



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

WESTPORT, CT

OFFICE & RETAIL SPACES

125 MAIN STREET



**DOWNTOWN
WESTPORT
CENTER OF
MAIN STREET**

**2,358 RSF
OFFICE/RETAIL
3RD FLOOR
3,000 SF RETAIL
CONCOURSE LEVEL**



- Prominent Main Street retail building in one of the most prestigious shopping districts in Fairfield County.
- Join neighboring retailers GAP, Vince, The Shade Store, Athleta, J. Crew, Lululemon, Beyond Yoga and Gorjana.
- Excellent parking on both Main Street and in Parker Harding Plaza.
- Dramatic high ceilings on all levels, with over 60' of window frontage on Main Street (top floor).
- Overlooks the Saugatuck River and Main Street with elevator access directly from Parker Harding Plaza (top floor and concourse).
- Excellent signage on Parker Harding Plaza.

Demographics	1 Mile	3 Mile	5 Mile
Population	5,585	48,375	132,076
Average HHI	\$251,236	\$195,905	\$160,031
Total Retail Expenditures	\$163.01 M	\$1.31 B	\$3.33 B

Exclusive Broker:

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.



SAUGATUCK
COMMERCIAL

REAL ESTATE LLC

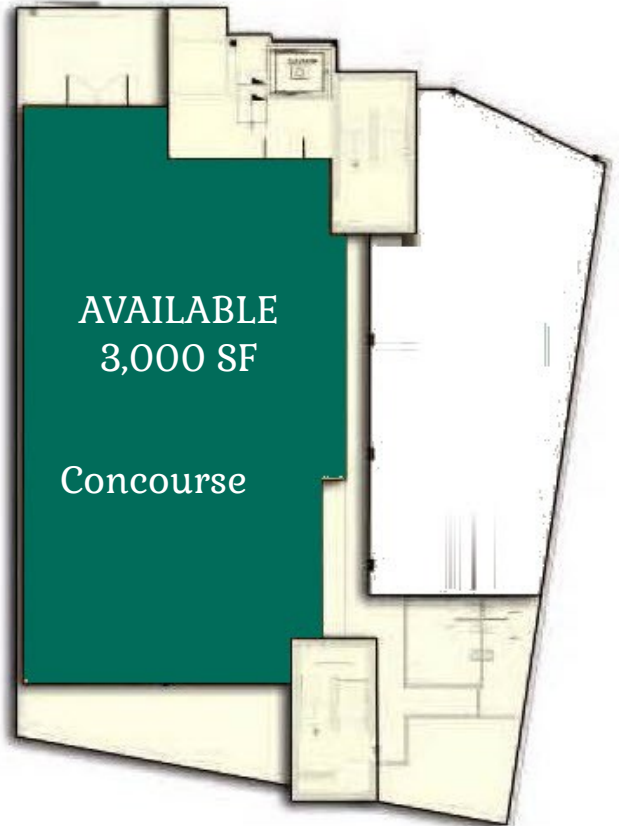
LICENSED IN CT, NY, MA, RI, NH, FL

WESTPORT, CT

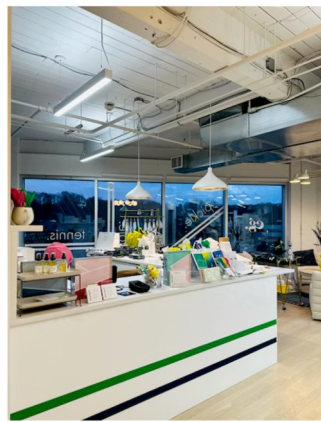
OFFICE & RETAIL SPACES

125 MAIN STREET

PARKER HARDING PLAZA



MAIN STREET



Exclusive Broker:

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.



SAUGATUCK COMMERCIAL

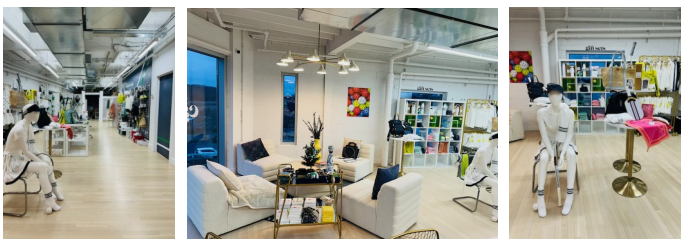
REAL ESTATE LLC

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

WESTPORT, CT

OFFICE & RETAIL SPACES

125 MAIN STREET



Exclusive Broker:

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.