

44 MAIN STREET - WESTPORT CT

EXQUISITE RETAIL OPPORTUNITY

IN THE HEART OF WESTPORT, CT



MAIN STREET VIEW

PLEASE CONTACT US
FOR LEASING INQUIRIES:

ALAN SCHMERZLER 212 841 5930 ALAN.SCHMERZLER@CUSHWAKE.COM
KATHLEEN FAZIO 203 326 5848 KATHLEEN.FAZIO@CUSHWAKE.COM



44 MAIN STREET - WESTPORT CT

	MAIN ST. LEVEL	ELM ST. LEVEL	TOTAL
SQUARE FOOTAGE	6,097 SF	4,378 SF	10,475 SF
FRONTAGE	33 FT 3 IN	25 FT	
LEASE TYPE	DIRECT		
POSSESSION	IMMEDIATE		

COMMENTS:

- Extraordinary retail opportunity located at the center of Main Street in affluent Westport, one of Connecticut's premier 'Gold Coast' communities.
- Incredible visibility and frontage on both the Main Street and Elm Street façades.
- Adjacent to the fully restored Bedford Square development with additional shopping, dining and residences.
- Surrounded by upscale national retailers.
- Adjacent to an abundance of free public parking
- Optimally placed in the heart of the Main Street shopping corridor.
- Roof deck included with the Elm Street space.

NEIGHBORING RETAILERS INCLUDE:

ANTHROPOLOGIE	LUX BOND & GREEN	J. CREW
TIFFANY & CO.	THEORY	MADEWELL
ATHLETA	LULULEMON ATHLETICA	FAHERTY
WEST ELM	VINCE	BIRDDOGS
RHONE	VUORI	MARINE LAYER
GORJANA	BROOKS BROTHERS	VINEYARD VINES



44 MAIN STREET - WESTPORT CT

DEMOGRAPHICS

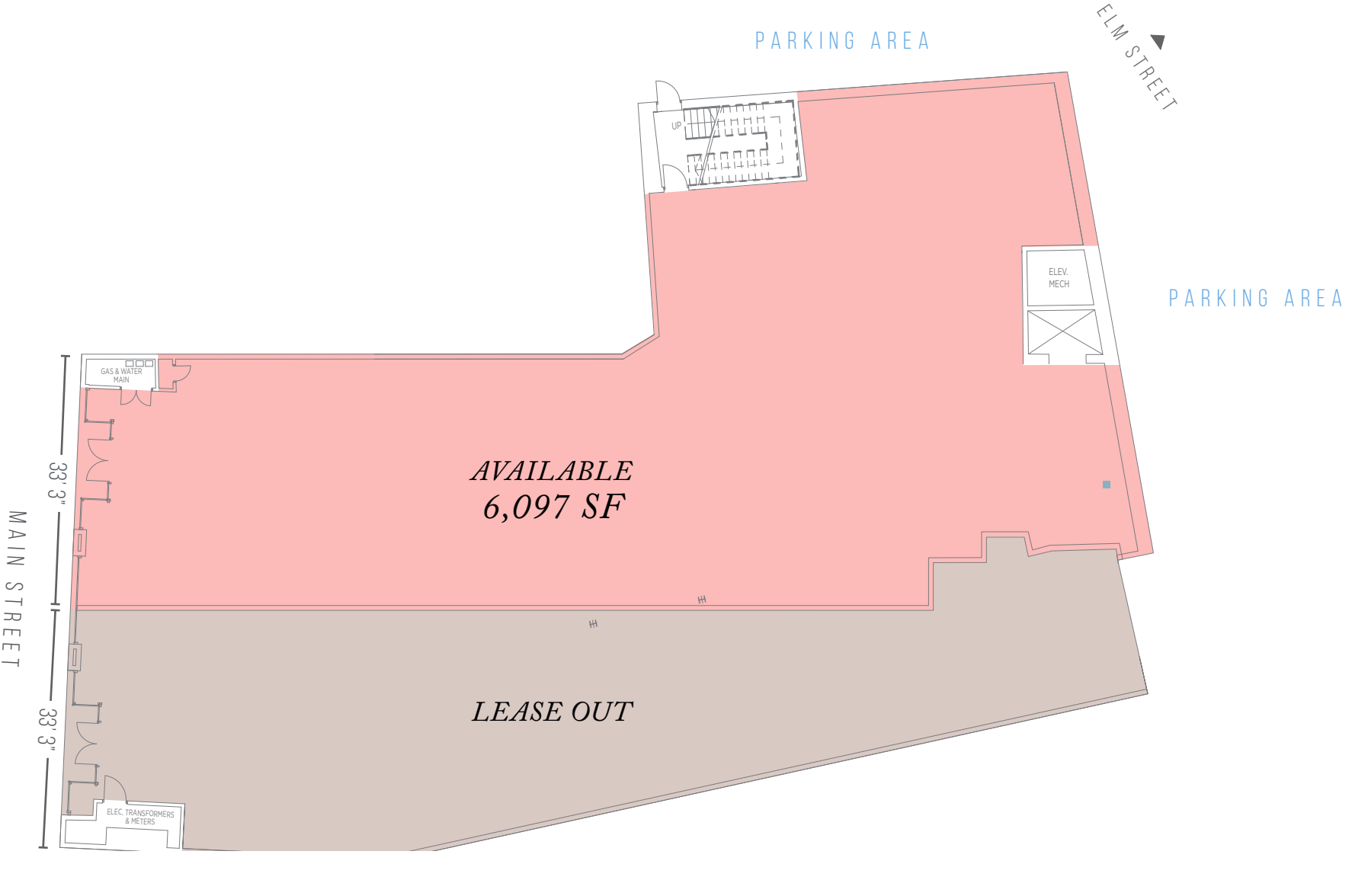
	TOTAL POPULATION	TOTAL HOUSEHOLD	TOTAL HOUSEHOLD INCOME	PER CAPITA INCOME
2 MILE RADIUS	6,379	2,367	\$206,643	\$76,799
3 MILE RADIUS	46,411	17,223	\$187,643	\$69,776
5 MILE RADIUS	125,506	47,465	\$155,104	\$58,787



ELM STREET VIEW

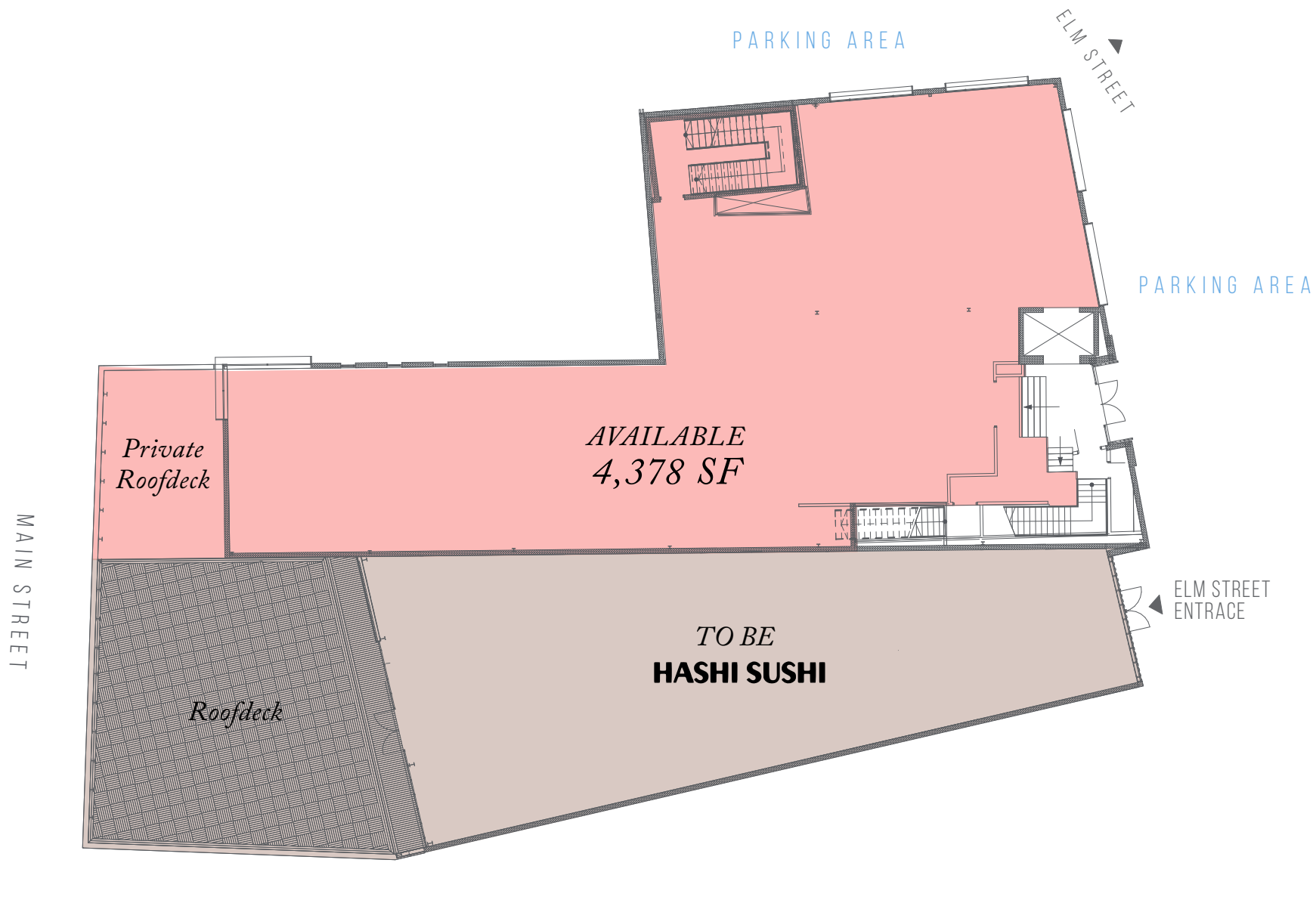
44 MAIN STREET - WESTPORT CT

MAIN STREET LEVEL



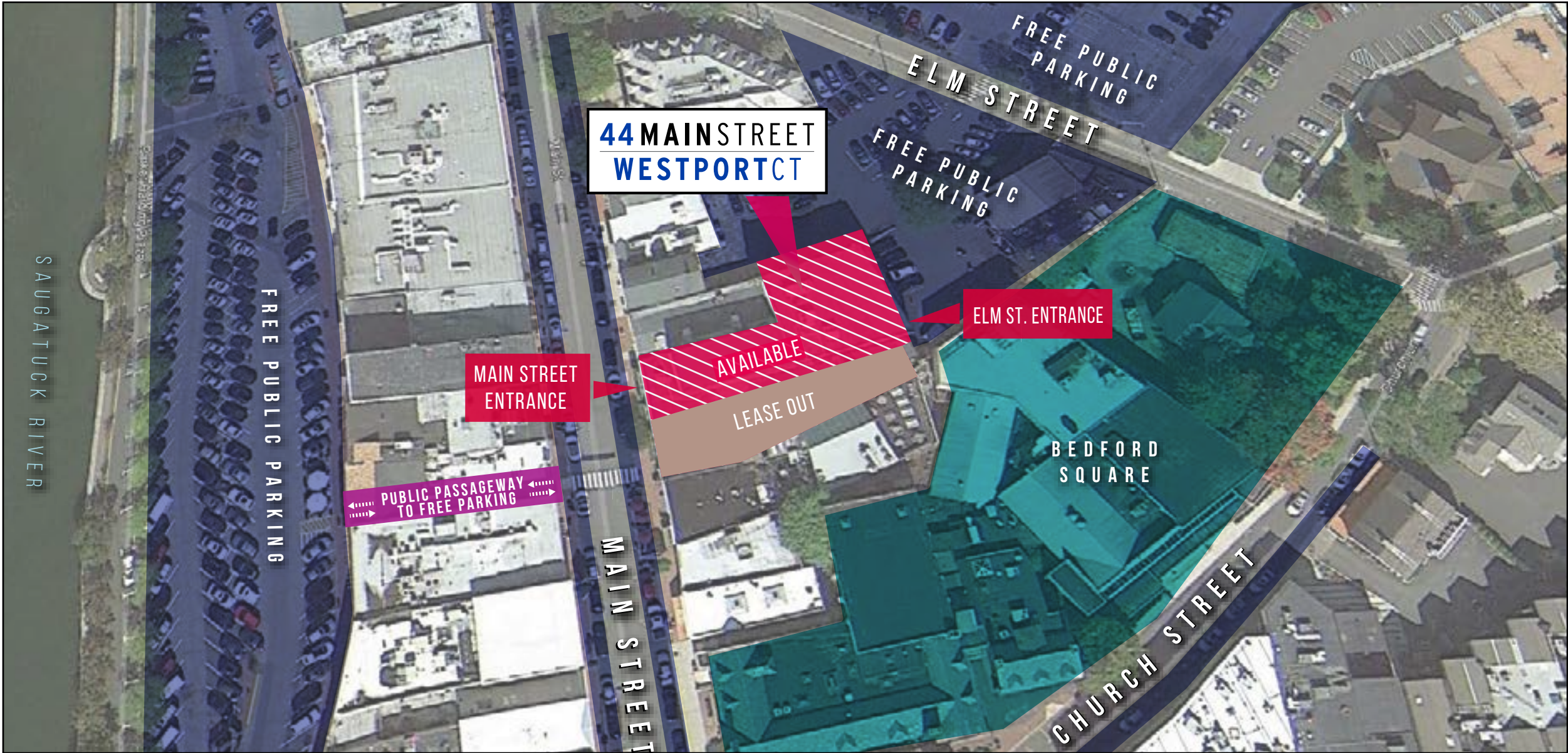
44 MAIN STREET - WESTPORT CT

ELM STREET LEVEL



44 MAIN STREET - WESTPORT CT

AERIAL MAP



44 MAIN STREET - WESTPORT CT

NEIGHBORING RETAILERS

IN THE HEART OF WESTPORT, CT



44 MAIN STREET - WESTPORT CT



FOR MORE INFORMATION, PLEASE CONTACT:

ALAN SCHMERZLER

212 841 5930

ALAN.SCHMERZLER@CUSHWAKE.COM

KATHLEEN FAZIO

203 326 5848

KATHLEEN.FAZIO@CUSHWAKE.COM

