



SAUGATUCK
COMMERCIAL
REAL ESTATE LLC

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

MIXED USE PROPERTY
RETAIL/RESIDENTIAL

DARIEN, CT

879-889 BOSTON POST ROAD

INVESTMENT PROPERTY



Saugatuck Commercial has been exclusively retained to offer for sale this three-story mixed-use building — four retail spaces, six 2BR apartments

PROPERTY HIGHLIGHTS

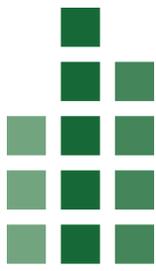
In the heart of downtown Darien with Route 1 frontage and adjacent to the Darien train station, this fully leased property is within walking distance to numerous shops and restaurants. The investment property includes a three-story mixed-use building with four ground floor retail spaces and three apartments on each of the second and third floors. The building is approximately 11,500 SF of finished area on a 0.1934-acre parcel. The property provides excellent Route 1 visibility and branding and is



close to both I-95 and the Merritt Parkway. Darien is the smallest town along Connecticut's Gold Coast and also one of the wealthiest communities. With a median household income of \$200,000, Darien is ranked in the top 10 richest towns in the country according to Bloomberg.

Exclusive Brokers:
 Laure Aubuchon 917.294.1733
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 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 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.



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To receive the complete Offering Memorandum (OM), please contact the representing brokers to request a Confidentiality Agreement.

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