



**±3,700 SF MIXED
USE PROPERTY**

**“MAIN & MAIN”
PRESENCE**

**2ND LEVEL
1,880 RSF**

**RETAIL
OFFICE**



- Prominent, mixed use, two-story glass front brick building; signature red brick sidewalk on the corner of Elm and Main Streets.
- Strategic location in the center and heart of New Canaan village; walking distance to restaurants, shops and train station.
- Separate street level entrance with private staircase to modern, open second level space.
- Plentiful natural light, updated windows/casings and beautiful hardwood floors throughout.
- 10 minute drive to I-95 and Merritt Parkway.

Demographics	1 Mile	3 Mile	5 Mile
Population	7,764	28,604	124,347
Average HHI	\$320,191	\$382,224	\$254,649
Daytime Demographics	10,639	23,100	127,022
Total Retail Consumer Expenditures	\$257,93 M	\$1 B	\$3.25 B

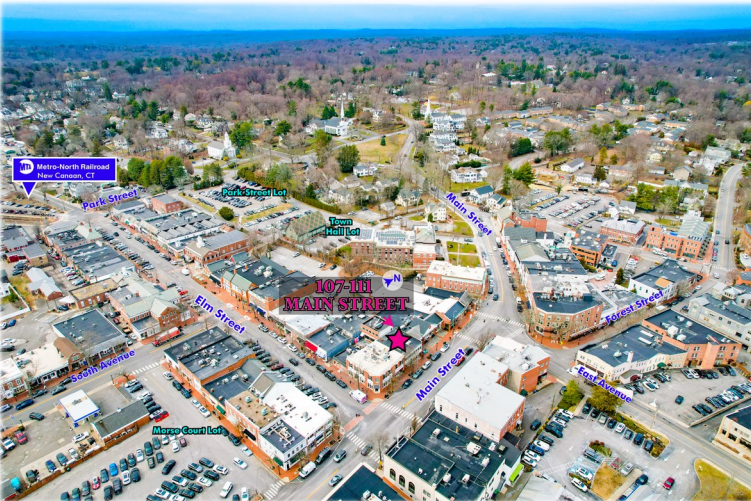
EXCLUSIVE LEASING BROKERS

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NEW CANAAN, CT

107-111 MAIN STREET



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SAUGATUCK COMMERCIAL REAL ESTATE LLC

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

NEW CANAAN, CT

107-111 MAIN STREET



ELM STREET

- Goldenberry
- Adirondack
- Shoes n More
- Ski and Sport
- The Shade Store
- Groove
- Barvida
- The Linen Shop
- Le Pain Quotidien
- Sole Ristorante
- Consider the Cook
- Patisserie Salzburg
- Rosie
- Grounded Mediation
- Elm Street Books
- Ralph Lauren
- Ann Taylor
- Jack Spade
- Americana Memories
- AT&T

MAIN STREET

- Greenology
- Pesca Peruvian Bistro
- Ching's Table
- New Canaan Music
- Lavender Lashes
- Stretch Lab
- Club Pilates
- Jean Jacobs Gallery
- Chef Prasad

MAIN STREET

- Toy Chest of New Canaan
- Luscious & Co.
- Against the Grain
- Gofer Ice Cream
- Handwright Gallery & Framing
- Pinocchio Pizza
- M&T Bank
- Family Britches

ELM STREET

- Penny Weights
- Dunkin
- Franco's
- HG
- Dolce
- Eyes on Elm
- Manifested Jewels
- Prudence
- Splash of Pink
- Eyes on Elm
- The Whitney Shop
- J. McLaughlin
- CD Interiors
- StateFarm
- Bank of America
- Wireless Zone
- Leron
- More N More
- David Forster

ELM STREET

- J. Crew
- Shoe-Inn
- Arden & White Gallery
- Allstate
- Benefit
- The Agency New Canaan

MAIN STREET

- Dolka & David Gallery
- Bluemercury
- The Silk Purse
- That Personal Touch
- She la la
- Claudette
- Connecticut Muffin

FOREST STREET

- Tequila Mockingbird
- Farmers Table
- Cava
- Gates
- New Canaan Diner
- Mattress Firm
- Athletic Shoe Factory
- Hashi Sushi
- New Canaan Word Travel
- Valerie Wilson Travel



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