

**Prime US-1 Retail for Lease**  
**Westbank Shopping Center**  
221 Post Road West  
Westport, CT  
*Fairfield County*



<b>Location:</b>	High-traffic, high-visibility property at the corner of signalized intersection of US-1 and Sylan Road South.	
<b>Building Size:</b>	8,700 SF +/-	
<b>Space Available:</b>	1,200 SF +/- between liquor store and nail salon	
<b>Asking Rent:</b>	\$36.00 SF Triple Net + \$9 SF estimated Triple Net charges.	
<b>Parking:</b>	5.4/1,000 – 47 parking spaces for the center	
<b>Zoning:</b>	GBD – General Business District	
<b>Traffic Count:</b>	20,000+ cars daily	
<b>Notes:</b>	Two large display windows, building signage, directory sign directly on US-1.	
<b>Contact:</b>	Franco Fellah Executive Vice President <b>Exclusive Agent</b>	203-454-8700



summary	demographics	daytime employment	consumer spending	traffic
Radius		1 Mile	3 Mile	5 Mile
<b>Population:</b>				
2014 Projection		6,308	57,373	122,748
2009 Estimate		6,245	57,159	122,570
2000 Census		6,050	56,101	120,939
Growth 2009-2014		1.00%	0.40%	0.10%
Growth 2000-2009		3.20%	1.90%	1.30%
<b>2009 Population By Hispanic Origin:</b>		337	6,653	18,121
<b>2009 Population by Race:</b>				
White		5,556	46,950	93,710
Black or African American		230	4,315	14,653
American Indian and Alaska Native		5	103	243
Asian		317	2,889	5,765
Native Hawaiian and Pacific Islanders		0	32	68
Other Race		75	1,612	4,879
Two or More Races		63	1,257	3,251
<b>2009 Households:</b>				
2014 Projection		2,455	22,296	46,856
2009 Estimate		2,432	22,217	46,797
2000 Census		2,368	21,870	46,321
Growth 2009-2014		0.90%	0.40%	0.10%
Growth 2000-2009		2.70%	1.60%	1.00%
Owner Occupied		1,903	16,156	32,422
Renter Occupied		530	6,061	14,376
<b>2009 Avg Household Income</b>		<b>\$173,297</b>	<b>\$147,403</b>	<b>\$142,270</b>
<b>2009 Med Household Income</b>		<b>\$123,687</b>	<b>\$102,926</b>	<b>\$96,656</b>
<b>2009 Per Capita Income</b>		<b>\$67,310</b>	<b>\$57,793</b>	<b>\$54,442</b>
<b>2009 Households by Household Inc:</b>				
Income Less than \$15,000		56	1,018	2,310
Income \$15,000 - \$24,999		75	987	2,242
Income \$25,000 - \$34,999		76	891	2,290
Income \$35,000 - \$49,999		140	1,808	4,470
Income \$50,000 - \$74,999		369	2,728	5,916
Income \$75,000 - \$99,999		280	3,367	6,895
Income \$100,000 - \$149,999		490	4,819	9,406
Income \$150,000 - \$249,999		545	3,930	7,847
Income \$250,000 - \$499,999		276	1,824	3,706
Income \$500,000 or more		126	845	1,715

