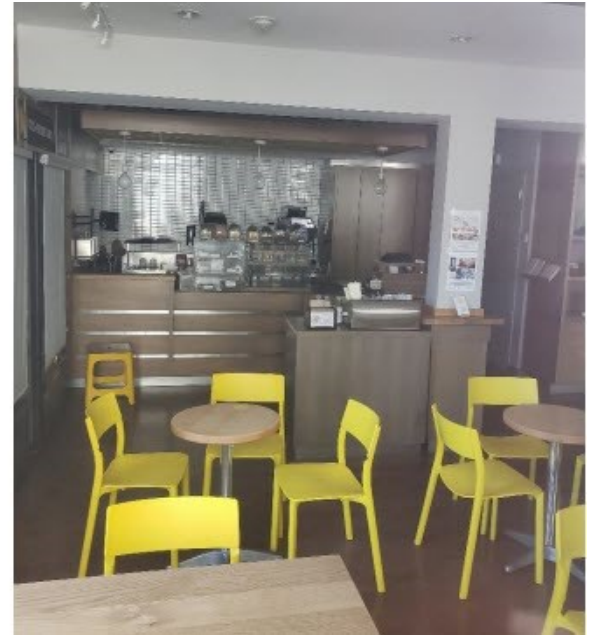


5 BURTIS AVENUE/130 MAIN STREET



**RETAILER READY
775 SF RETAIL**

**FULLY EQUIPPED
COFFEE/BUBBLE
TEA SHOP**



- Conveniently located in downtown New Canaan; one of the wealthiest communities in Connecticut.
- Strategic location steps from the heart of Main Street; walking distance to restaurants, and shops.
- Five minute walk to New Canaan train station
- Minutes to Merritt Parkway, Exit 37

Demographics	1 Mile	3 Mile	5 Mile
Population	7,888	29,173	127,446
Adjusted Daytime Demographics	10,903	23,860	131,729
Total Annual Retail Expenditure	\$275.2 M	\$1.04 B	\$3.29 B
Average HHI	\$365,705	\$407,295	\$266,445

EXCLUSIVE LEASING AGENTS

Penny Wickey 203.222.4194
pwickey@saugatuckcommercial.com

Laure Aubuchon 203.349.8485
laubuchon@saugatuckcommercial.com

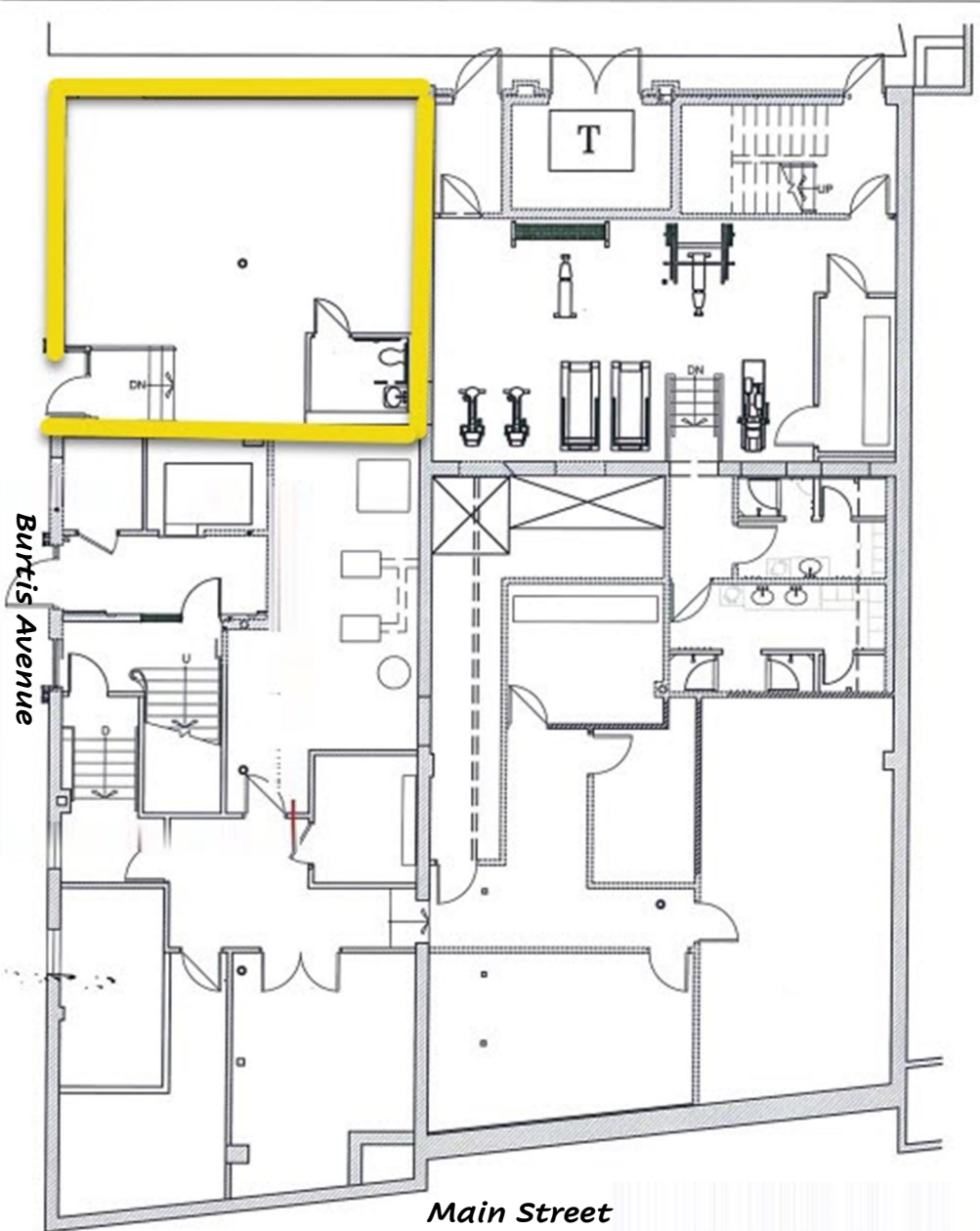
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SAUGATUCK
COMMERCIAL
REAL ESTATE LLC
LICENSED IN CT, NY, MA, RI, NH, FL

NEW CANAAN, CT
DOWNTOWN RETAIL SPACE

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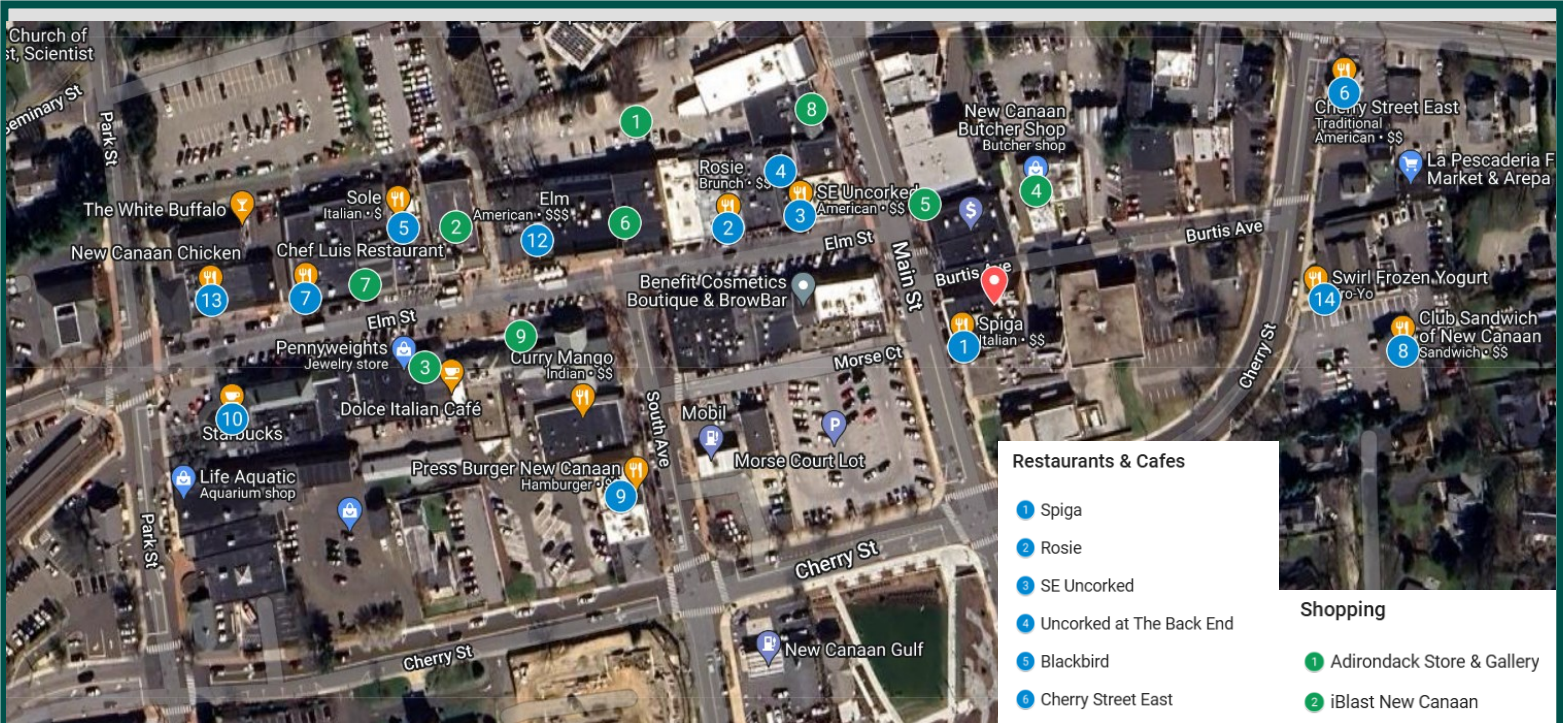
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NEW CANAAN, CT DOWNTOWN RETAIL SPACE

5 BURTIS AVENUE/130 MAIN STREET



Restaurants & Cafes

- 1 Spiga
- 2 Rosie
- 3 SE Uncorked
- 4 Uncorked at The Back End
- 5 Blackbird
- 6 Cherry Street East
- 7 Chef Luis Restaurant
- 8 Club Sandwich of New Canaan
- 9 Press Burger New Canaan
- 10 Starbucks
- 11 Migoto Boba
- 12 Elm
- 13 New Canaan Chicken
- 14 Swirl Frozen Yogurt

Shopping

- 1 Adirondack Store & Gallery
- 2 iBlast New Canaan
- 3 Whitney Shop
- 4 New Canaan Butcher Shop
- 5 She la la New Canaan
- 6 Ralph Lauren
- 7 Groove
- 8 Toy Chest of New Canaan
- 9 Wave



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