



SAUGATUCK  
COMMERCIAL  
REAL ESTATE LLC

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

WESTPORT, CT

1835 POST ROAD EAST



THE "MANOR"  
CORNER APPEAL &  
POST ROAD PRESENCE

STREET LEVEL RETAIL  
1,136 SF  
2ND FLOOR OFFICE  
2,368 RSF



- Across from Stop & Shop, Petco, Panera, Michaels, Home Goods and next to Shake Shack at signalized intersection on Route 1.
- Attractive colonial style three building mixed use campus with ample onsite parking.
- Primary commercial corridor with excellent visibility/signage/branding.
- Cotenants: Fjord Fish Market and Walpole Outdoors.
- Close proximity to I-95/Exit 19 and Southport Village.

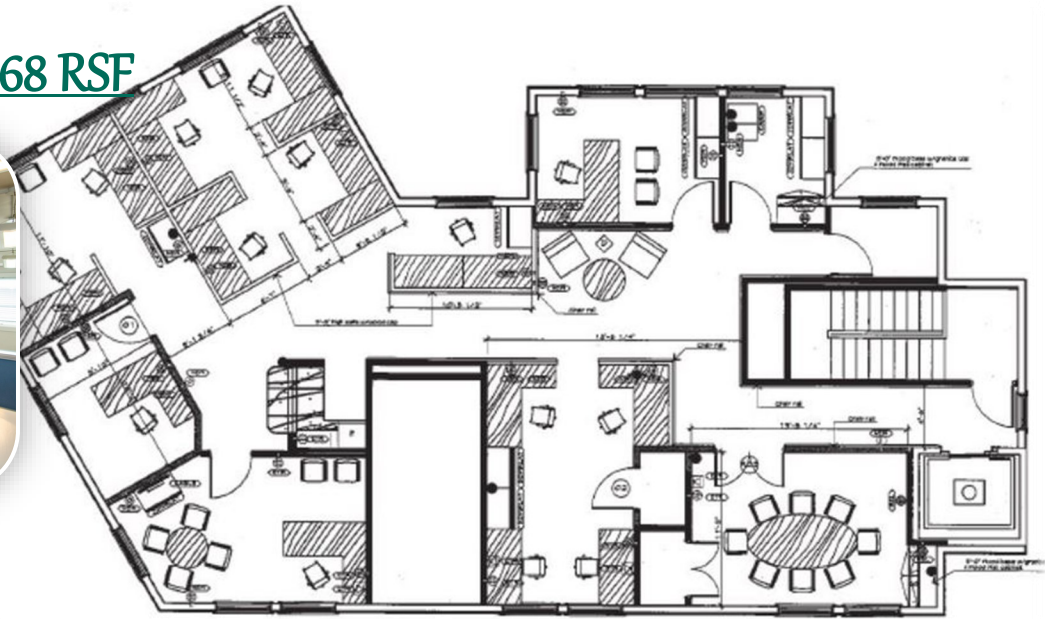
Demographics	1 Mile	3 Mile	5 Mile
Population	5,960	35,652	95,717
Average HHI	\$310,713	\$305,428	\$231,523
Daytime Demographics	7,639	44,751	101,878
Total Retail Consumer Expenditures	\$190.49 M	\$989.34 M	\$2.28 B

**EXCLUSIVE LEASING BROKERS**  
Nathan Greenberg 203.222.4189  
ngreenberg@saugatuckcommercial.com

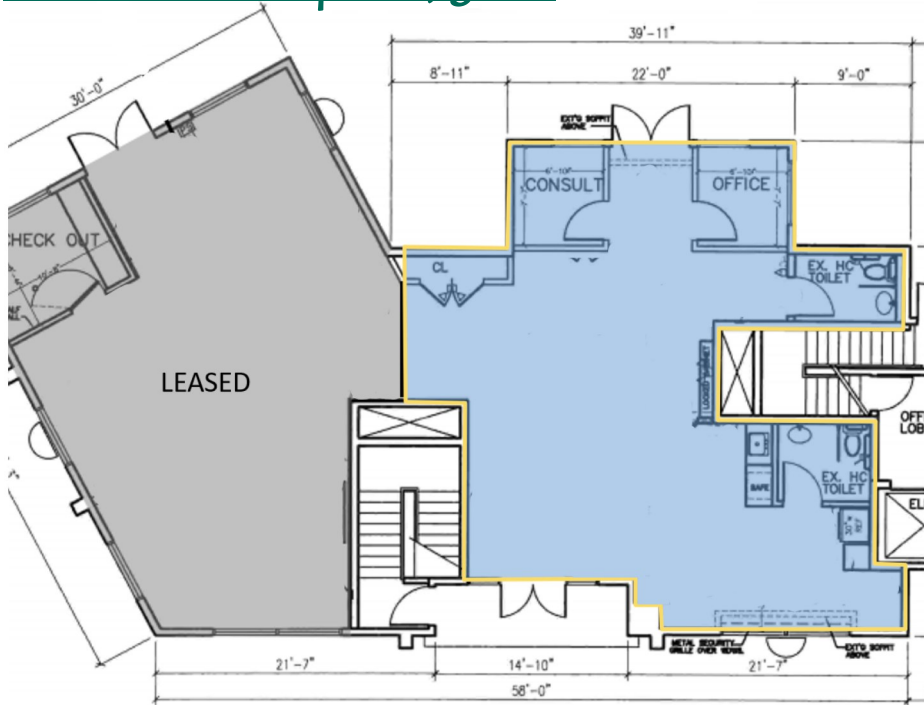
Penny Wickey 203.222.4194  
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*The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representative is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.*

2nd Floor Office Space 2,368 RSF



1st Floor Retail Space 1,136 SF



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