



**SAUGATUCK
COMMERCIAL**
REAL ESTATE LLC

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

WESTPORT, CT

UNIQUE OPPORTUNITY ...MANY OPTIONS

520 POST ROAD EAST



**LEASE,
BUILD-TO-SUIT
OR
REDEVELOPMENT**

**MEDICAL,
OFFICE,
RESTAURANT OR
RETAIL**



- Existing building—2,451 SF ground floor and 638 SF mezzanine
- Unique to market—single tenant redevelopment
- Excellent presence and visibility on Post Road
- Average household income within a one mile radius \$380,000+
- Pylon sign available

Demographics	1 Mile	3 Mile	5 Mile
Population	5,781	40,429	123,177
Average HHI	\$382,490	\$331,261	\$240,210
Adj. Daytime Demographics	10,599	44,682	139,893

EXCLUSIVE LEASING AGENT
Penny Wickey 203.222.4194
pwickey@saugatuckcommercial.com

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