

RETAIL SPACE

WESTPORT, CT

DOWNTOWN

166-184 MAIN STREET



SIZE

Space A: 2,629 SF + 1,011 SF basement
Space B: 1,106 SF LEASED

ASKING RENT

Upon Request

NEIGHBORS

Williams Sonoma, Brandy Melvilles, Cold Fusion, Tavern on Main, Eileen Fisher, Simon Pearce, Vineyard Vines, Sunglass Hut, Blue Mercury, Banana Republic, Benefit, Anthropologie, Tiffany & Co, Starbucks, Talbots, Brooks Brothers, LuluLemon Athletica, Potterybarn, Gap, Madewell, JCrew, Fringe 125, Vince, L'Occitane, West Elm, Athleta

COMMENTS

In downtown Westport

Dedicated parking in rear of building with on-site employee parking lot available

Space A: 36 FT frontage on Main Street

CONTACT EXCLUSIVE AGENTS

LISA DANIEL

ldaniel@ripcony.com
203.302.1701

JEFFREY L. NABLE

jnable@ripcony.com
203.302.1701



100 Jericho Quadrangle
Suite 120
Jericho, NY 11753
516.933.8880

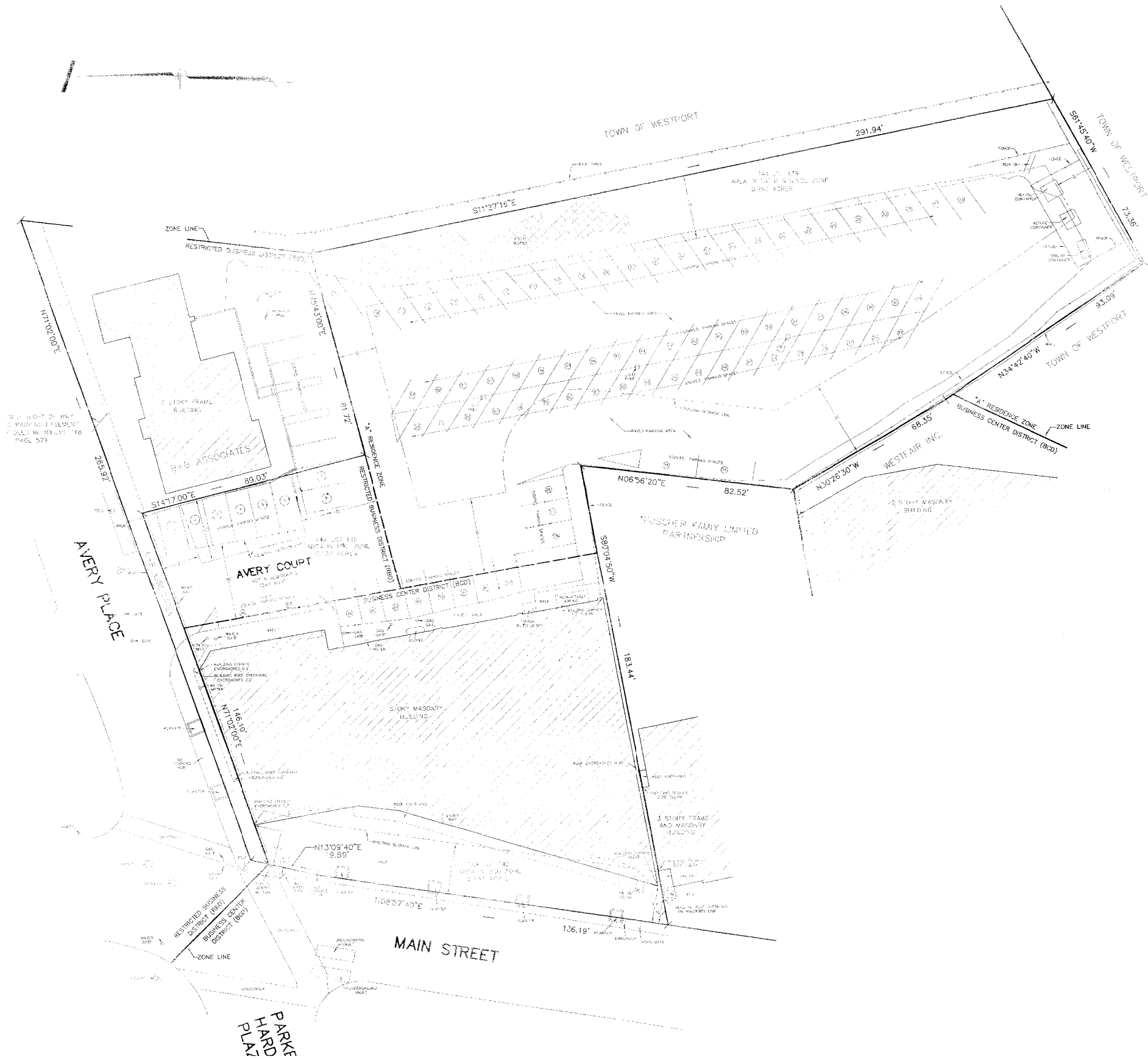
Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL

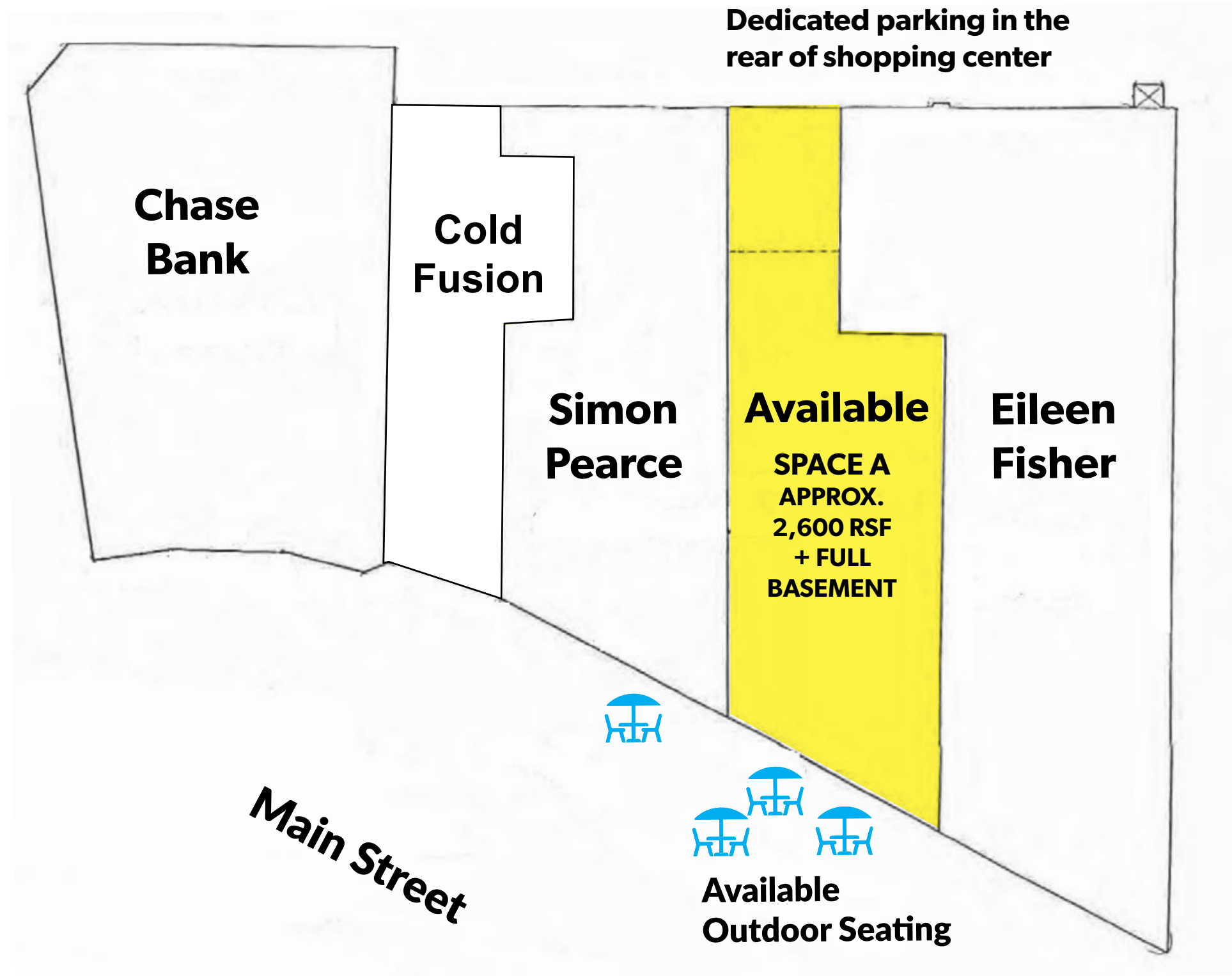






SITE PLAN

GROUND FLOOR



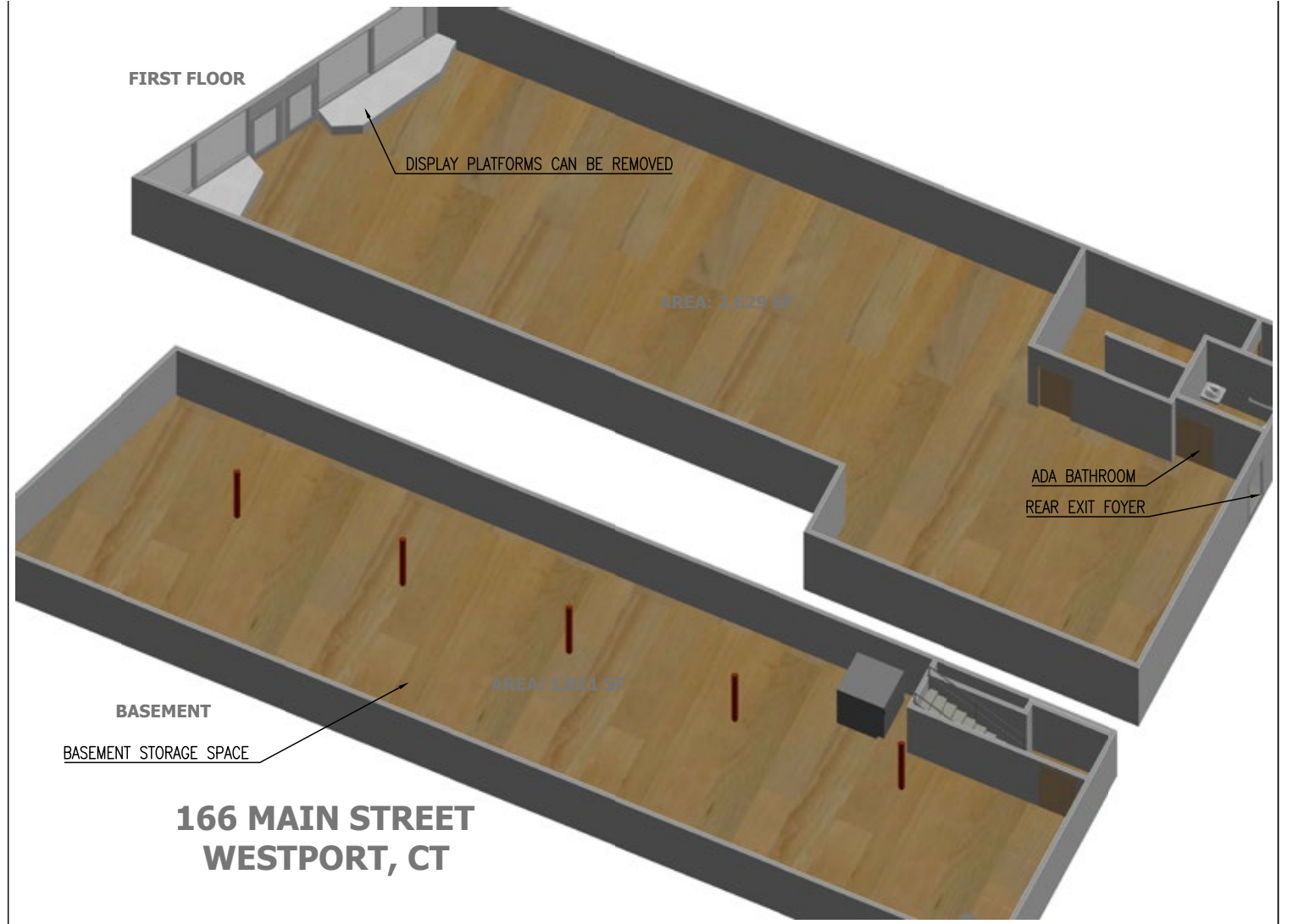
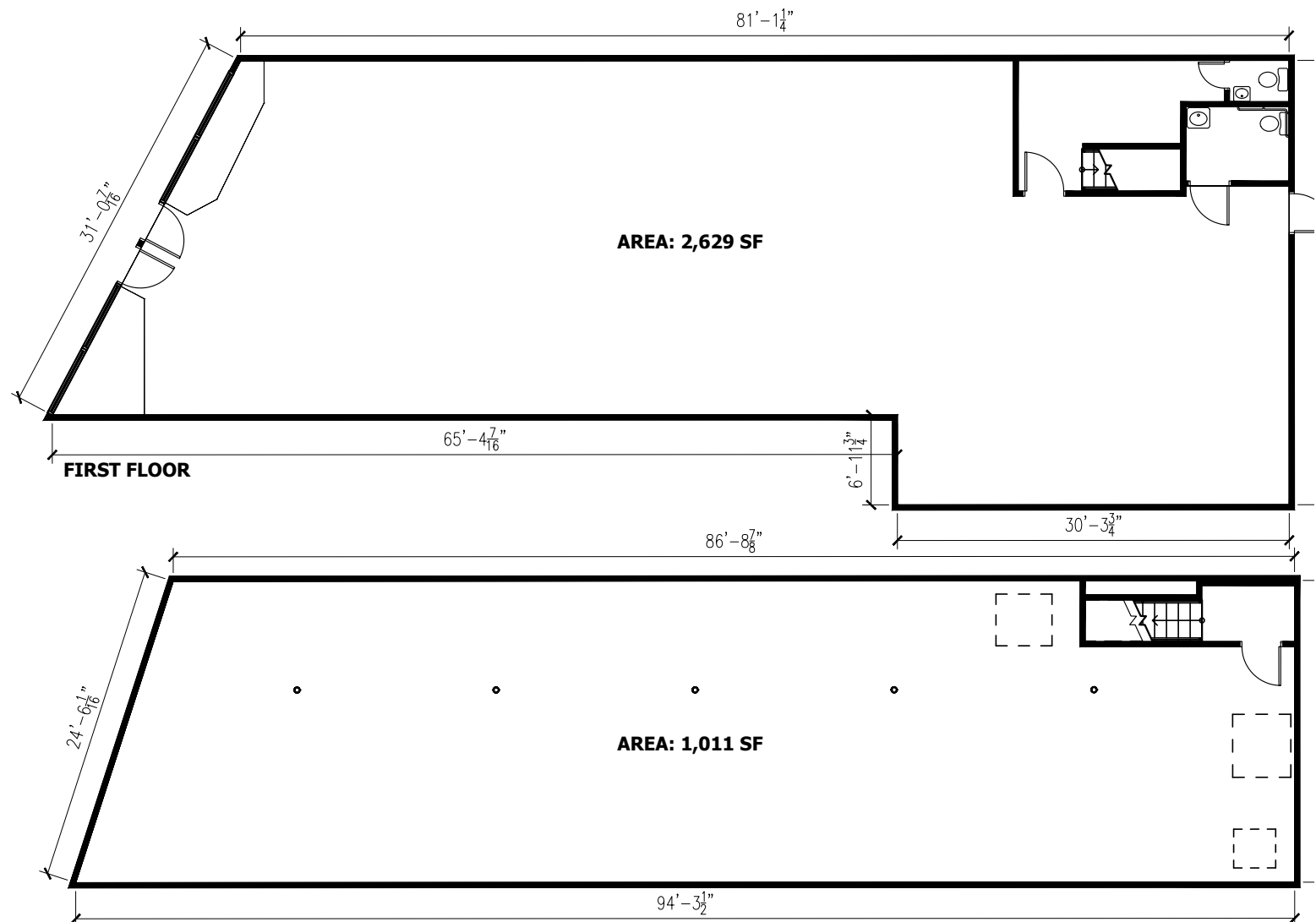
ADDITIONAL PHOTOS

SPACE A



SPACE DETAILS

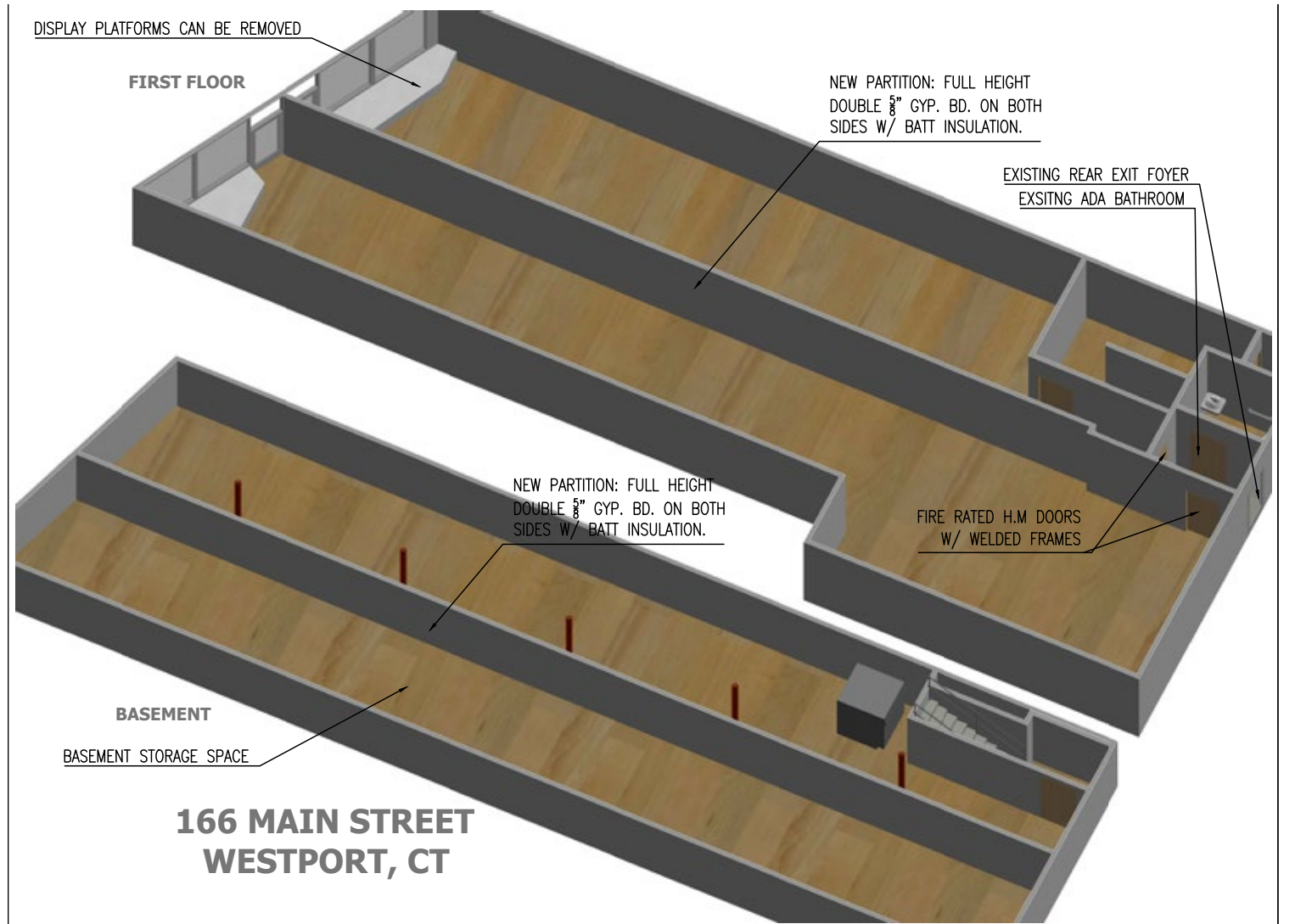
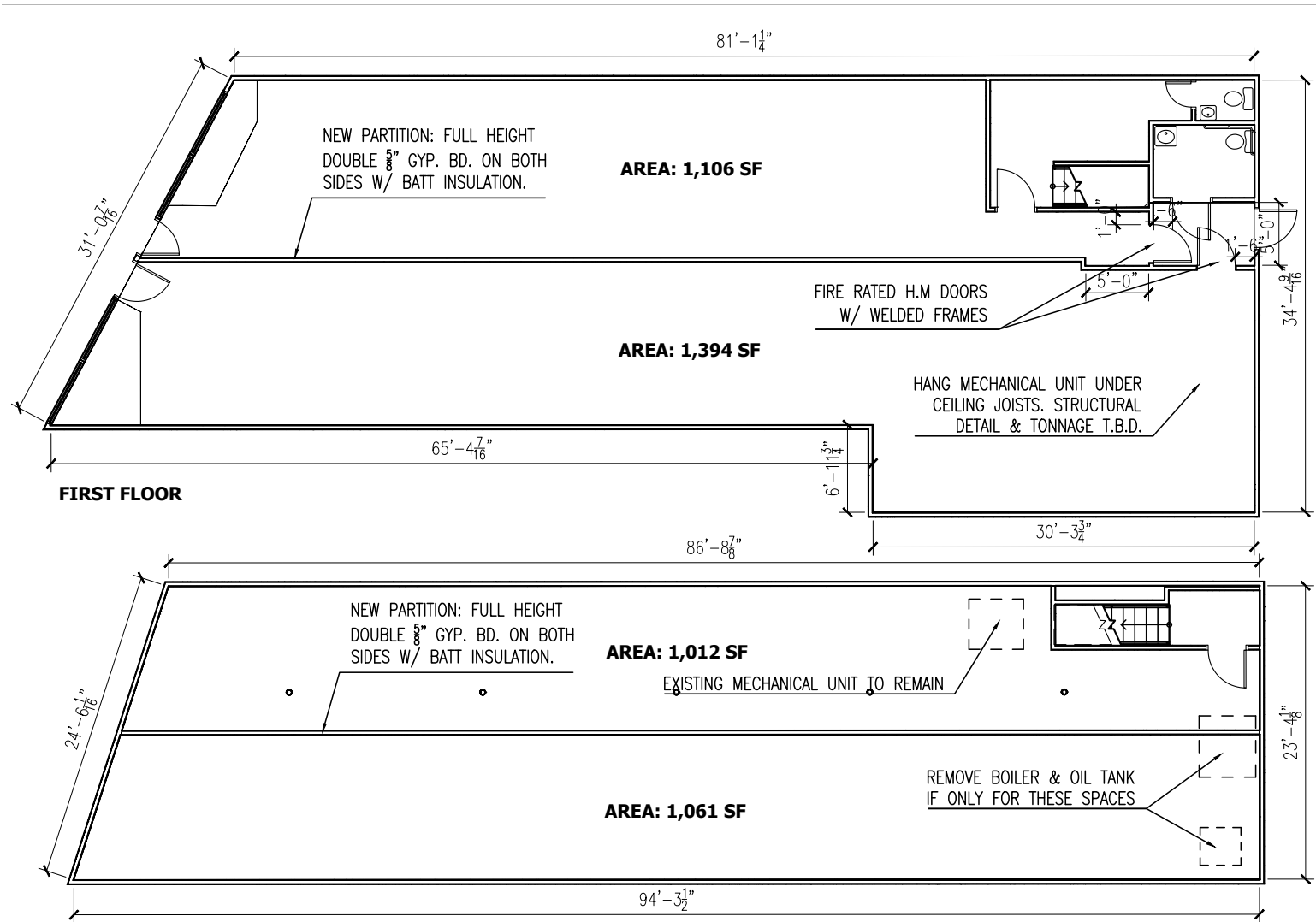
EXISTING CONDITIONS: SPACE A



**166 MAIN STREET
WESTPORT, CT**

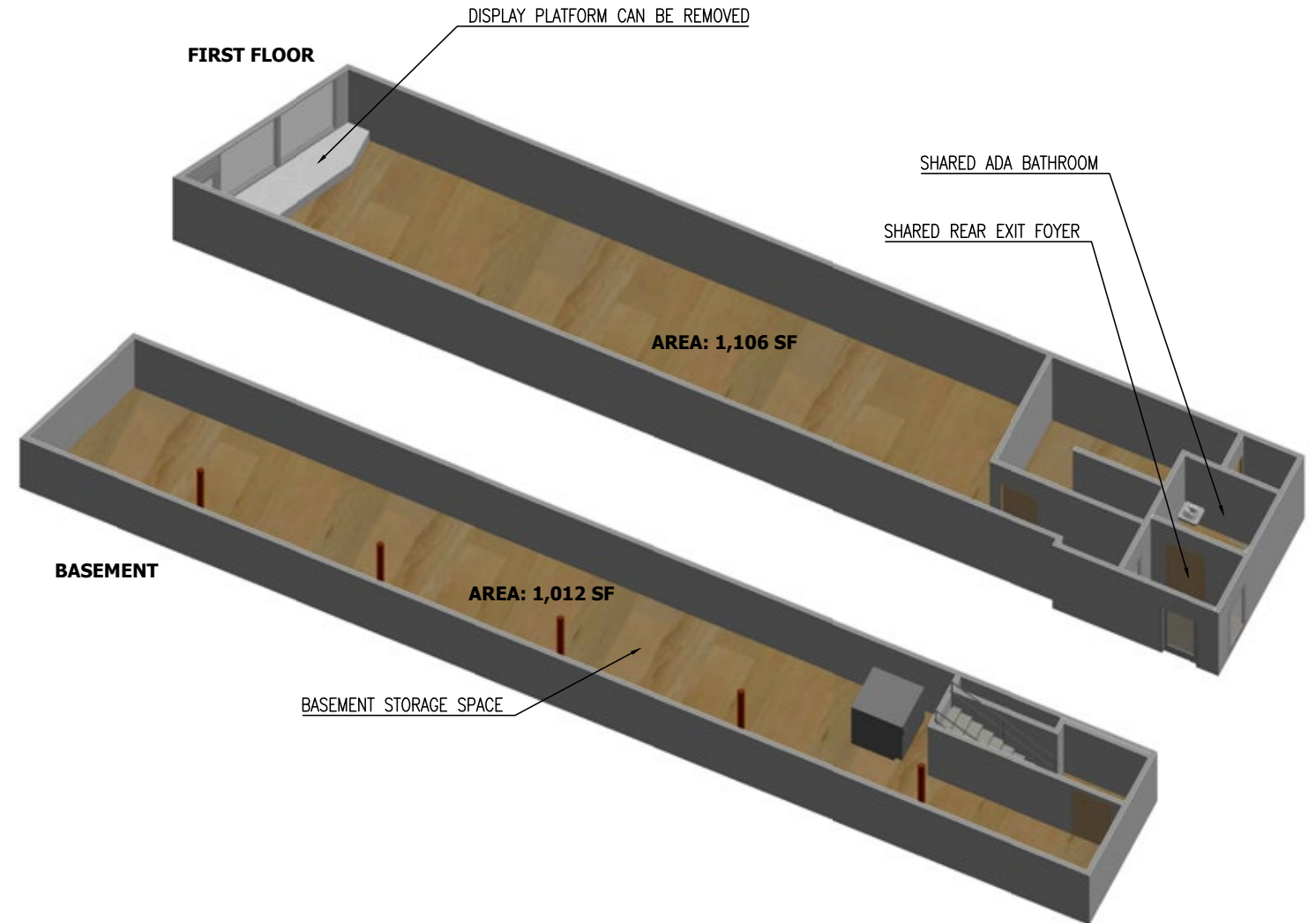
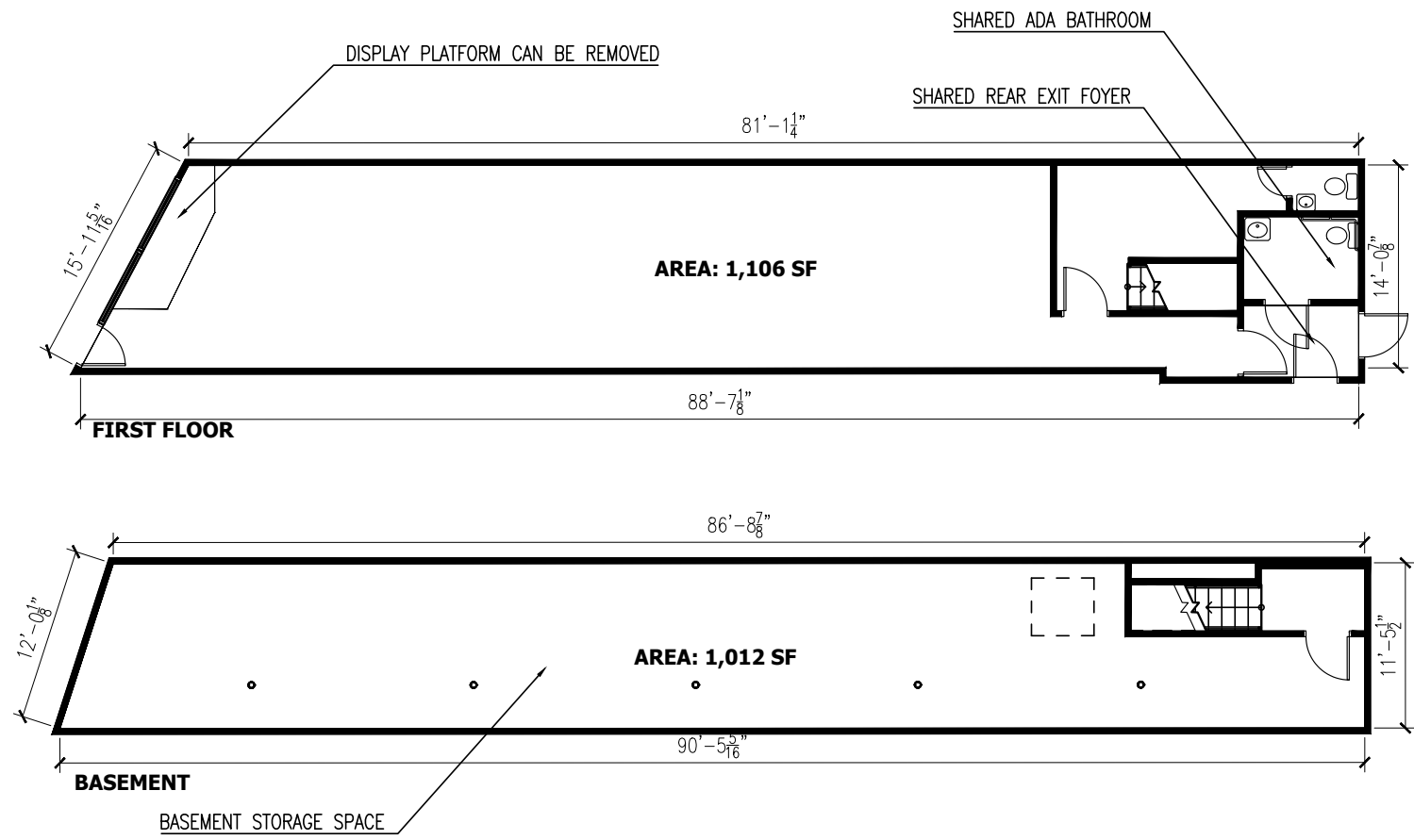
SPACE DETAILS

PROPOSED CONSTRUCTION: SPACE A



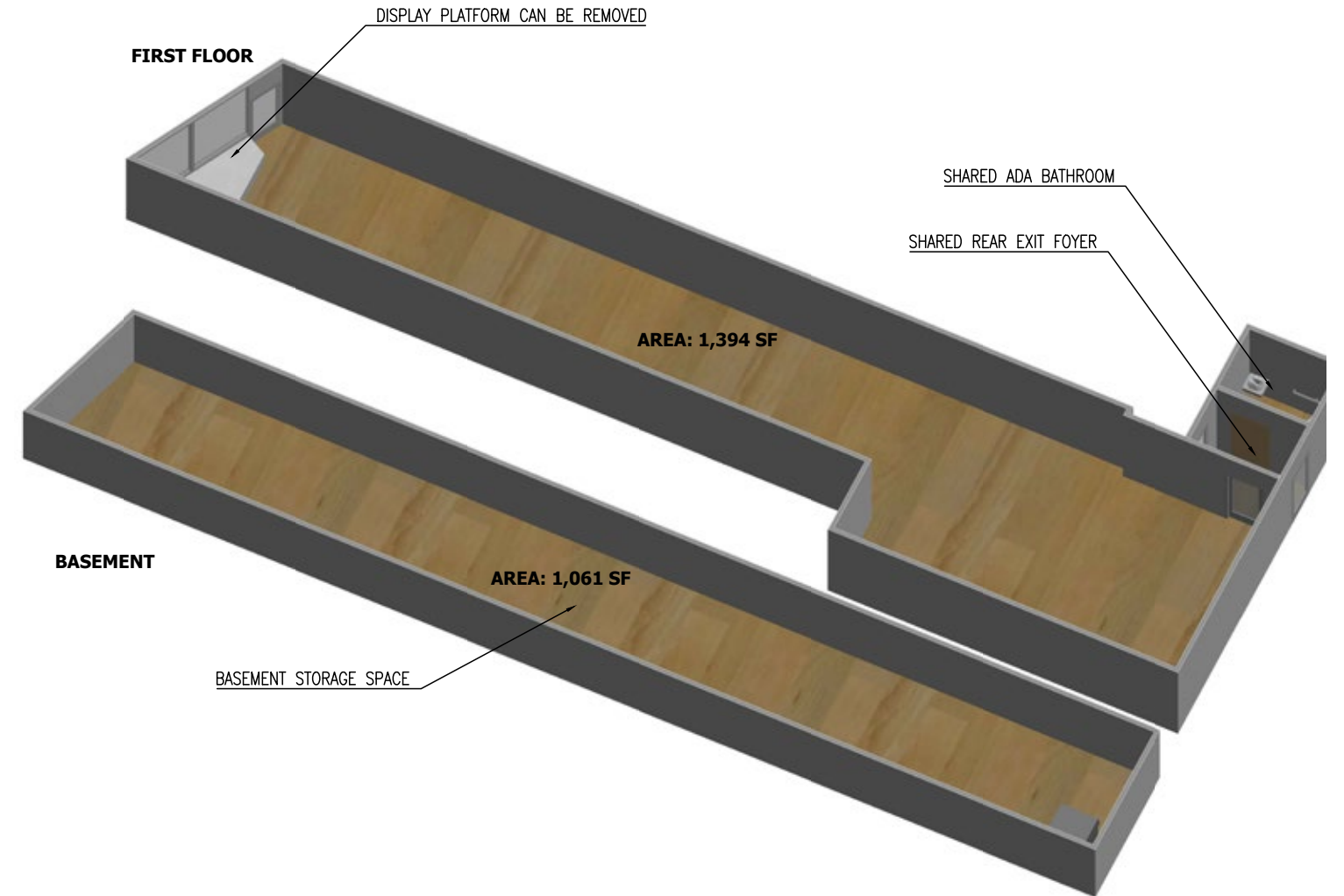
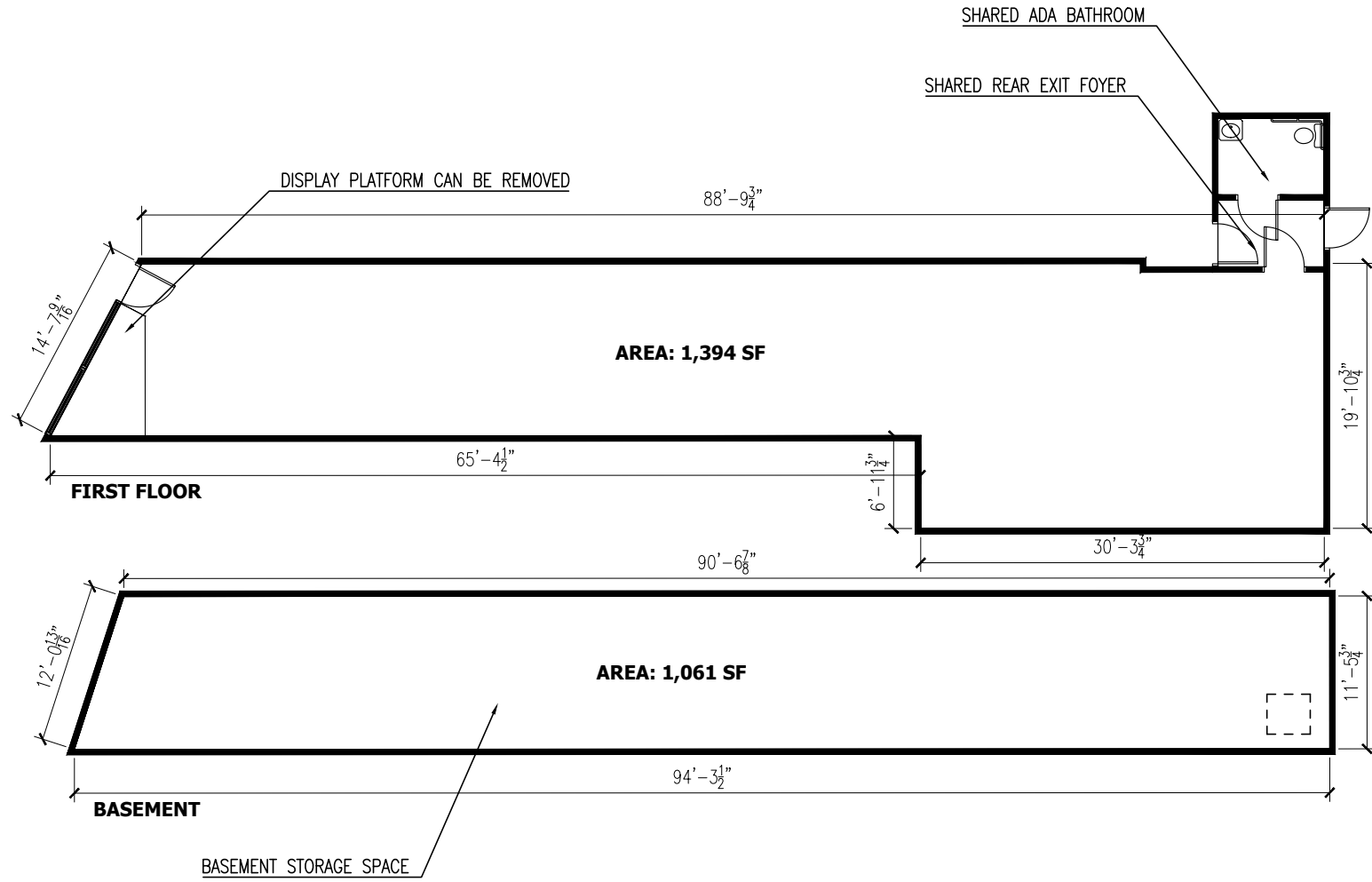
SPACE DETAILS

PROPOSED CONSTRUCTION: SPACE A



SPACE DETAILS

PROPOSED CONSTRUCTION: SPACE A

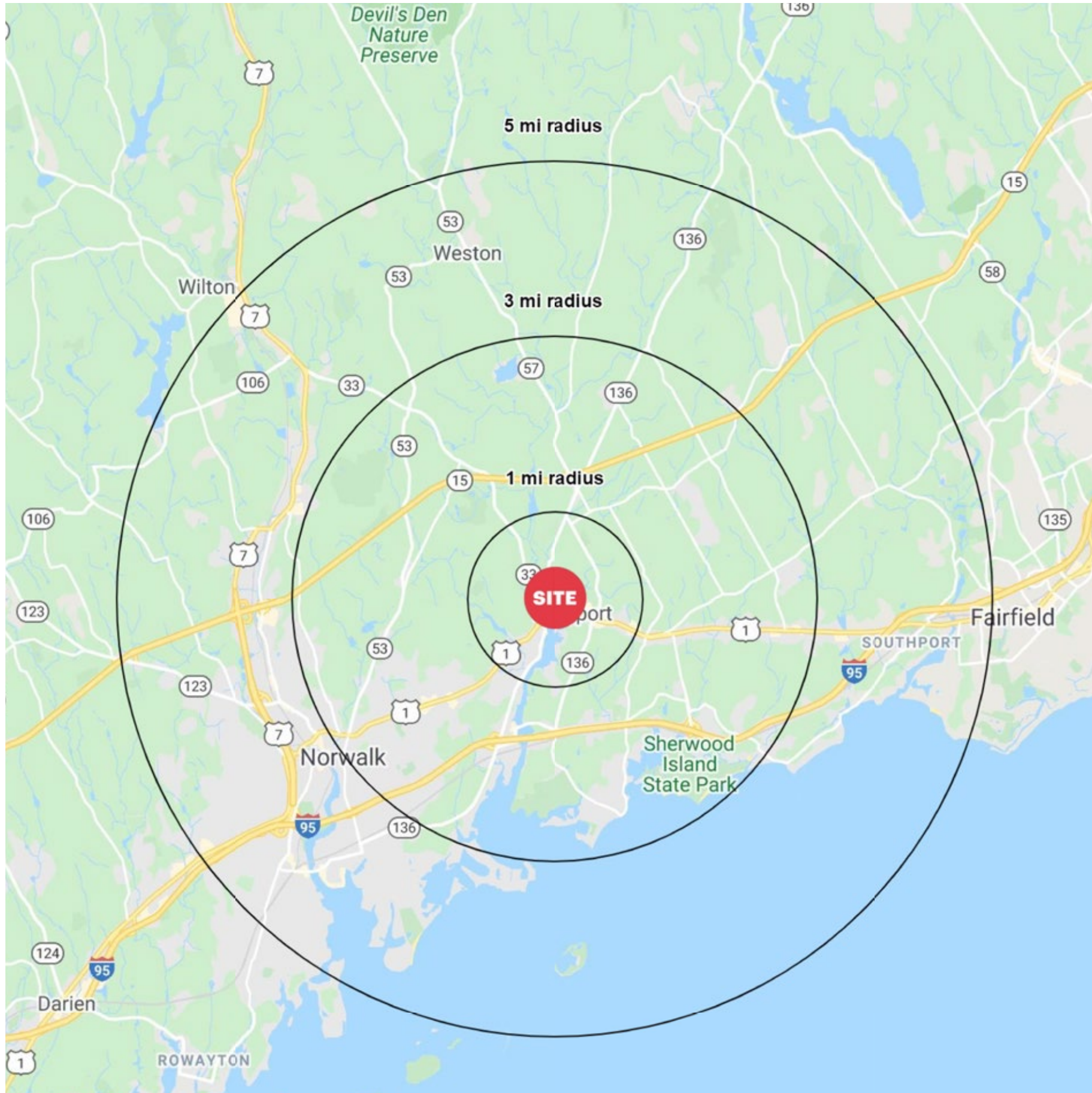


ADDITIONAL PHOTOS

PARKING LOT



AREA DEMOGRAPHICS



166-180 MAIN STREET WESTPORT, CONNECTICUT

1 MILE RADIUS

POPULATION

5,826

HOUSEHOLDS

2,265

AVERAGE HOUSEHOLD INCOME

\$298,672

MEDIAN HOUSEHOLD INCOME

\$176,630

COLLEGE GRADUATES (Bachelor's +)

3,127 - 77.4%

TOTAL BUSINESSES

1,446

TOTAL EMPLOYEES

11,434

DAYTIME POPULATION (w/ 16 yr +)

13,122

3 MILE RADIUS

POPULATION

44,792

HOUSEHOLDS

17,287

AVERAGE HOUSEHOLD INCOME

\$255,548

MEDIAN HOUSEHOLD INCOME

\$150,191

COLLEGE GRADUATES (Bachelor's +)

20,015 - 63.4%

TOTAL BUSINESSES

3,771

TOTAL EMPLOYEES

31,115

DAYTIME POPULATION (w/ 16 yr +)

43,956

5 MILE RADIUS

POPULATION

124,538

HOUSEHOLDS

49,265

AVERAGE HOUSEHOLD INCOME

\$191,929

MEDIAN HOUSEHOLD INCOME

\$124,790

COLLEGE GRADUATES (Bachelor's +)

48,600 - 55.6%

TOTAL BUSINESSES

10,075

TOTAL EMPLOYEES

86,071

DAYTIME POPULATION (w/ 16 yr +)

119,445

AREA DEMOGRAPHICS

