

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



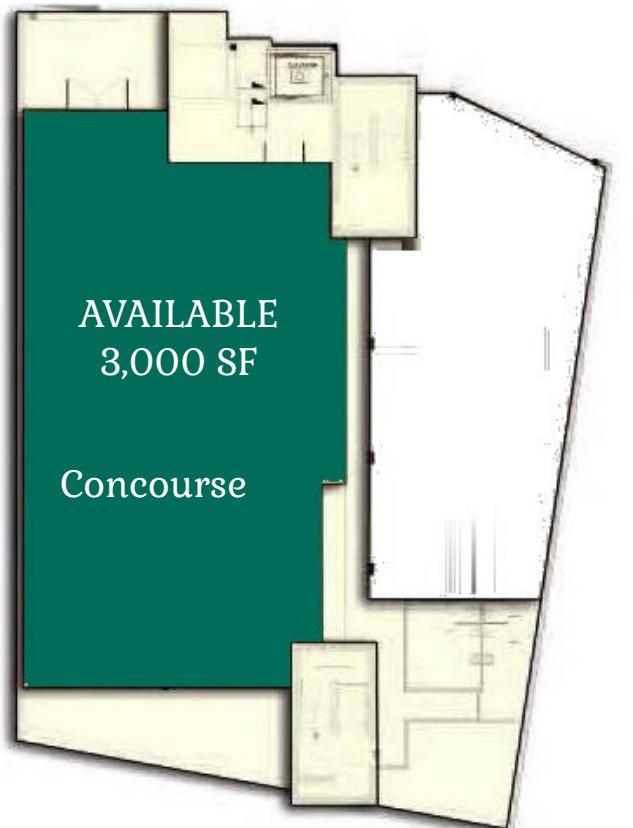
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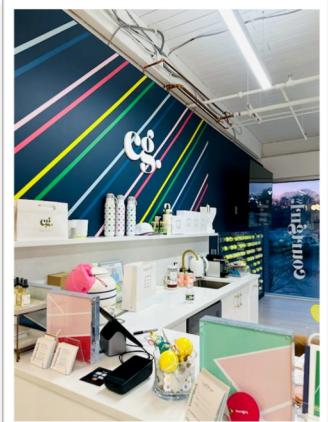
WESTPORT, CT

125 MAIN STREET

PARKER HARDING PLAZA



MAIN STREET



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