

44 MAIN STREET - WESTPORT CT

EXQUISITE RETAIL OPPORTUNITY

IN THE HEART OF WESTPORT, CT



PROPOSED MAIN ST. VIEW

PLEASE CONTACT US
FOR LEASING INQUIRIES:

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	MAIN ST. LEVEL	ELM ST. LEVEL	TOTAL
SQUARE FOOTAGE	10,270 SF	5,100 SF	15,370 SF
FRONTAGE	66 FT	84 FT	
LEASE TYPE	DIRECT		
POSSESSION	ARRANGED		

COMMENTS:

- Extraordinary, once-in-a-generation retail opportunity located at the center of Main Street in affluent Westport, one of Connecticut's premiere "Gold Coast" communities.
- Incredible visibility and frontage on both the Main Street and Elm Street façades.
- Adjacent to the Elm Street portion of the Bedford Square development project.
- Surrounded by upscale national retailers.
- Various division possibilities.
- Absolutely the strongest location on Main Street.

NEIGHBORING RETAILERS INCLUDE:

ANTHROPOLOGIE

LUX BOND & GREEN

J. CREW

TIFFANY & CO.

THEORY

MADEWELL

ATHLETA

LULULEMON ATHLETICA

URBAN OUTFITTERS

ANN TAYLOR LOFT

VINCE

EILEEN FISHER

INTERMIX

GAP

VINEYARD VINES

PATAGONIA

BROOKS BROTHERS

MARINE LAYER



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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

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MAIN STREET LEVEL

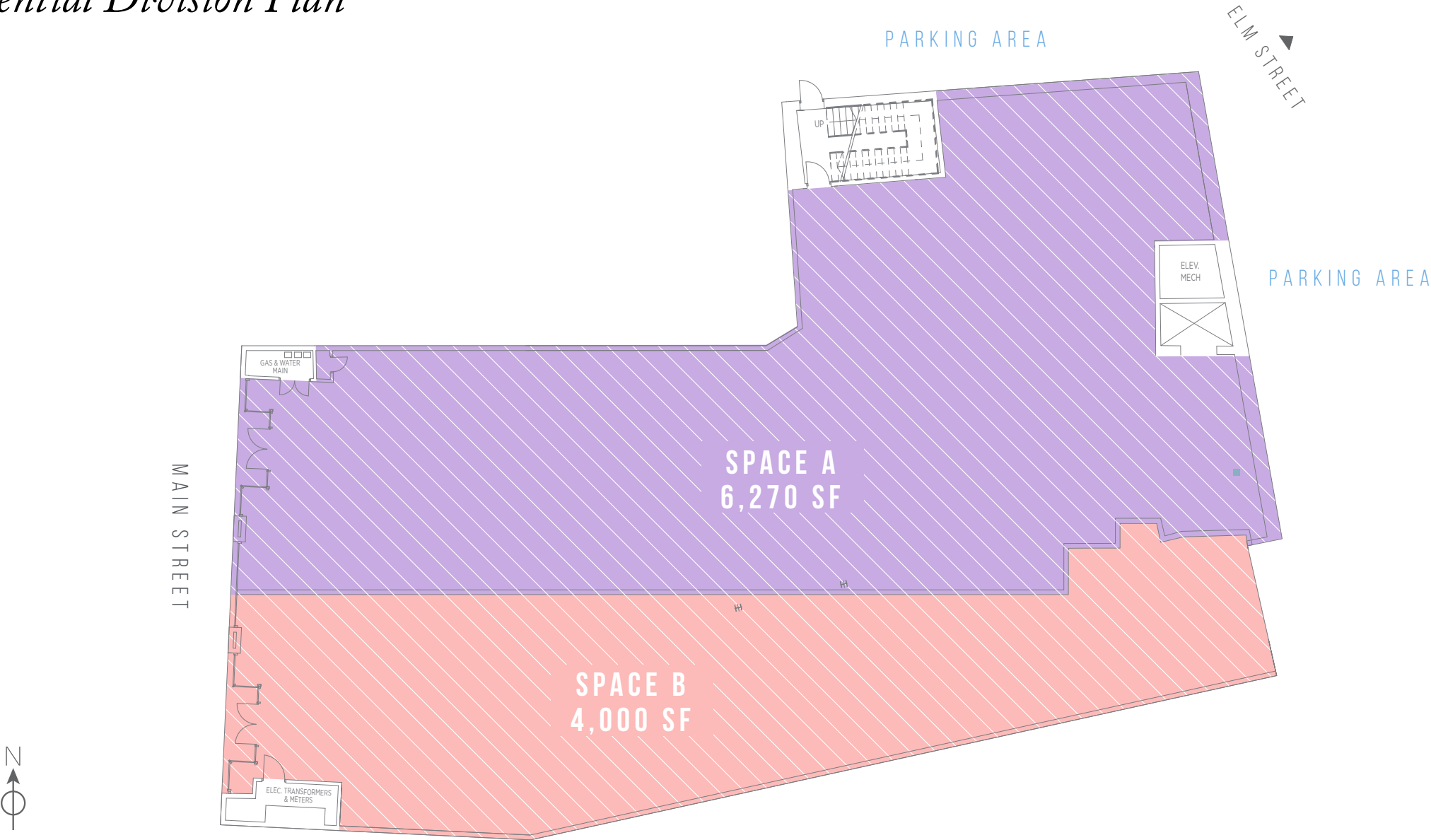
Single Tenant Option



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MAIN STREET LEVEL

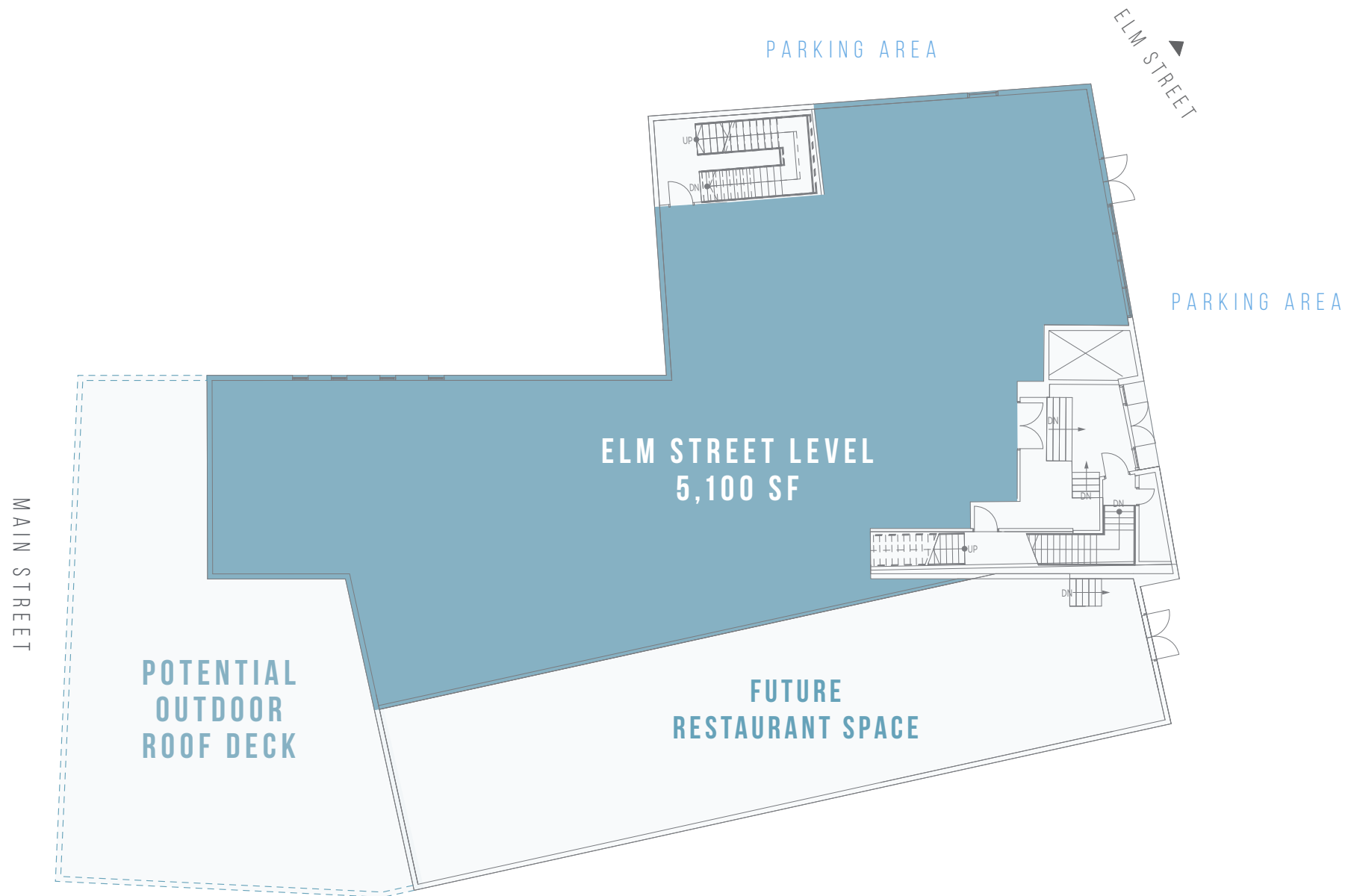
Potential Division Plan



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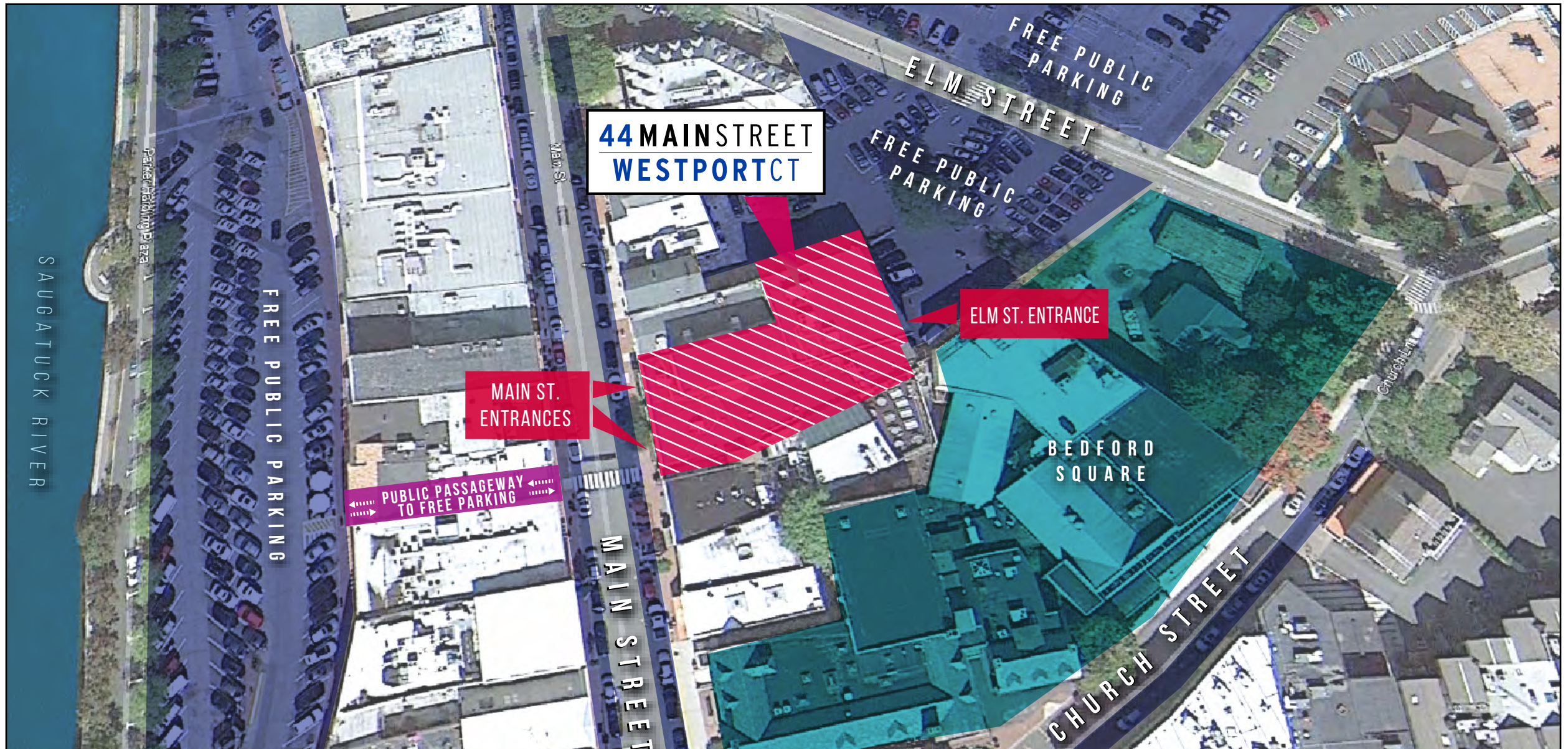
ELM STREET LEVEL

5,100 SF



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AERIAL MAP



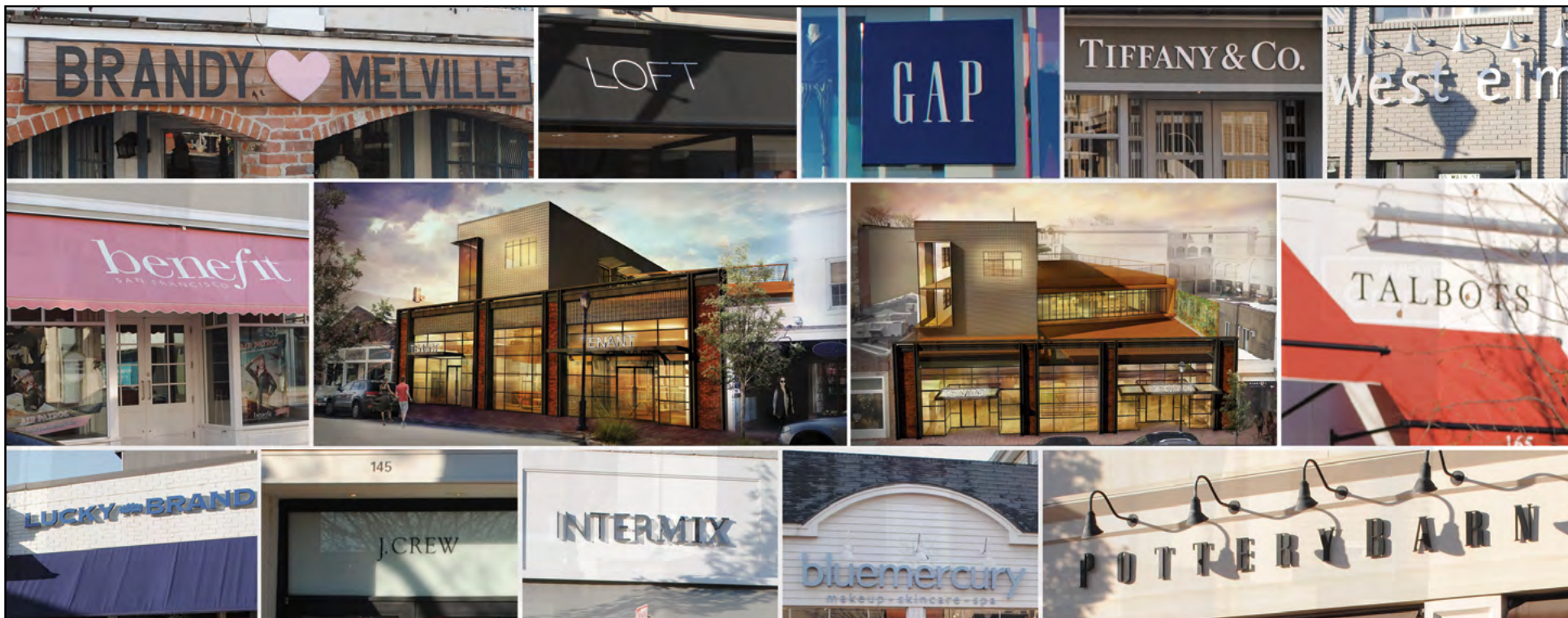
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NEIGHBORING RETAILERS

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