For Lease – Prime Retail, Restaurant, Healthcare

170 Post Rd West
Westport, CT 06880

Executive Summary

170 Post Road West represents a unique opportunity to lease a prime retail or restaurant location. The space can also be used by healthcare professionals or offices requiring high visibility.

The regular layout of the space, combined with the very extensive window line and abundant natural light makes it an extremely pleasant environment to conduct any type of business.

One of the unique features of the space is the beautiful outdoor deck that is ideal for any restaurant or food related business, giving the opportunity of very enjoyable outdoor seating.

The property next door at 176 Post Road West has been recently leased to a national car related business, and has been approved by the Town for a car dealership for the premiere manufacturer of high-end electric cars. These uses will create high traffic at the property and that in turn will provide a great opportunity for increased business.

The traffic count of the Post Road is well over 18,000 cars per day.

Demographics are very desirable, with a Median Household Income of $146,156 combined with 70% of local population having a Bachelor's, Graduate or Professional Degree.

Westport is one of the most desirable communities to conduct business in the entire nation and 170 Post Road West is one of the prime locations where a business can be very successfully run in town.

All information is subject to errors and omissions.

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About the Space

Address:	170 Post Rd West, Westport, CT 06880
Space Size:	2,400 SF +/- on first floor
Storage:	Some storage available on lower level
Zoning:	RORD1 – Restricted Office Retail District 1
Permitted Uses:	Retail, Restaurant, Healthcare and others
Asking Rent:	$10,500/month gross + utilities
NNN Charges:	Estimated between $8 - $10 / SF
Available:	Immediately

Large deck for outdoor seating.

Extensive window line, very bright space

Signage available

18,300 cars per day

Great visibility

Ample Parking

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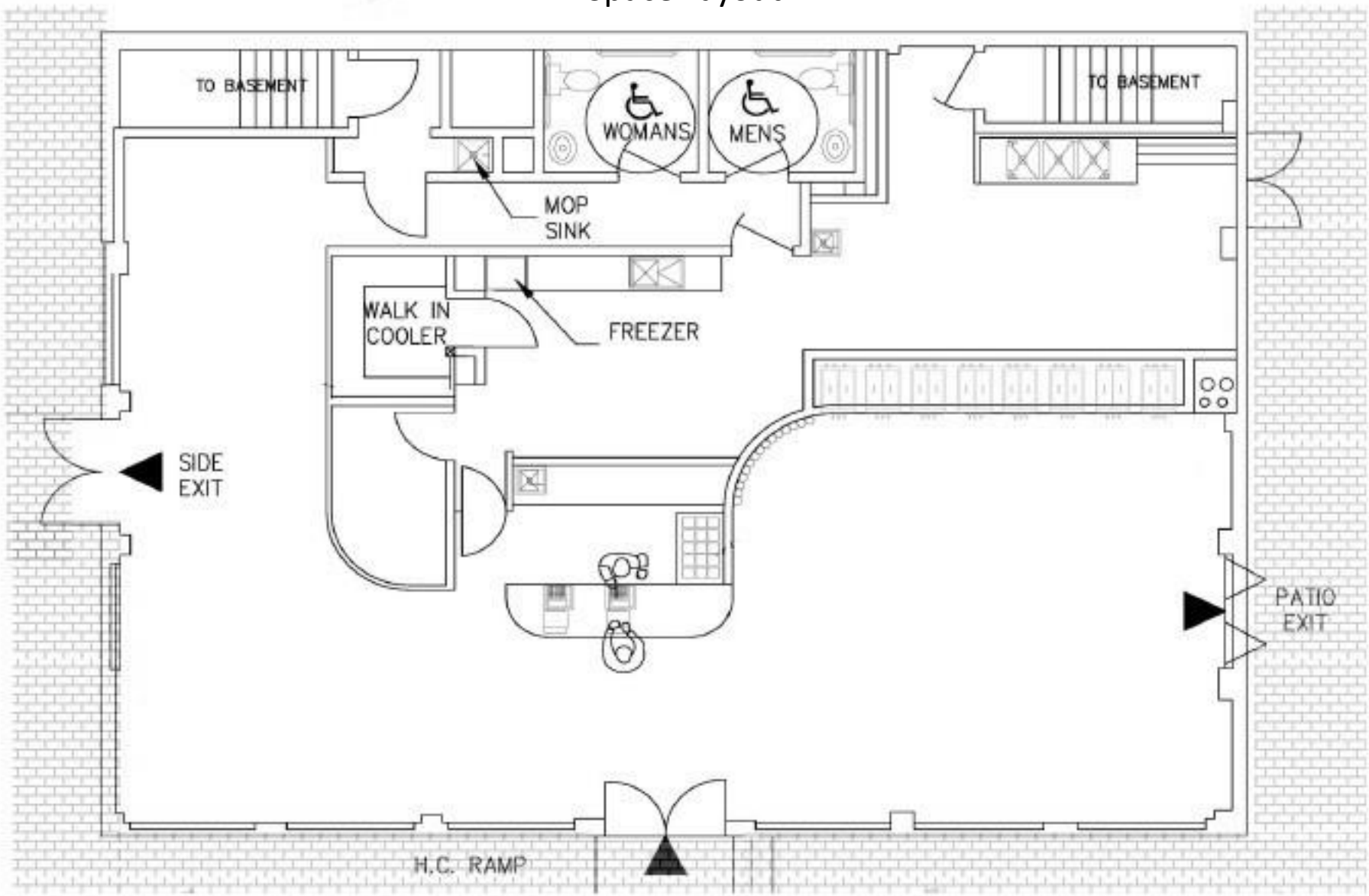
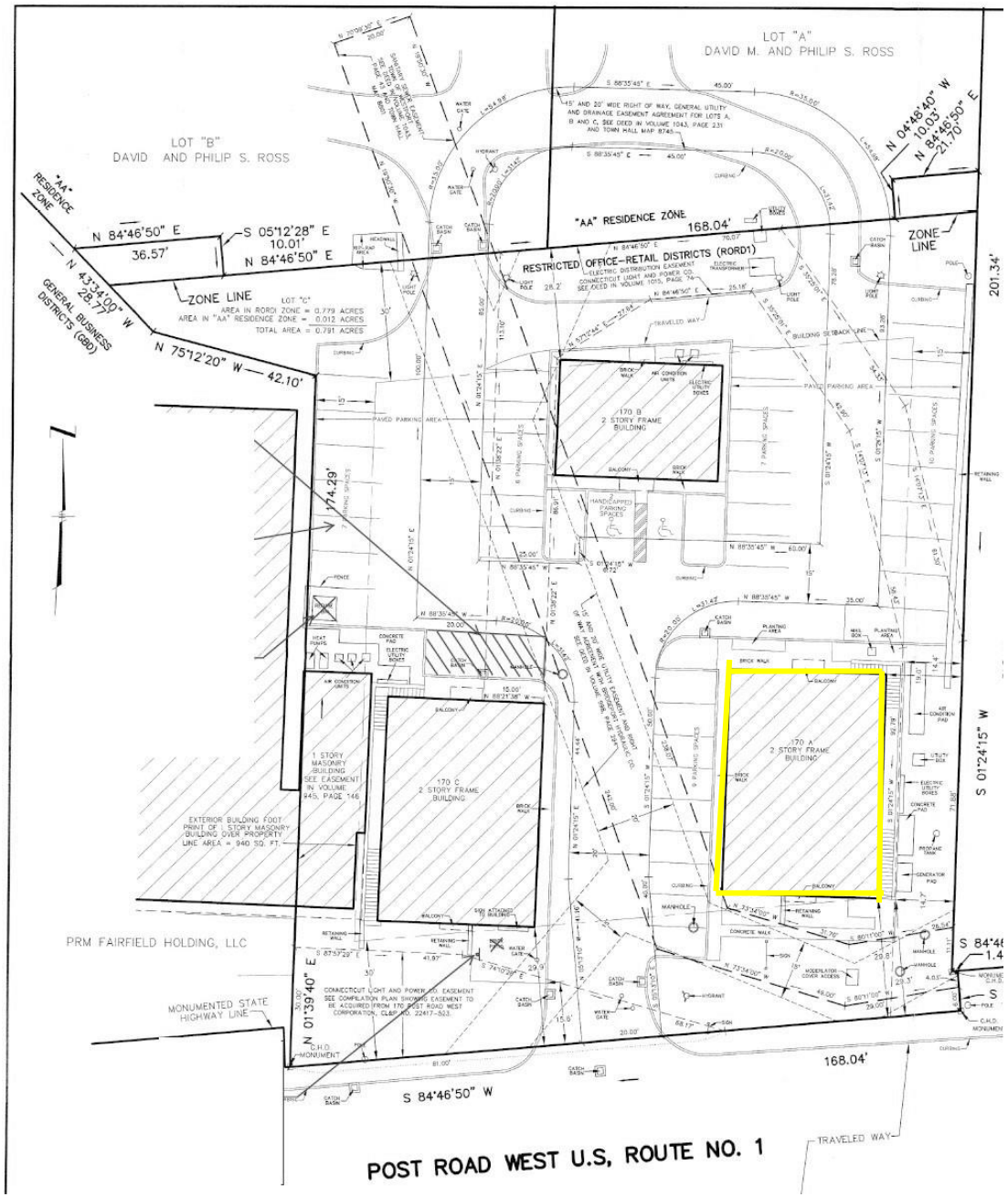
Space Layout



Site Plan


LOT "A"
DAVID M. AND PHILIP S. ROSS
LOT "B"
DAVID AND PHILIP S. ROSS
"AA" RESIDENCE ZONE
N 84°46'50" E
36.57'
S 05°12'28" E
10.01'
N 84°46'50" E
ZONE LINE
N 43°34'00" W
28.77'
N 75°12'20" W
42.10'
GENERAL BUSINESS DISTRICTS (GBD)
"AA" RESIDENCE ZONE
168.04'
ZONE LINE
RESTRICTED OFFICE-RETAIL DISTRICTS (RORD1)
201.34'
174.29'
170 B
2 STORY FRAME BUILDING
170 A
2 STORY FRAME BUILDING
170 C
2 STORY FRAME BUILDING
1 STORY MASONRY BUILDING
S 01°24'15" W
PRM FAIRFIELD HOLDING, LLC
MONUMENTED STATE HIGHWAY LINE
N 01°39'40" E
S 84°46'50" W
168.04'
POST ROAD WEST U.S, ROUTE NO. 1
TRAVELED WAY

September!
EXIT

guiltfree

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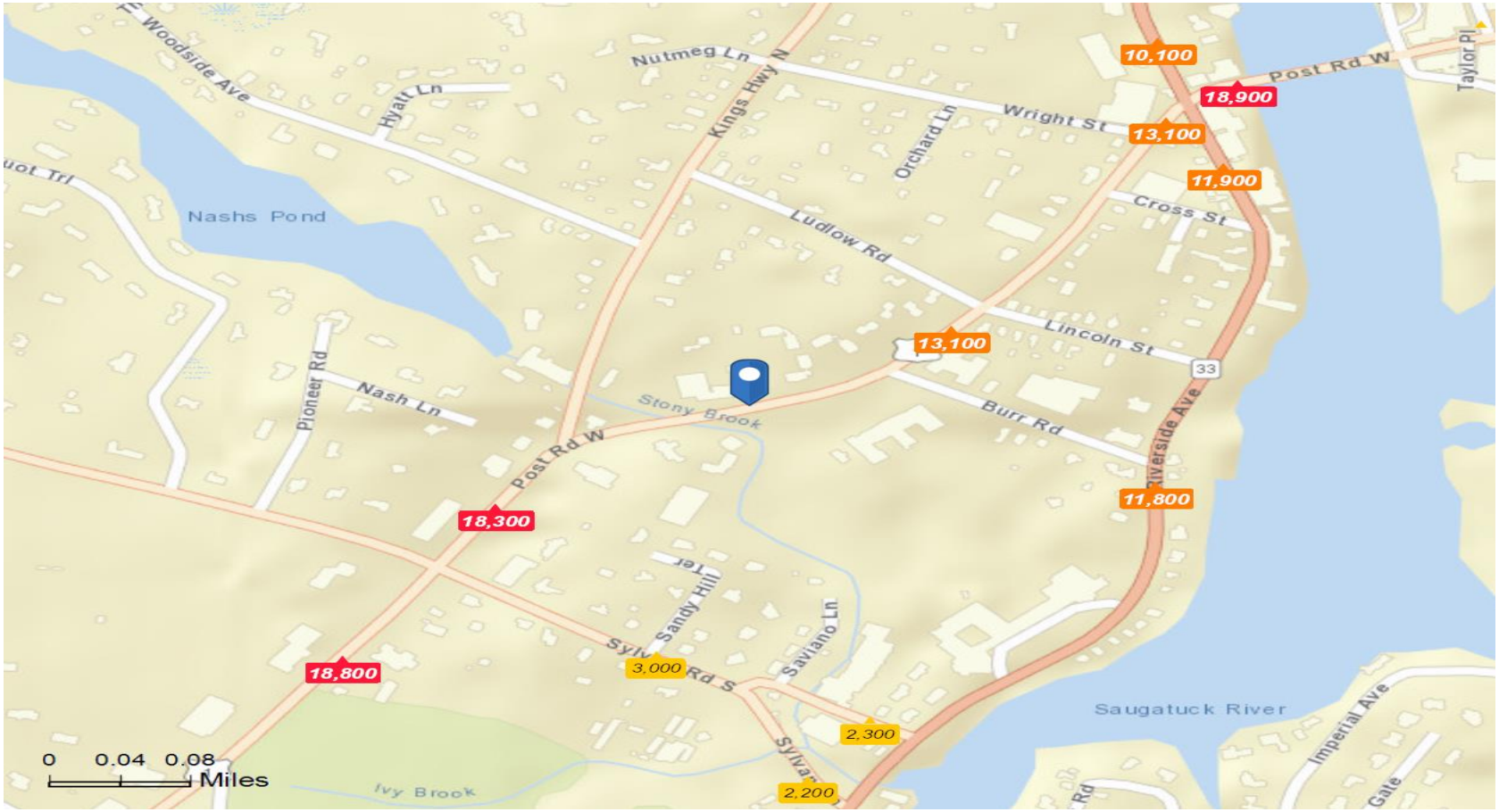
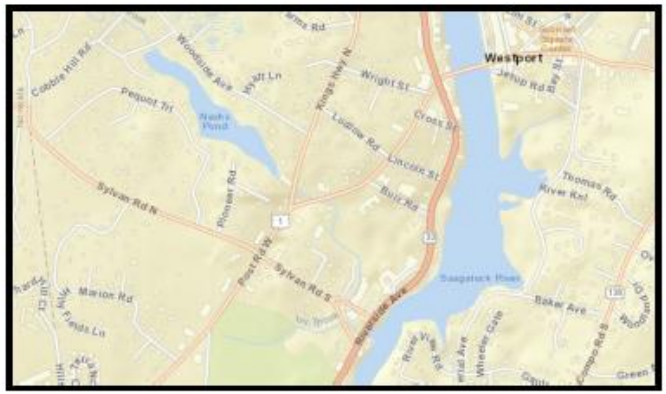


Average Daily Traffic Volume

- Up to 6,000 vehicles per day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- More than 100,000 per day



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Traffic Count

	1 mile	3 miles	5 miles
Population			
2000 Population	5,470	53,168	119,198
2010 Population	5,686	54,555	122,605
2018 Population	6,108	59,263	129,856
2023 Population	6,323	61,518	133,572
2000-2010 Annual Rate	0.39%	0.26%	0.28%
2010-2018 Annual Rate	0.87%	1.01%	0.70%
2018-2023 Annual Rate	0.69%	0.75%	0.57%
2018 Male Population	48.1%	48.2%	49.0%
2018 Female Population	51.9%	51.8%	51.0%
2018 Median Age	46.5	43.4	41.4

In the identified area, the current year population is 129,856. In 2010, the Census count in the area was 122,605. The rate of change since 2010 was 0.70% annually. The five-year projection for the population in the area is 133,572 representing a change of 0.57% annually from 2018 to 2023. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 46.5, compared to U.S. median age of 38.3.

Race and Ethnicity			
2018 White Alone	87.9%	77.4%	71.7%
2018 Black Alone	2.8%	8.1%	11.5%
2018 American Indian/Alaska Native Alone	0.0%	0.3%	0.3%
2018 Asian Alone	5.7%	5.8%	5.6%
2018 Pacific Islander Alone	0.1%	0.0%	0.0%
2018 Other Race	1.5%	5.5%	7.9%
2018 Two or More Races	2.0%	2.8%	3.0%
2018 Hispanic Origin (Any Race)	6.9%	16.8%	21.9%

Persons of Hispanic origin represent 21.9% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 65.1 in the identified area, compared to 64.3 for the U.S. as a whole.

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Households			
2000 Households	2,111	20,643	45,526
2010 Households	2,180	20,839	46,149
2018 Total Households	2,319	22,385	48,314
2023 Total Households	2,392	23,166	49,531
2000-2010 Annual Rate	0.32%	0.09%	0.14%
2010-2018 Annual Rate	0.75%	0.87%	0.56%
2018-2023 Annual Rate	0.62%	0.69%	0.50%
2018 Average Household Size	2.58	2.62	2.66

The household count in this area has changed from 46,149 in 2010 to 48,314 in the current year, a change of 0.56% annually. The five-year projection of households is 49,531, a change of 0.50% annually from the current year total. Average household size is currently 2.66, compared to 2.63 in the year 2010. The number of families in the current year is 32,279 in the specified area.

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	$146,156	$108,022	$100,846
2023 Median Household Income	$160,120	$117,281	$110,025
2018-2023 Annual Rate	1.84%	1.66%	1.76%
Average Household Income			
2018 Average Household Income	$210,359	$165,797	$156,908
2023 Average Household Income	$235,432	$185,994	$176,814
2018-2023 Annual Rate	2.28%	2.33%	2.42%
Per Capita Income			
2018 Per Capita Income	$79,325	$63,242	$58,690
2023 Per Capita Income	$88,423	$70,710	$65,879
2018-2023 Annual Rate	2.20%	2.26%	2.34%

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Households by Income

Current median household income is $100,846 in the area, compared to $58,100 for all U.S. households. Median household income is projected to be $110,025 in five years, compared to $65,727 for all U.S. households

Current average household income is $156,908 in this area, compared to $83,694 for all U.S. households. Average household income is projected to be $176,814 in five years, compared to $96,109 for all U.S. households

Current per capita income is $58,690 in the area, compared to the U.S. per capita income of $31,950. The per capita income is projected to be $65,879 in five years, compared to $36,530 for all U.S. households

Housing

2000 Total Housing Units	2,200	21,405	47,261
2000 Owner Occupied Housing Units	1,687	15,584	31,477
2000 Renter Occupied Housing Units	424	5,059	14,049
2000 Vacant Housing Units	89	762	1,735
2010 Total Housing Units	2,353	22,272	49,426
2010 Owner Occupied Housing Units	1,745	15,683	31,792
2010 Renter Occupied Housing Units	435	5,156	14,357
2010 Vacant Housing Units	173	1,433	3,277
2018 Total Housing Units	2,538	24,007	51,960
2018 Owner Occupied Housing Units	1,770	15,358	30,783
2018 Renter Occupied Housing Units	549	7,027	17,531
2018 Vacant Housing Units	219	1,622	3,646
2023 Total Housing Units	2,629	24,860	53,309
2023 Owner Occupied Housing Units	1,837	15,760	31,444
2023 Renter Occupied Housing Units	556	7,407	18,088
2023 Vacant Housing Units	237	1,694	3,778

Currently, 59.2% of the 51,960 housing units in the area are owner occupied; 33.7%, renter occupied; and 7.0% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 49,426 housing units in the area - 64.3% owner occupied, 29.0% renter occupied, and 6.6% vacant. The annual rate of change in housing units since 2010 is 2.25%. Median home value in the area is $589,178, compared to a median home value of $218,492 for the U.S. In five years, median value is projected to change by 2.47% annually to $665,518.

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