



FREE-STANDING
BUILDING

4,550 RSF ON
TWO FLOORS
RIVER VIEWS



- Prominent location offering both convenience and spectacular water views
- Walking distance to Westport restaurants and downtown Main Street shopping
- Open floor plan with mezzanine level.
- Convenient on-site private parking.
- Excellent visibility and branding and close access to I-95, Merritt Parkway and Route 33.

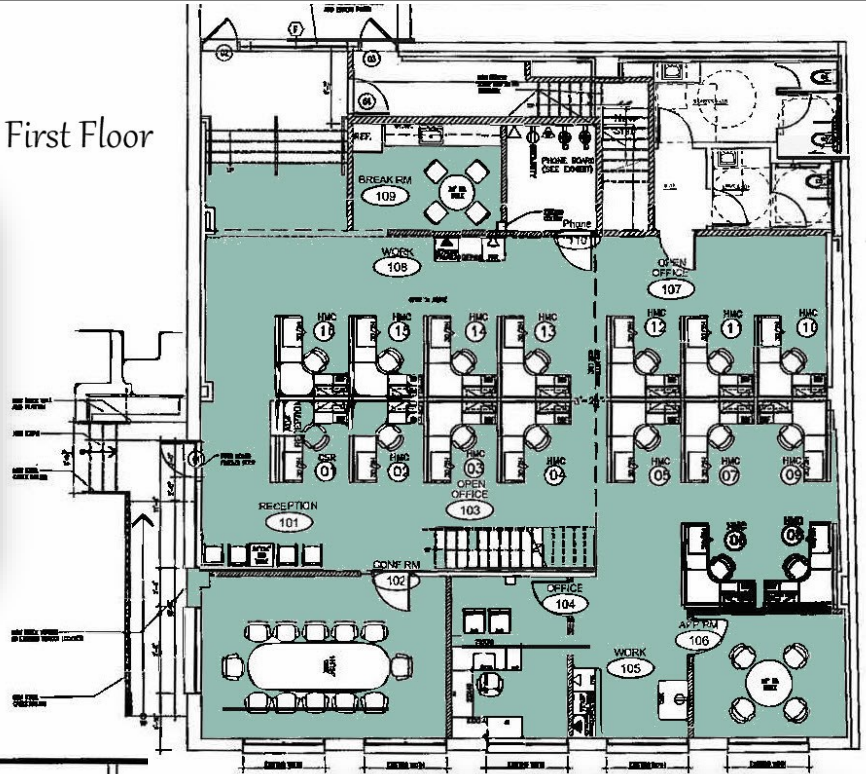
Demographics	1 Mile	3 Mile	5 Mile
Population	6,280	51,751	131,017
Average HHI	\$284,051	\$225,582	\$187,539

Exclusive Broker:

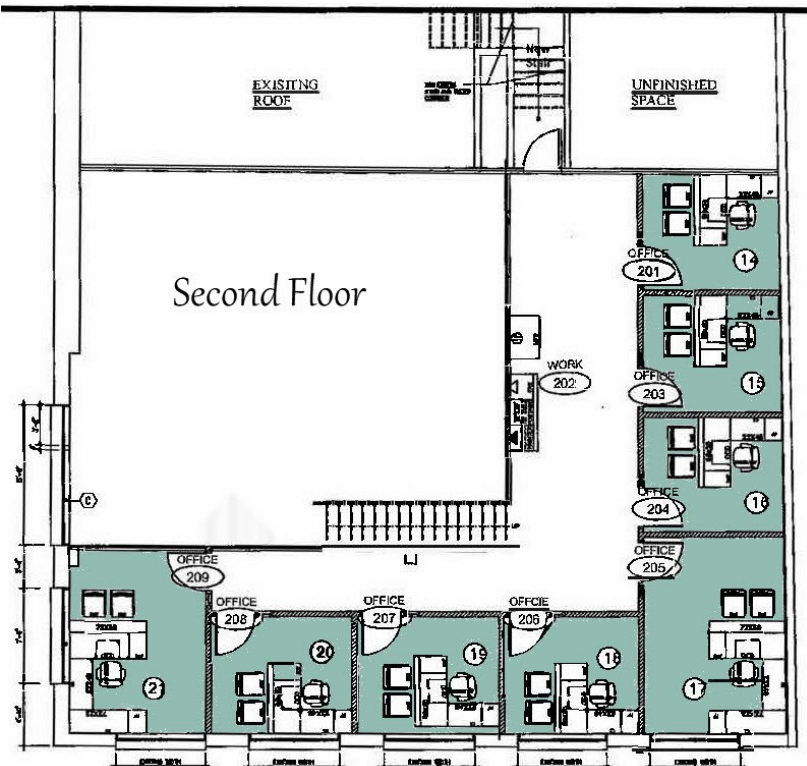
Penny Wickey 203.222.4194
pwickey@saugatuckcommercial.com



First Floor



Second Floor



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13 RIVERSIDE AVENUE



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