



**2,500 SF RETAIL
STREET LEVEL
+
824 RSF OFFICE
SECOND FLOOR**

**600 SF RETAIL
LOWER LEVEL**



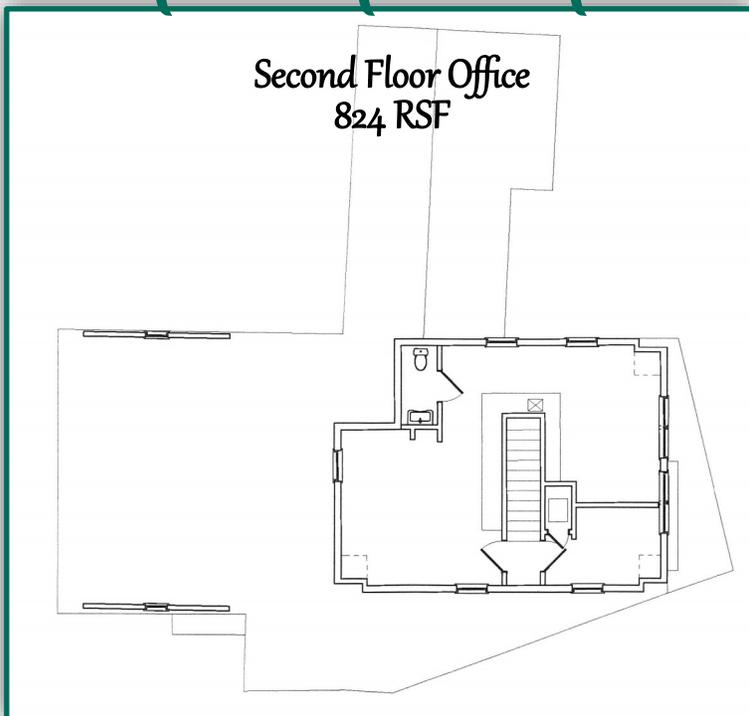
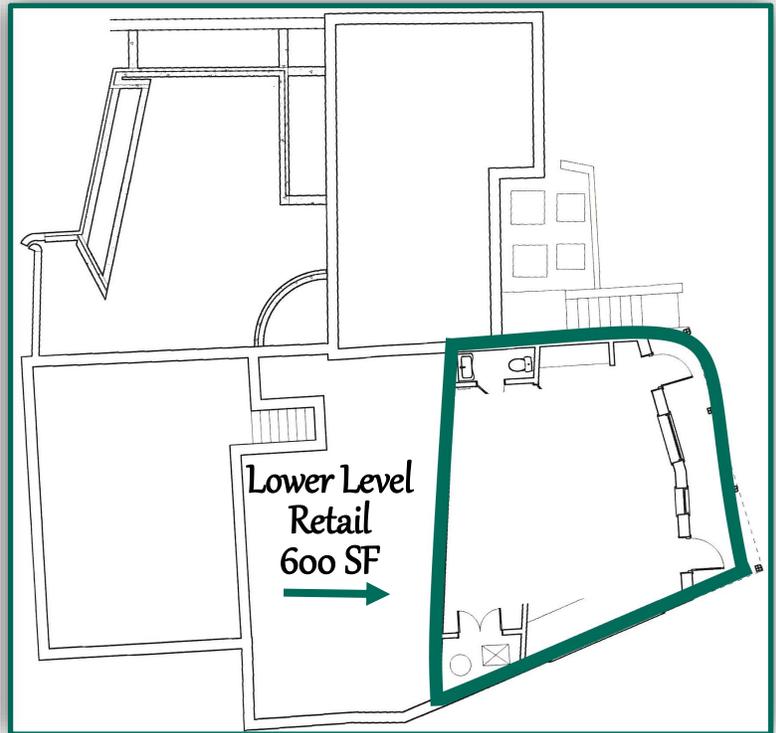
- Corner, stand-alone, gateway building to Main Street's downtown retail corridor; located at lighted intersection of Main Street and Parker Harding Plaza
- Join one of the wealthiest communities in the nation featuring Tiffany & Co., West Elm, Williams Sonoma, Patagonia, Vince, Eileen Fisher, Lululemon, Intermix, Bluemercury, Anthropologie, Talbots and Simon Pearce Westport.
- 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. Benefit from Main Street's high level walk score of 71/100.
- Convenient access to/from New York City via I-95, the Merritt Parkway and Metro North.
- Not in a flood zone.

Demographics	1 Mile	3 Mile	5 Mile
Population	6,029	45,837	125,557
Average HHI	\$293,071	\$255,441	\$195,729
Daytime Demographics	13,157	45,483	119,148
Consumer Retail Expenditures	\$180.56 M	\$1.23 B	\$2.74 B

Exclusive Agents:
 Penny Wickey 203.222.4194
 pwickey@saugatuckcommercial.com
 Laure Aubuchon 203.349.8485
 laubuchon@saugatuckcommercial.com

The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

SALE OR LEASE

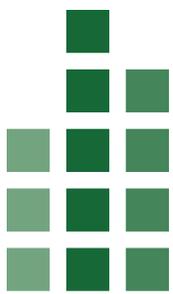


Exclusive Agents:

Penny Wickey 203.222.4194
pwickey@saugatuckcommercial.com

Laure Aubuchon 203.349.8485
laubuchon@saugatuckcommercial.com

The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



SAUGATUCK COMMERCIAL REAL ESTATE LLC

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

WESTPORT, CT

177 MAIN STREET

SALE OR LEASE



Exclusive Agents:

Penny Wickey 203.222.4194
pwickey@saugatuckcommercial.com

Laure Aubuchon 203.349.8485
laubuchon@saugatuckcommercial.com