

BEDFORD SQUARE

MAIN STREET & ROUTE 1 | WESTPORT, CT 06880

80,000SF RETAIL & 24 APARTMENTS

ANCHORED BY

ANTHROPOLOGIE

WILLIAMS-SONOMA

ALALA

Barbour

HSBC

NIC+ZOE



LILLIAN AUGUST

Only 4 Spaces Left



FOR MORE INFORMATION CONTACT: DAN ZELSON | 203.227.2922 | dan@chartweb.com



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Bedford Square is an iconic mixed use development – a retail, dining and residential destination that will further elevate the exposure and draw of downtown Westport, Connecticut. Featuring a complete renovation and restoration of the stately 1924 Bedford Mansion and historic Firehouse, and an artfully congruent re-imagining of adjoining properties, it is ideally situated in the heart of this vibrant and prosperous community. Bedford Square represents an important milestone of the success of the area, and will become a memorable town center and anchor to the diverse attractions that draw thousands of local and regional visitors.

Located in the “golden triangle” of downtown Westport, Bedford Square is a unique mixed-use destination that will include premier residential, beautiful public areas, and a significant new space opportunity for high-end retail and dining, supported by vibrant complementary offerings available steps away, including ample parking.

PROPERTY INFORMATION

- Total downtown GLA: 400,000sf
- A mixed use project centered on creating a historically significant repurposing of the Bedford Mansion and Firehouse and adjacent property in keeping with Westport’s distinctive character, incorporating highly desirable residential units, restaurant and retail.
- 80,000 total RSF - Only 10,000sf remaining
- Traffic count Post Road: 25,500 vpd

AREA DEMOGRAPHICS

2018 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,885	46,134	126,421
MEDIAN HH INC	\$179,294	\$156,147	\$130,753
AVERAGE HH INC	\$286,202	\$243,657	\$190,234



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COMMERCIAL OFFERINGS

Bedford Square comprises almost 80,000sf of retail, restaurant, and office space. Bedford Square is attracting a mix of high end fashion and lifestyle retail indicative of what is found on Main Street & Church Lane today, as well as more local retail, restaurant, and service uses which blend nicely into smaller spaces throughout the development.

RESIDENTIAL OFFERINGS

Our population is growing – but not necessarily growing old. Our mature citizens are more vibrant and active than ever before, and many cherish a sense of independence that can be burdened by home ownership. This is a population that often benefits from mixed-use projects where residential, restaurant and retail uses are mixed, providing easy access without the responsibilities of home ownership.

Bedford Square houses 24 residential units ranging in size from 700sf one bedrooms to 2,100sf two bedrooms. Most units have outdoor balconies overlooking the beautiful Christ and Holy Trinity Church, the new developments on Church Lane, or the projects new central courtyard. Additionally, each unit comes with have a dedicated parking space as well as additional flex spots for the other uses.



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WESTPORT STATS:

Westport is ranked the 10th wealthiest town in the U.S. with populations between 20,000 and 65,000 (2008 census), and the second wealthiest in Connecticut.

POPULATION



5-MILE - 113,868
FAIRFIELD COUNTY - 945,438
TRADE AREA - 791,466

WORKFORCE WITHIN TRADE AREA - 635,607
AVERAGE HHI IN TRADE AREA - \$110,887
HHI IN 5-MILE RADIUS - \$185,982

LOCAL EMPLOYERS:



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RETAILER DIRECTORY



MAINSTREET

- | | | | |
|----|------------------------|----|---|
| 1 | Vacant | 21 | Brooks Brothers Women |
| 2 | Lou & Grey | 22 | Vacant |
| 3 | Ann Taylor Loft | 23 | J. Crew |
| 4 | Shoe Inn | 24 | Madewell |
| 5 | Pottery Barn | 25 | Talbots |
| 6 | West Elm | 26 | Papyrus |
| 7 | l'Occitane En Provence | 27 | Simon Pearce |
| 8 | Vacant | 28 | Vacant |
| 9 | Lucky Brand Jeans | 29 | Eileen Fisher |
| 10 | Intermix | 30 | Brooks Brothers |
| 11 | Blue Mercury | 31 | Lux, Bond & Green |
| 12 | Vacant | 32 | Vacant |
| 13 | Lululemon (expansion) | 33 | Vineyard Vines |
| 14 | Vacant | 34 | Sunglass Hut |
| 15 | Theory | 35 | Blue Mercury |
| 16 | Lululemon Athletica | 36 | Peloton |
| 17 | Vacant | 37 | Banana Republic |
| 18 | Athleta | 38 | Vacant |
| 19 | Vince | 39 | LF Stores |
| | | 40 | Benefit Cosmetics |
| | | 41 | Anthropologie & Co, Amis, HSBC, Barbour, WHIP Hair Salon, William Sonoma, Savanna Bee, M-EAT, TECKNOW, Nic + Zoe, Higgins Group, Wafu |

POST ROAD EAST

- | | | | | | | | |
|---|------------------|---|----------------------|----|------------------|----|-------------------|
| 1 | Starbucks | 6 | Dovecote | 9 | Paper Source | 12 | WEST |
| 2 | South Moon Under | 7 | Fig | 10 | Patagonia | 13 | Spotted Horse |
| 3 | Soleil Toile | 8 | Restoration Hardware | 11 | Urban Outfitters | 14 | Aux Delices Foods |
| 4 | Tiffany & Co. | | | | | 15 | Serena & Lily |
| 5 | Joie | | | | | | |



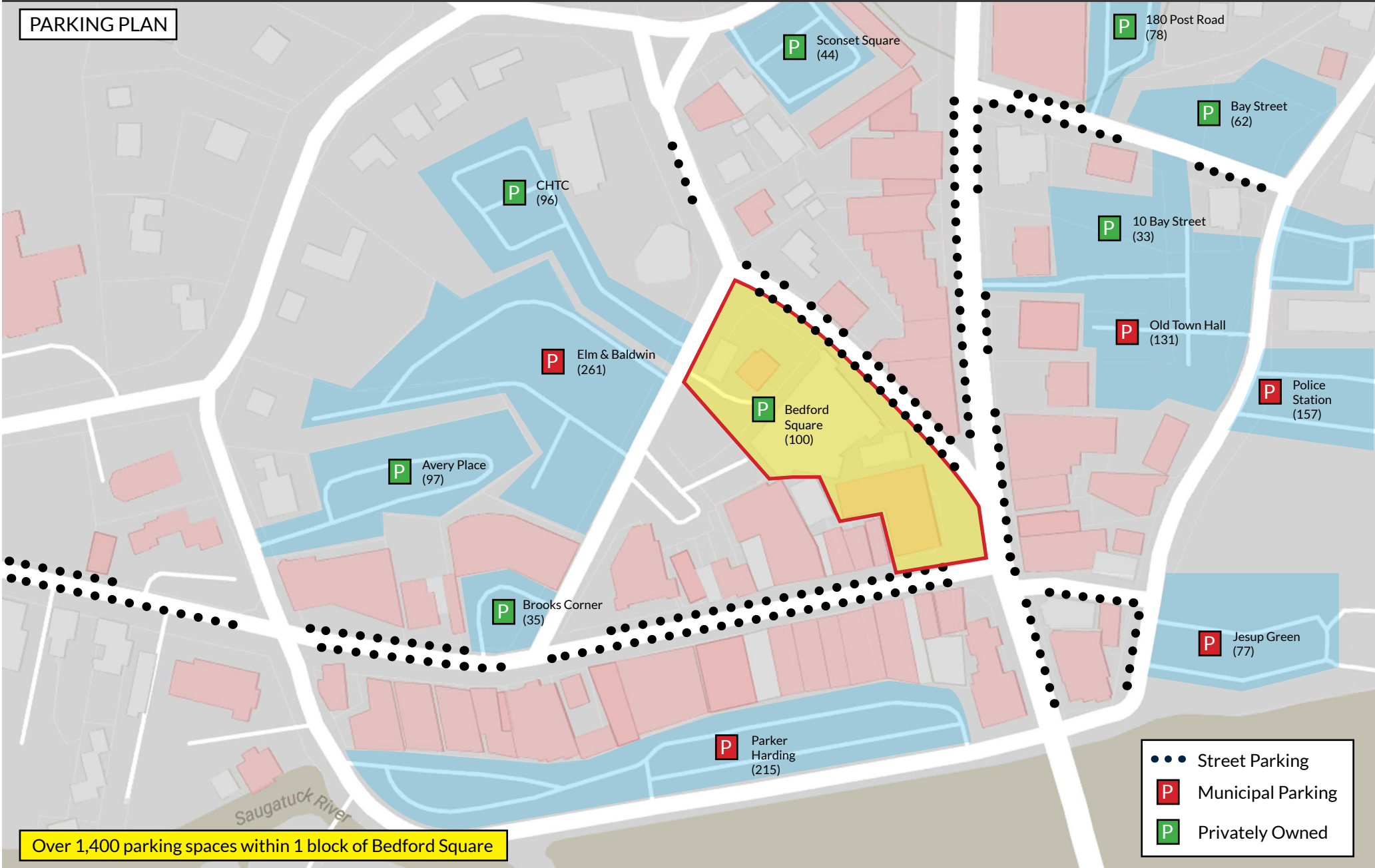
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PARKING PLAN



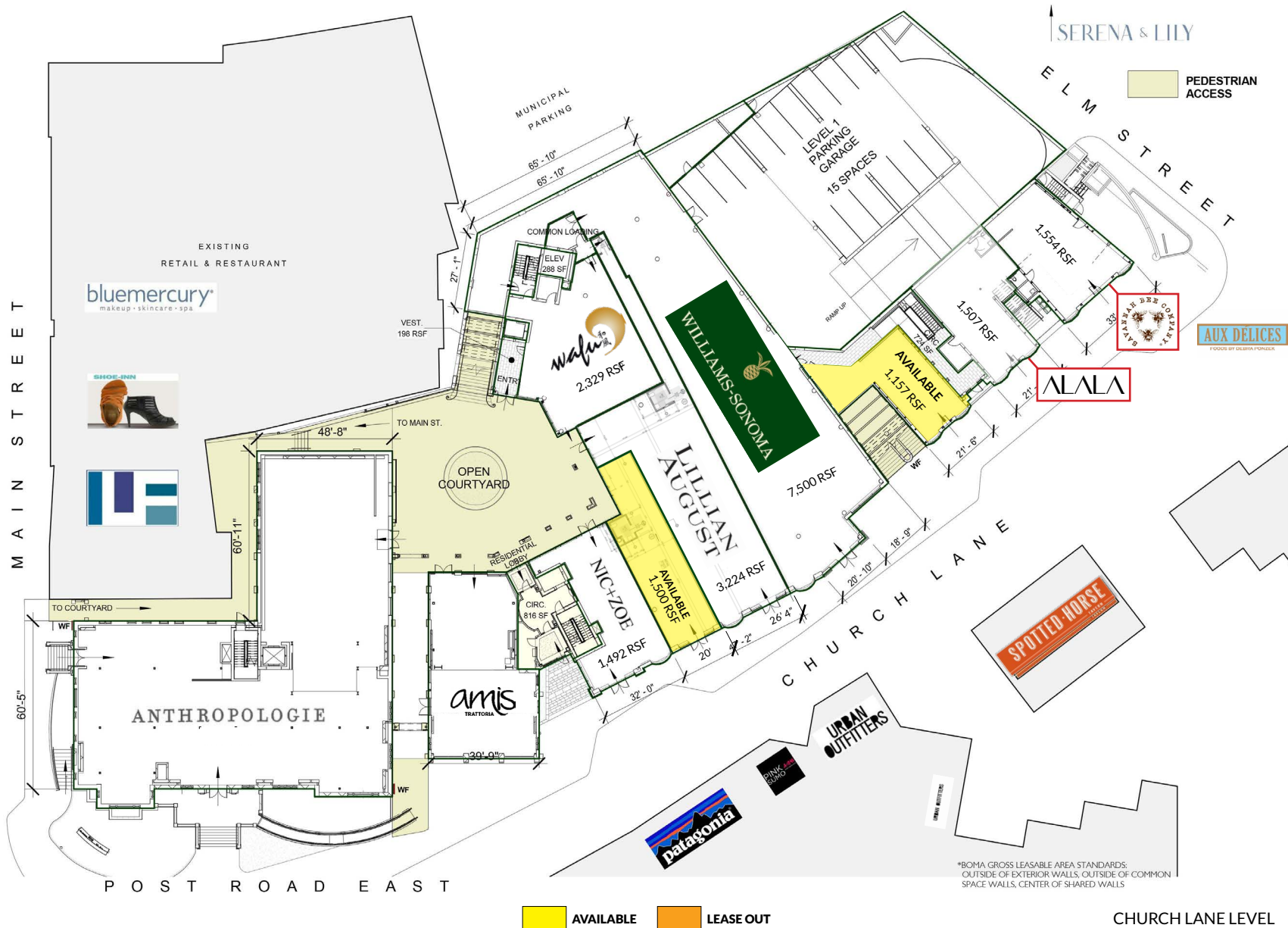
Over 1,400 parking spaces within 1 block of Bedford Square



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BEDFORD SQUARE PERSPECTIVES



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