



Prime Site in One of Fairfield County's Premier Retail Central Business Districts

1,586 Sq. Ft
CAM/Ins: \$3.83 PSF
Tax: \$11.33 PSF
Call for Full Rate

- Rated 23rd Wealthiest Town in America (Bloomberg)
- Ideal Location with Incredible Visibility and Access to Free Parking
- Next to Exciting Bedford Square Development
- Adjacent to Newly Leased **La Fenice** of Greenwich and Rye
- Neighboring Retailers Include:

ANTHROPOLOGIE lululemon  athletica INTERMIX  PELTON

 patagonia  green&tonic  Madewell

JOHNNY WAS  Brooks Brothers vineyard vines

 BARNES & NOBLE west elm  TIFANY & Co. LA FENICE

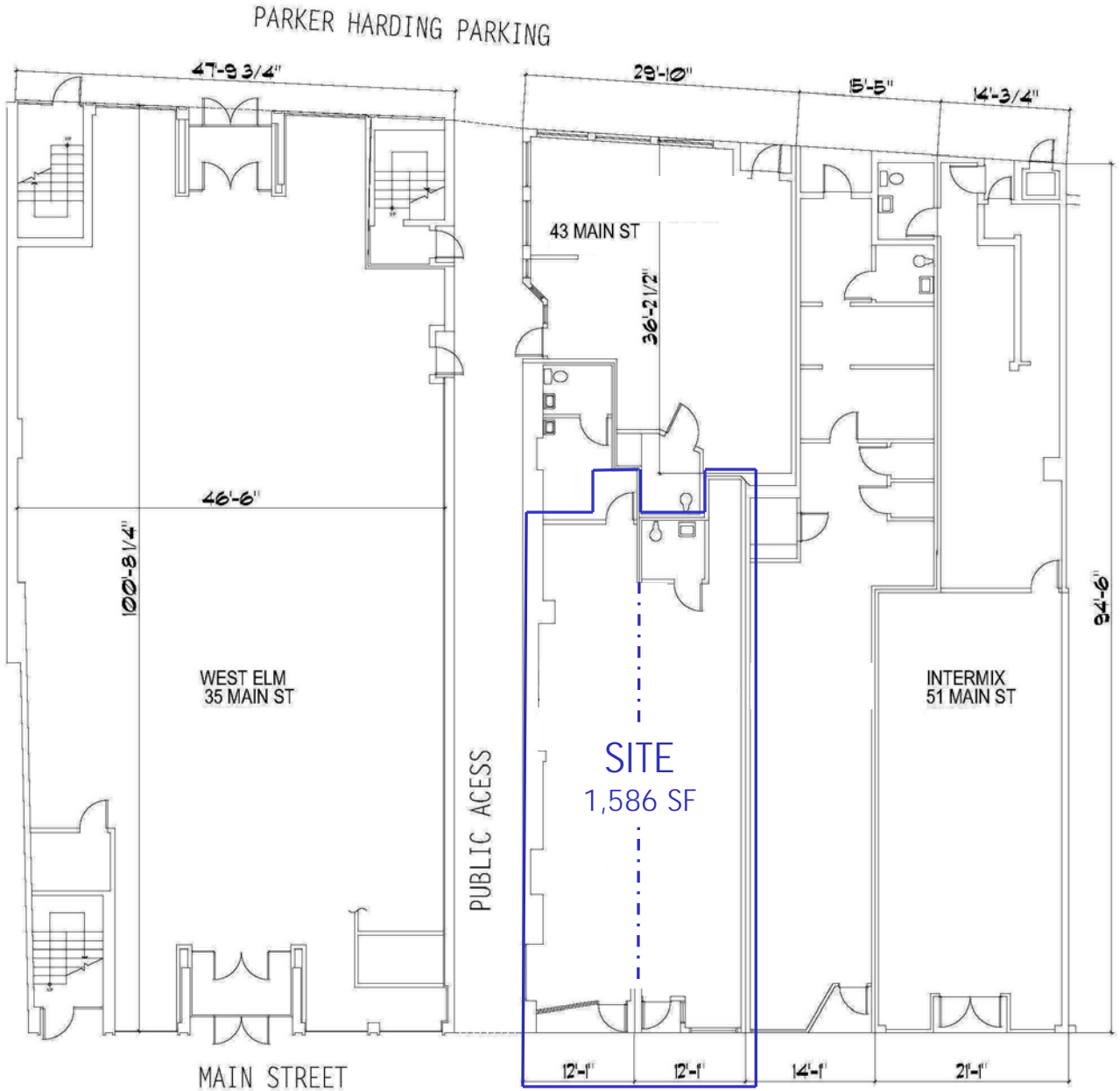
 theory  bluemercury J.CREW  DESIGN WITHIN REACH

URBAN OUTFITTERS WILLIAMS-SONOMA

CONTACT OWNER'S EXCLUSIVE AGENTS: HARYN INTNER 914-779-8200 x123 haryn@admiralrealestate.com
JON GORDON 914-779-8200 x115 jgordon@admiralrealestate.com

BROKERS PROTECTED

SITE PLAN



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BROKERS
PROTECTED



ADMIRAL

REAL ESTATE SERVICES

Ample downtown parking available: Approx. 2,500 spaces

- Free municipal parking lot



SAUGATUCK RIVER

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