



BSQ

BEDFORD SQUARE

WESTPORT CT



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THE VISION

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-imagination 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.



WESTPORT OVERVIEW

Westport, located on the “gold coast” of Connecticut, has long been distinguished as a fashionable destination for artists, musicians and authors, home through the ages to F. Scott Fitzgerald, Paul Newman and Nile Rogers. Its primary draw today for residents and businesses include a nationally-ranked school system, an acclaimed library, rolling hills and natural coastal beauty, sophisticated cultural, shopping and dining experiences.



Catering to an affluent local community and a wider regional draw, Westport is home to many high quality national and local independent retailers. It is also often utilized as a concept or pilot store destination.



<p>Allen Edmonds ANN TAYLOR LOFT ATHLETA BANANA REPUBLIC GMAXAZRIA benefit bluemercury Brandy Melville Brooks Brothers BLACK FLEGGES Brooks Brothers WOMEN</p>	<p>CALYPSO CHASE chico's Commerce Bank DWDTEA EILEEN FISHER GAP HSBC INTERMIX J.CREW</p>	<p>Jack Wills Joie JONATHAN ADLER LF STORES L'OCCITANE URBAN BRAND PARTS lululemon athletica LEX BOND & GREEN Madswell SINCE 1947 MATT BERNSON NIKE</p>	<p>PAPER SOURCE PAPYRUS patagonia POTTERY BARN RESTORATION HARDWARE SERENA LILY SHOES & MORE SIMON PEARCE SOLSTICE SPOTTED HORSE</p>	<p>stevenson STARBUCKS COFFEE sunglass hut Talboto theory TIFFANY & Co. Urban Outfitters VINCE vineyard vines west elm WILLIAMS-SONOMA</p>
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METRO NYC DRAW

Due to the town's ambiance and reputation, plus additional attractions including some of the region's most sought after beaches, the Westport Country Playhouse (one of the oldest and most prolific in the US) and cultural offerings like the waterside Levitt outdoor pavillion, Westport is a common daytrip escape for visitors across the tri-state area, including Manhattan, New Haven and Danbury regions.

Westport is a 50-minute drive and a 50-60 minute train commute from New York City, located centrally between two major thoroughfares and a train route hub.

DISTANCE TO DANBURY - 21 MILES
DISTANCE TO NEW HAVEN - 30 MILES
DISTANCE TO NEW YORK - 50 MILES

DANBURY

NEW HAVEN

WESTPORT

NEW YORK CITY
▼



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.

400,000_{SF}

Total Downtown Leasable Area

110,000_{SF}

BSQ rentable area

25,500

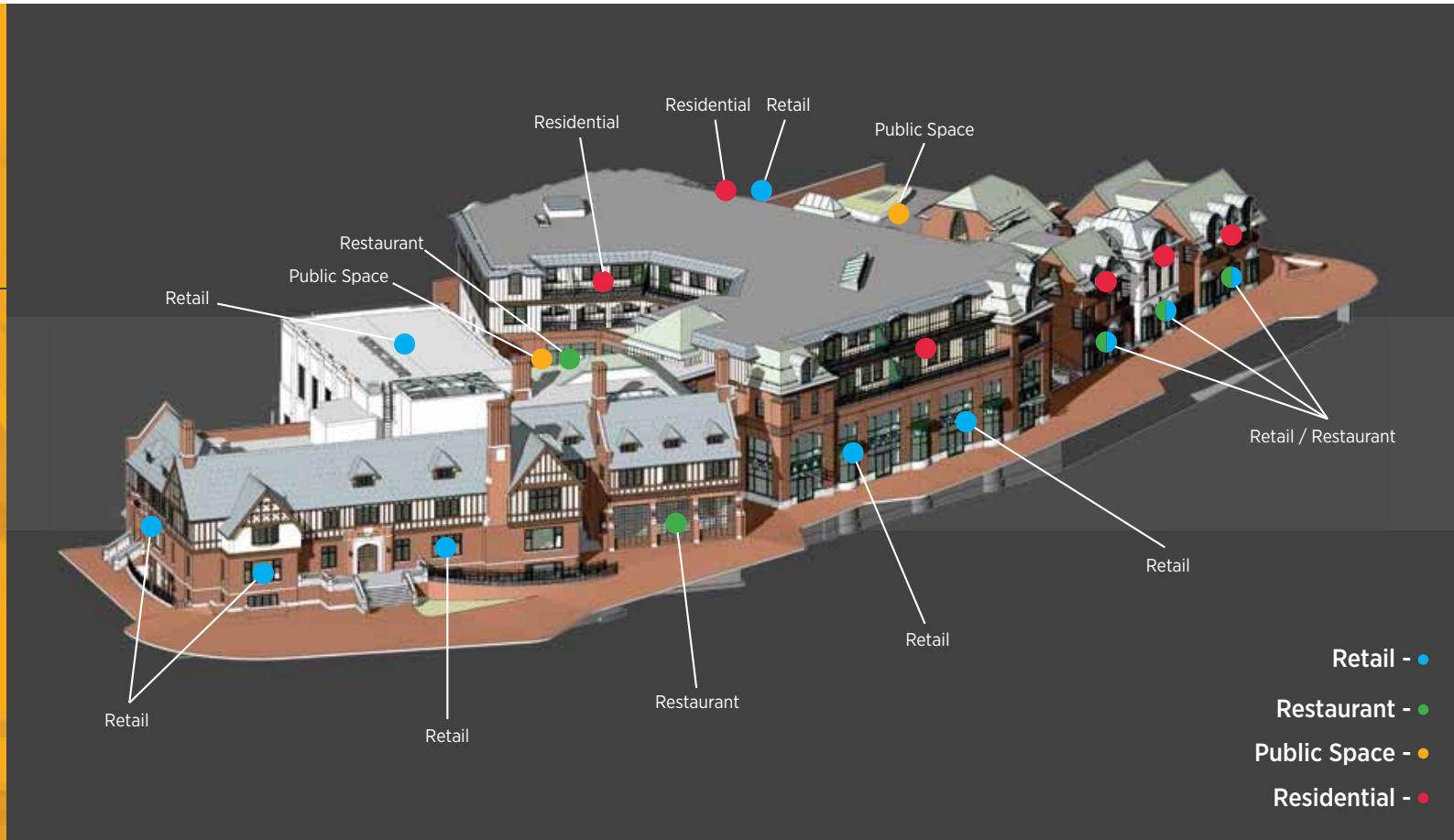
Vehicles Per Day
Traffic Count Post Road

2,386

Downtown Parking Spaces.
1000+ adjacent to BSQ

24

Prestige Residential Units





BEDFORD SQUARE STREET VIEWS

Historically-restored and inspired while elegantly up to date, BSQ retains and elevates the atmosphere of downtown Westport at every vantage point.

1. Anthropologie and Passthrough to Courtyard
2. Church Lane Retail Store Fronts
3. Church Lane Passthrough to Parking Drop-Off
4. Luxury Apartments
5. Courtyard
6. Parking Drop-Off





BEDFORD SQUARE RETAIL

With its central location and distinct affluent locale, BSQ is an iconic destination for retailers seeking both a prestige address and strategic sales volume. BSQ provides a superior architectural backdrop for retailers to merchandise.



BEDFORD SQUARE RESTAURANT

Drawing a diverse and active daytime audience and evening/weekend pleasure-seekers, Bedford Square dining destinations will attract steady traffic through the day and week.



BEDFORD SQUARE LIVING

BSQ's high-end residential units will be home to a discriminating group of individuals who will shop and socialize across it's diverse offerings.



BEDFORD SQUARE PUBLIC SPACES

Open air gathering areas will take advantage of Westport's seasonal beauty and retain visitors. The site also features a multi-access pedestrian experience from each adjacent street.



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.

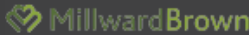
POPULATION

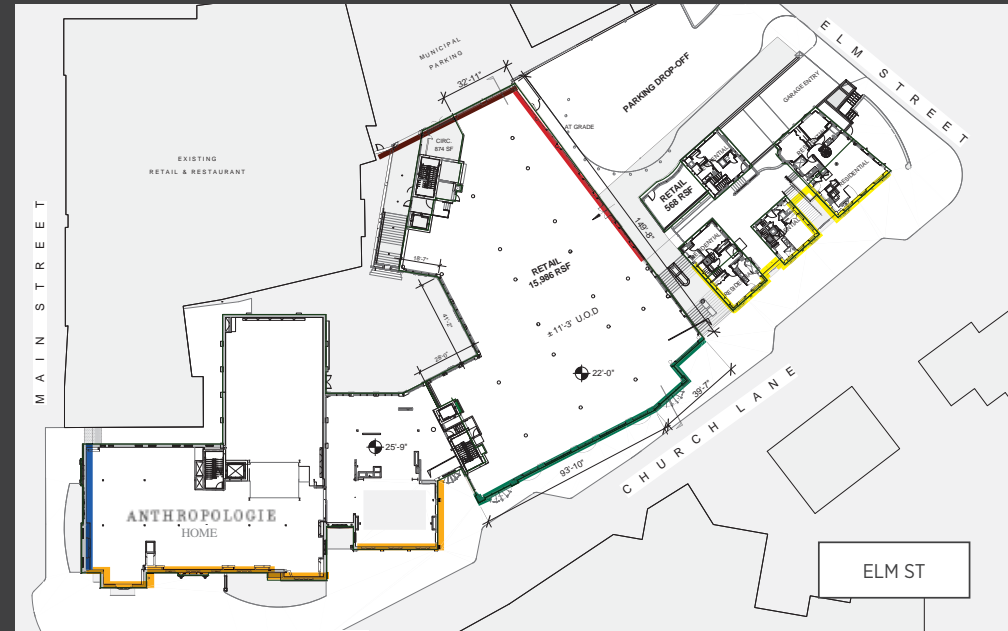
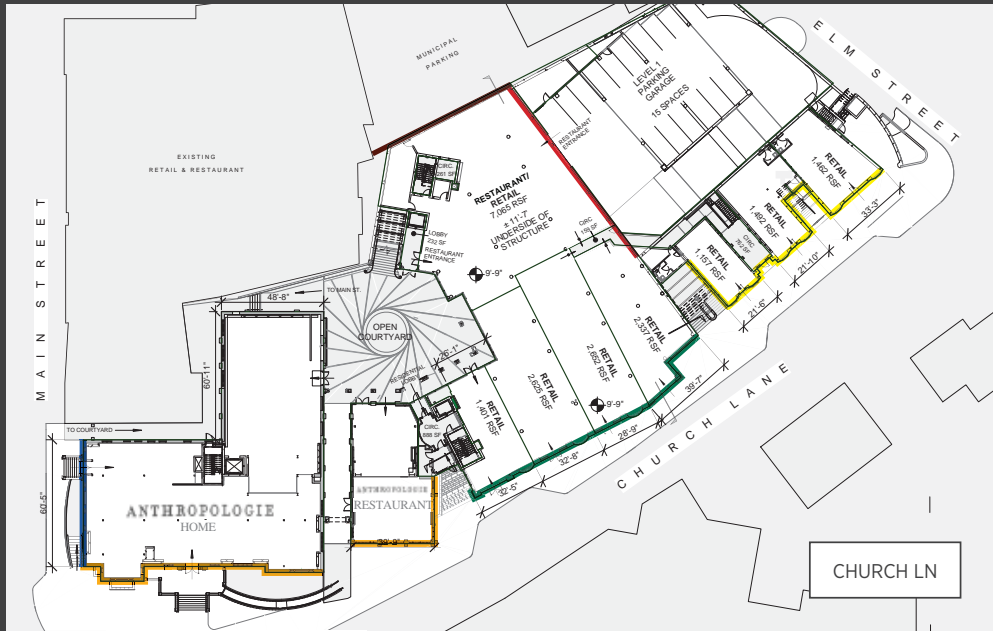


5-MILE - **113,868**
FAIRFIELD COUNTY - **945,438**
TRADE AREA - **791,466**

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

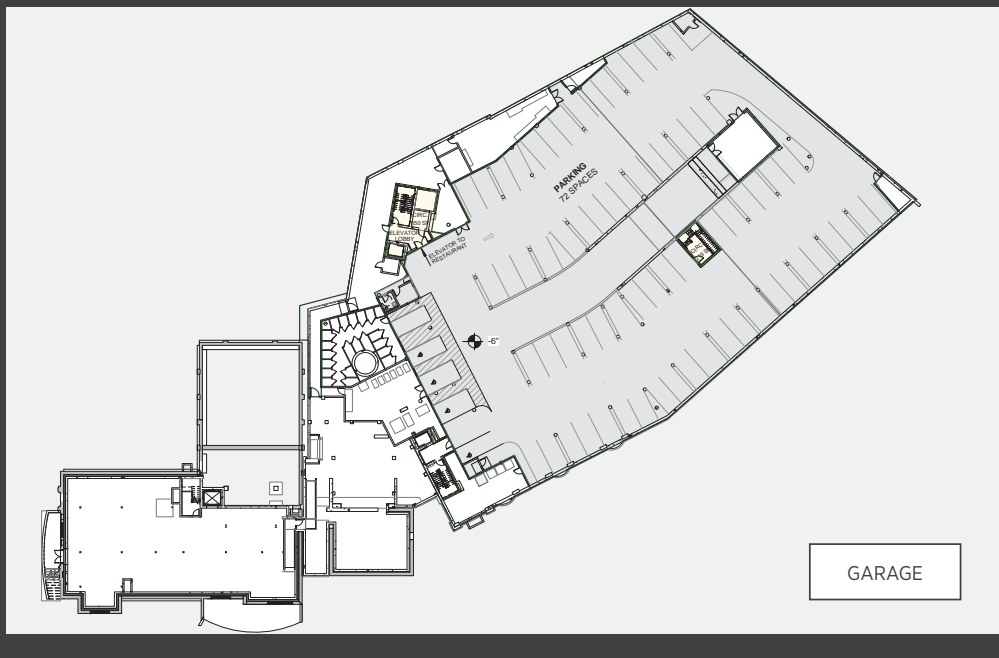
LOCAL EMPLOYERS:







RESIDENTIAL



GARAGE



FRONTAGE 21'6"
GUNN BUILDINGS SOUTH ELEVATION

FRONTAGE 21'10"

FRONTAGE 33'3"



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