



SECOND FLOOR
RETAIL SPACE, ROUTE 1
GATEWAY TO DARIEN
I-95—EXIT 11

2,530 SF RETAIL
(AVAILABLE EARLY FALL)



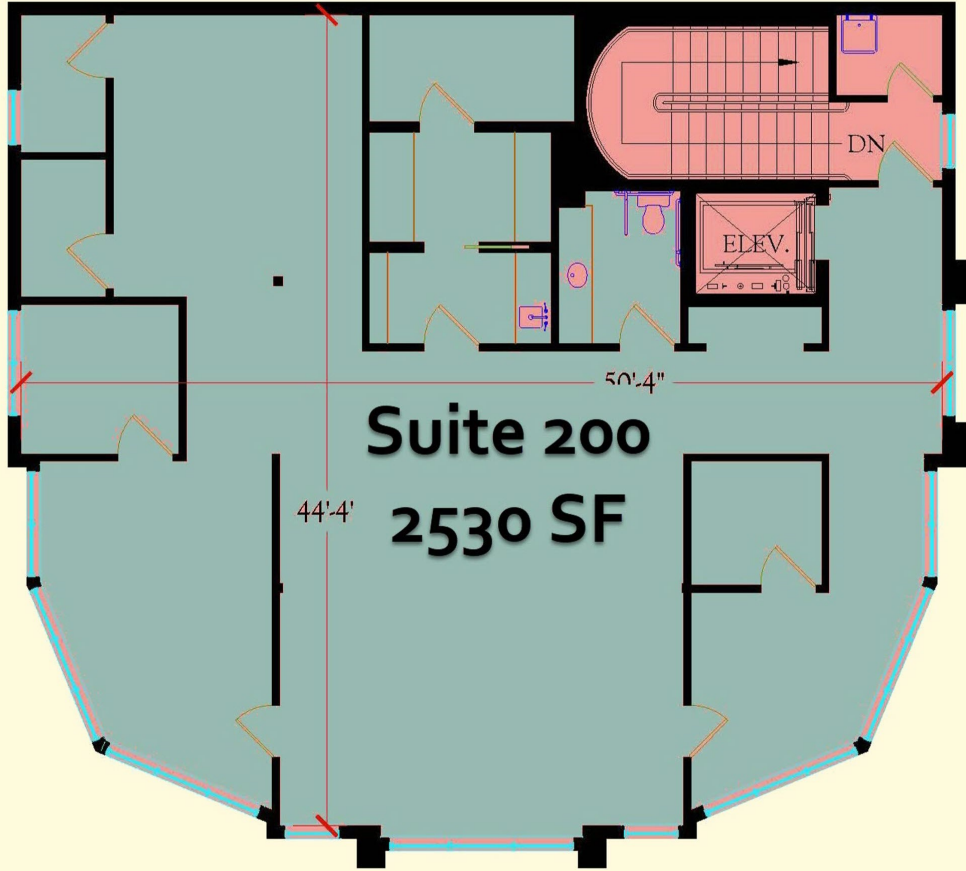
- Excellent signage and Route 1 visibility with easy access to Exit 11 on I-95 north and south in affluent Darien.
- Beautiful natural light, radiant heated floors and mahogany detail throughout the space.
- Join area retailers: Shake Shack, Whole Foods Market, Darien Sport Shop, Caffè Nero, J. McLaughlin and Ten Twenty Post.

Demographics	1 Mile	3 Mile	5 Mile
Population	5,996	74,624	213,565
Average HHI	\$320,843	\$193,923	\$156,707
Adj. Daytime Demographics	12,,601	66,472	236,664
Total Annual Retail Expenditure	\$177.75 M	\$3.28 B	\$8.15 B

Exclusive Broker:

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1292 BOSTON POST ROAD



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**SAUGATUCK
COMMERCIAL**
REAL ESTATE LLC
LICENSED IN CT, NY, MA, RI, NH

DARIEN, CT DOWNTOWN RETAIL

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