



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

# DOWNTOWN WESTPORT, CT

MAIN STREET & ROUTE 1

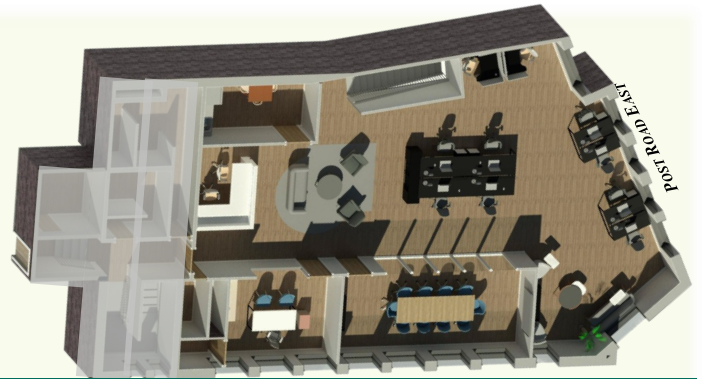
## 30 POST ROAD EAST



CORNER OFFICE  
3,095 RSF

**NEWLY RENOVATED!**

“MAIN & MAIN”  
DOWNTOWN  
WESTPORT



- Signalized corner location, across from Tiffany & Co., and Starbucks.
- Floor-ceiling windows overlooking Main Street and Saugatuck River, plenty of natural light, large open space.
- Multiple municipal parking lots available within walking distance.
- Walk across to Main Street’s local shops, gathering places and restaurants.
- Landlord updating bathrooms, hallways and adding kitchenette sink.

Demographics	1 Mile	3 Mile	5 Mile
Population	6,106	47,263	129,708
Adjusted Daytime Demographics	11,447	48,931	143,883
Total Annual Retail Expenditure	\$174.57 M	\$1.27 B	\$3.25 B
Average HHI	\$387,764	\$288,745	\$228,594

Exclusive Broker:  
Penny Wickey 203.222.4194  
pwickey@saugatuckcommercial.com

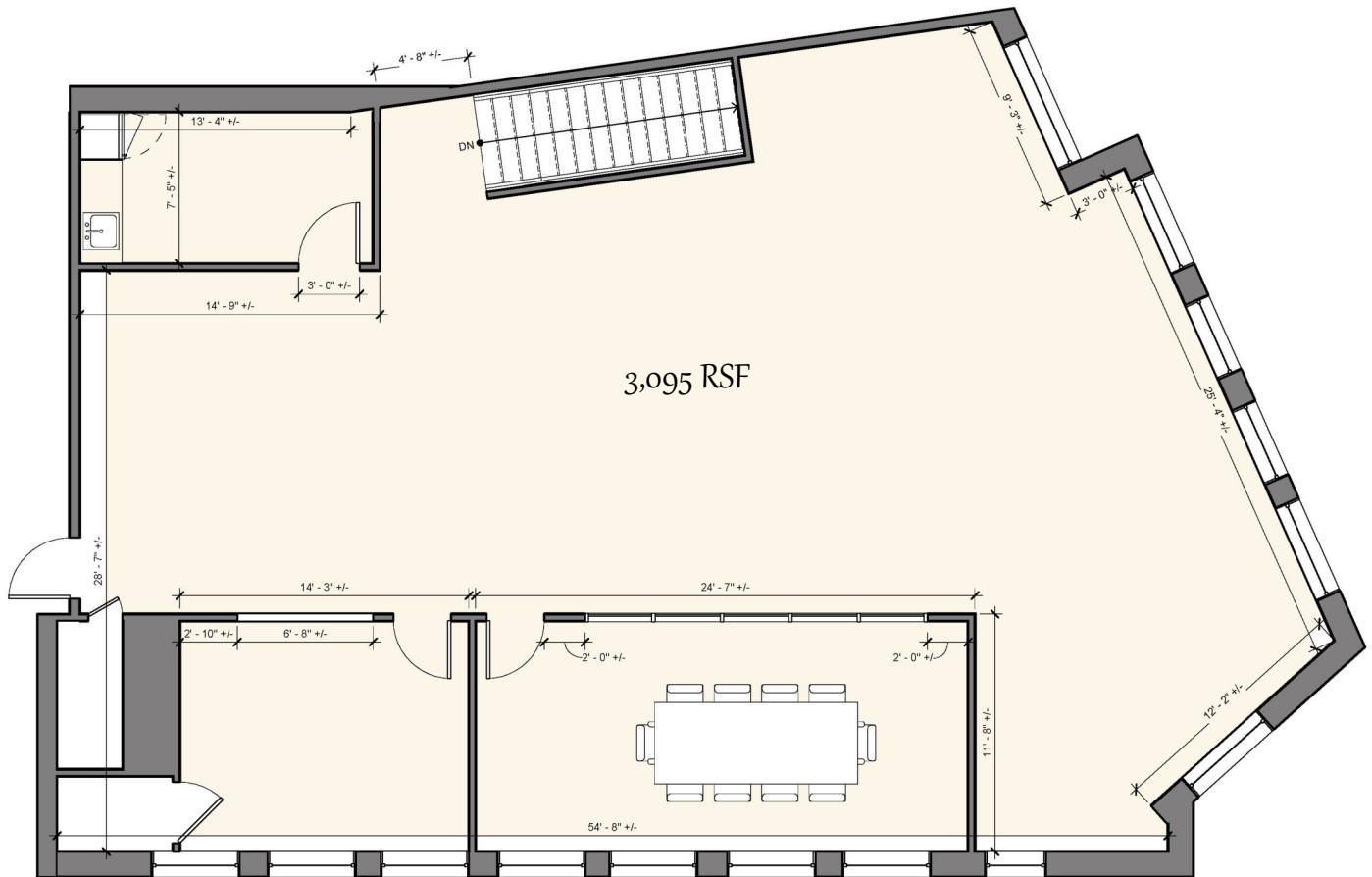
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## MAIN STREET & ROUTE 1

### 30 Post Road East



SAUGATUCK COMMERCIAL REAL ESTATE LLC

9 BURR ROAD

WESTPORT, CT 06880

SAUGATUCKCOMMERCIAL.COM

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