \$74,999	6.3%	9.6%	12.8%
	2020 Est. HH Income \$35,000 to \$49,999	6.5%	6.7%	8.3%
	2020 Est. HH Income \$25,000 to \$34,999	2.3%	4.2%	5.5%
	2020 Est. HH Income \$15,000 to \$24,999	3.7%	4.2%	5.5%
	2020 Est. HH Income Under \$15,000	6.4%	5.4%	6.5%
	2020 Est. Average Household Income	\$295,406	\$255,180	\$195,285
	2020 Est. Median Household Income	\$169,555	\$147,306	\$123,723
	2020 Est. Per Capita Income	\$115,120	\$99,146	\$77,421
	2020 Est. Total Businesses	1,523	3,988	10,301
2020 Est. Total Employees	11,949	32,066	85,217	

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RACE	2020 Est. White	89.0%	83.9%	73.9%
	2020 Est. Black	2.8%	5.7%	11.2%
	2020 Est. Asian or Pacific Islander	5.9%	6.1%	5.9%
	2020 Est. American Indian or Alaska Native	-	-	0.3%
	2020 Est. Other Races	2.2%	4.3%	8.7%
HISPANIC	2020 Est. Hispanic Population	377	4,629	24,191
	2020 Est. Hispanic Population	6.5%	10.1%	19.3%
	2025 Proj. Hispanic Population	6.9%	10.4%	19.4%
	2010 Hispanic Population	3.5%	7.4%	16.5%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	4,019	32,521	88,451
	2020 Est. Elementary (Grade Level 0 to 8)	1.2%	2.3%	4.3%
	2020 Est. Some High School (Grade Level 9 to 11)	1.2%	1.9%	3.9%
	2020 Est. High School Graduate	9.7%	15.4%	17.9%
	2020 Est. Some College	7.2%	11.9%	13.1%
	2020 Est. Associate Degree Only	3.5%	5.6%	5.9%
	2020 Est. Bachelor Degree Only	39.0%	31.7%	29.1%
	2020 Est. Graduate Degree	38.1%	31.3%	25.8%
HOUSING	2020 Est. Total Housing Units	2,366	18,455	51,717
	2020 Est. Owner-Occupied	77.4%	77.1%	64.3%
	2020 Est. Renter-Occupied	17.9%	18.8%	31.7%
	2020 Est. Vacant Housing	4.7%	4.1%	4.0%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	5.3%	5.5%	5.3%
	2020 Homes Built 2000 to 2009	7.5%	6.2%	6.1%
	2020 Homes Built 1990 to 1999	4.5%	5.7%	6.3%
	2020 Homes Built 1980 to 1989	7.6%	7.4%	8.4%
	2020 Homes Built 1970 to 1979	9.7%	11.3%	11.5%
	2020 Homes Built 1960 to 1969	12.5%	16.4%	14.5%
	2020 Homes Built 1950 to 1959	21.9%	22.9%	18.7%
	2020 Homes Built Before 1949	26.2%	20.6%	25.2%
HOME VALUES	2020 Home Value \$1,000,000 or More	24.6%	15.5%	12.0%
	2020 Home Value \$500,000 to \$999,999	36.6%	33.6%	34.1%
	2020 Home Value \$400,000 to \$499,999	5.7%	15.7%	14.7%
	2020 Home Value \$300,000 to \$399,999	6.9%	11.5%	16.5%
	2020 Home Value \$200,000 to \$299,999	3.9%	5.4%	8.7%
	2020 Home Value \$150,000 to \$199,999	1.4%	1.8%	2.8%
	2020 Home Value \$100,000 to \$149,999	0.3%	1.0%	1.1%
	2020 Home Value \$50,000 to \$99,999	0.6%	0.5%	1.0%
	2020 Home Value \$25,000 to \$49,999	0.8%	0.5%	0.5%
	2020 Home Value Under \$25,000	1.0%	0.4%	0.6%
	2020 Median Home Value	\$943,294	\$814,169	\$684,390
	2020 Median Rent	\$1,622	\$1,600	\$1,480

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LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	4,514	36,771	101,352
	2020 Est. Civilian Employed	63.2%	63.6%	66.3%
	2020 Est. Civilian Unemployed	1.3%	1.3%	2.0%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	35.5%	35.1%	31.6%
	2020 Labor Force Males	47.1%	47.3%	48.2%
	2020 Labor Force Females	52.9%	52.7%	51.8%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	2,852	23,370	67,234
	2020 Mgmt, Business, & Financial Operations	28.7%	28.3%	24.5%
	2020 Professional, Related	33.2%	27.9%	24.8%
	2020 Service	9.2%	11.0%	15.0%
	2020 Sales, Office	22.8%	22.8%	22.8%
	2020 Farming, Fishing, Forestry	-	-	-
	2020 Construction, Extraction, Maintenance	2.1%	5.5%	7.2%
	2020 Production, Transport, Material Moving	4.0%	4.6%	5.5%
	2020 White Collar Workers	84.7%	78.9%	72.2%
	2020 Blue Collar Workers	15.3%	21.1%	27.8%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	62.4%	68.8%	69.9%
	2020 Drive to Work in Carpool	5.4%	5.3%	6.5%
	2020 Travel to Work by Public Transportation	17.3%	13.3%	12.0%
	2020 Drive to Work on Motorcycle	-	-	-
	2020 Walk or Bicycle to Work	2.2%	1.5%	2.4%
	2020 Other Means	0.4%	0.3%	0.5%
	2020 Work at Home	12.2%	10.8%	8.7%
	2020 Average Travel Time to Work	27.4	27.5	25.1
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	21.7%	23.7%	25.3%
	2020 Travel to Work in 15 to 29 Minutes	23.9%	27.6%	32.7%
	2020 Travel to Work in 30 to 59 Minutes	17.9%	24.6%	26.3%
	2020 Travel to Work in 60 Minutes or More	26.5%	20.2%	16.3%
	2020 Average Travel Time to Work	27.4	27.5	25.1
	2020 Average Travel Time to Work	27.4	27.5	25.1
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$377.88 M	\$2.62 B	\$5.86 B
	2020 Est. Apparel	\$13.85 M	\$95.62 M	\$212.83 M
	2020 Est. Contributions, Gifts	\$26.05 M	\$177.52 M	\$386.42 M
	2020 Est. Education, Reading	\$15.76 M	\$106.24 M	\$229.85 M
	2020 Est. Entertainment	\$22.47 M	\$155.27 M	\$344.01 M
	2020 Est. Food, Beverages, Tobacco	\$55.05 M	\$383.98 M	\$865.48 M
	2020 Est. Furnishings, Equipment	\$13.77 M	\$95.26 M	\$211.47 M
	2020 Est. Health Care, Insurance	\$32.7 M	\$228.86 M	\$513.9 M
	2020 Est. Household Operations, Shelter, Utilities	\$119.48 M	\$830.64 M	\$1.87 B
	2020 Est. Miscellaneous Expenses	\$7.29 M	\$50.42 M	\$112.35 M
	2020 Est. Personal Care	\$5.03 M	\$34.93 M	\$78.15 M
2020 Est. Transportation	\$66.45 M	\$463.82 M	\$1.04 B	

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