



SAUGATUCK
COMMERCIAL
REAL ESTATE LLC

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

WESTPORT, CT

520 POST ROAD EAST

UNIQUE OPPORTUNITY WITH MANY OPTIONS



**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 \$370,000+
- Pylon sign available

Demographics	1 Mile	3 Mile	5 Mile
Population	5,826	40,254	121,845
Average HHl	\$377,269	\$346,254	\$251,478
Adj. Daytime Demographics	1,648	6,818	12,544

EXCLUSIVE LEASING AGENT
Penny Wickey 203.222.4194
pwickey@saugatuckcommercial.com

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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