

1620 Post Road East, Westport, CT 06880

Retail Strip Center with Residential Development Potential for Sale at \$9,900,000



25,081 RSF Retail Strip Center with Residential Development Potential for Sale - Minutes from I-95. Located across the street from the Westport Inn and next to Lansdowne Condominiums, the Strip Center is in a high traffic retail corridor with 298 linear feet of frontage on Post Road East (Route 1).

Built in 1946, the four parcel strip center with 56 parking spaces and one drive-in door is situated on 1.09 acres in a GBD zone. The building predates the current zoning regulations which limits building size to 10,000 SF. There is a potential multi-unit residential development opportunity on the 2.06 acres of vacant land in a GBD/A zone behind the strip center which is also accessible from Highgate Court.

Current tenants include RediCut Carpet, Innovation Luggage, and Pane e Bene. Neighbors include Honda of Westport, Fairfield Green Shopping Center, Dunkin' Donuts, The Westport Inn, Lansdowne Condominiums, Westfair Shopping Center, Stop & Shop, Home Goods, Petco, Panera Bread and Michaels.

The Retail Strip Center is 1.3 miles from I-95 (Exit 19) and a one minute walk to a Coastal Link bus stop.

The Site

Strip Center Size:	25,081 RSF
Land:	3.17 acres
Real Estate Taxes:	\$104,494.96 (2019)
Zoning:	GBD / Residence A District
Year Built:	1946
Construction:	Concrete / Cinder Block
Stories:	Partial One Story & Partial Two Story
Tenancy:	Multiple

Features

Traffic Count:	18,758 Average Daily Volume
Parking:	56 Spaces in Strip Center
Loading:	1 Drive-in Door
Amenities:	Includes 2.06 parcel of vacant land

Utilities

Water/Sewer:	City/City
Heating:	Gas
A/C:	Central Air Conditioning

Three Mile Demographics

Population:	40,530
Average HH INcome:	\$183,599

Five Mile Demogrphics

Population:	105,743
Average HH Income:	\$156,523

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