

**1568** POST ROAD EAST  
WESTPORT, CT  
06880



## Post Road East, Westport - Retail Space for Lease

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a **1,050 SF** retail space for lease at **1568 Post Road East (U.S. Route 1) in Westport, Connecticut**. This offering presents an exceptional opportunity to establish your business in one of Fairfield County's most desirable and affluent retail corridors.

Located along the Post Road East (Route 1) commercial district, the property features 153 feet of frontage and two curb cuts, ensuring visibility, high traffic count and convenience. Sharkey's Cuts for Kids is a neighboring tenant and the property is situated across from the new Delamar Hotel, a premier luxury destination.

The available space features a bright, open, and inviting layout that can easily accommodate a variety of retail uses, including a fitness studio, spa/beauty business, or retail shop. It features central air-conditioning, two water fountains, and a restroom shared with one other tenant. The entrance is located at the side of the building, with signage for your business available on the front of the building facing Post Road East.

The building offers ample parking, with 33 shared spaces, including two handicap-accessible spaces. It is zoned General Business District (GBD), which permits a range of uses.

Located between I-95 Exits 18 and 19, the property is easily accessible. It is surrounded by prominent national retailers such as Stop & Shop, HomeGoods, Petco, Michaels, and Crate & Barrel along with popular restaurants, banks, fitness studios, and medical offices.

For businesses seeking a centrally located address in an upscale community, 1568 Post Road East offers unmatched visibility, access, and opportunity in the heart of Westport's retail landscape.

For more information, please contact Eva Kornreich, Vice President, Angel Commercial, LLC, at (203) 335-6600, Ext. 23.

*No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.*

# 1568 POST ROAD EAST WESTPORT, CT 06880

## FINANCIAL INFORMATION

**Lease Rate:** \$55/SF Gross + Utilities

## THE SITE

**Space Available:** 1,050 SF

**Building Size:** 6,186 SF

**Land:** 0.53 Acres

**Zoning:** General Business District (GBD)

**Year Built:** 1950

**Construction:** Fiber Cement Board

**Stories:** One

**Tenancy:** Multiple

## FEATURES

**Traffic Count:** 21,574 Average Daily Volume

**Parking:** 33 Shared Parking Spaces

**Amenities:** Access to Shared Restroom, Two Water Fountains

## UTILITIES

**Water/Sewer:** City/City

**A/C:** Central Air Conditioning

**Heating:** Gas

## DEMOGRAPHICS ONE MILE THREE MILES

**Population:** 13.5k 54.7k

**Median HH Income:** \$205.6k \$204.4k

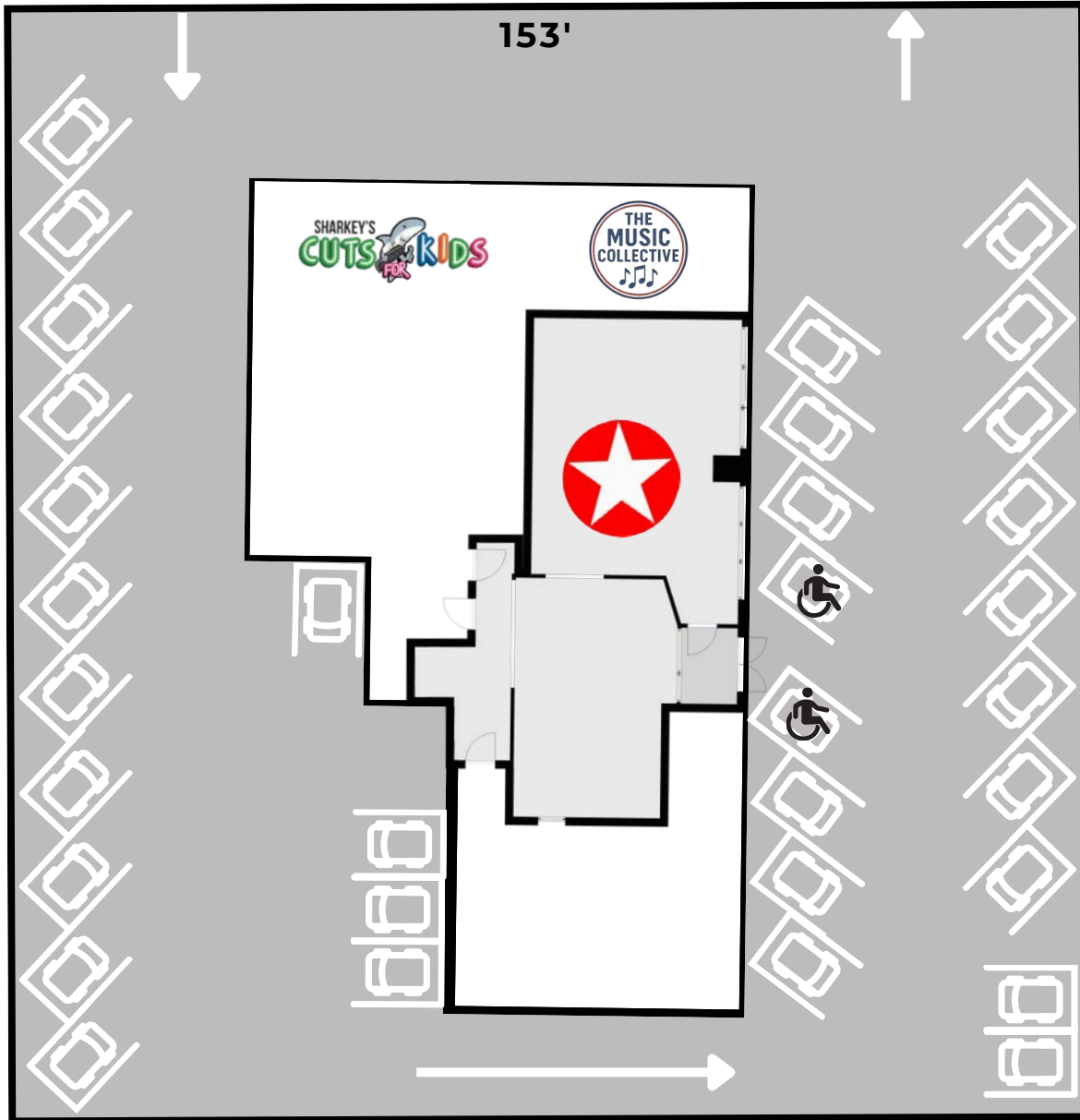


No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

**1568** POST ROAD EAST  
WESTPORT, CT  
06880

## PARKING PLAN

POST ROAD EAST

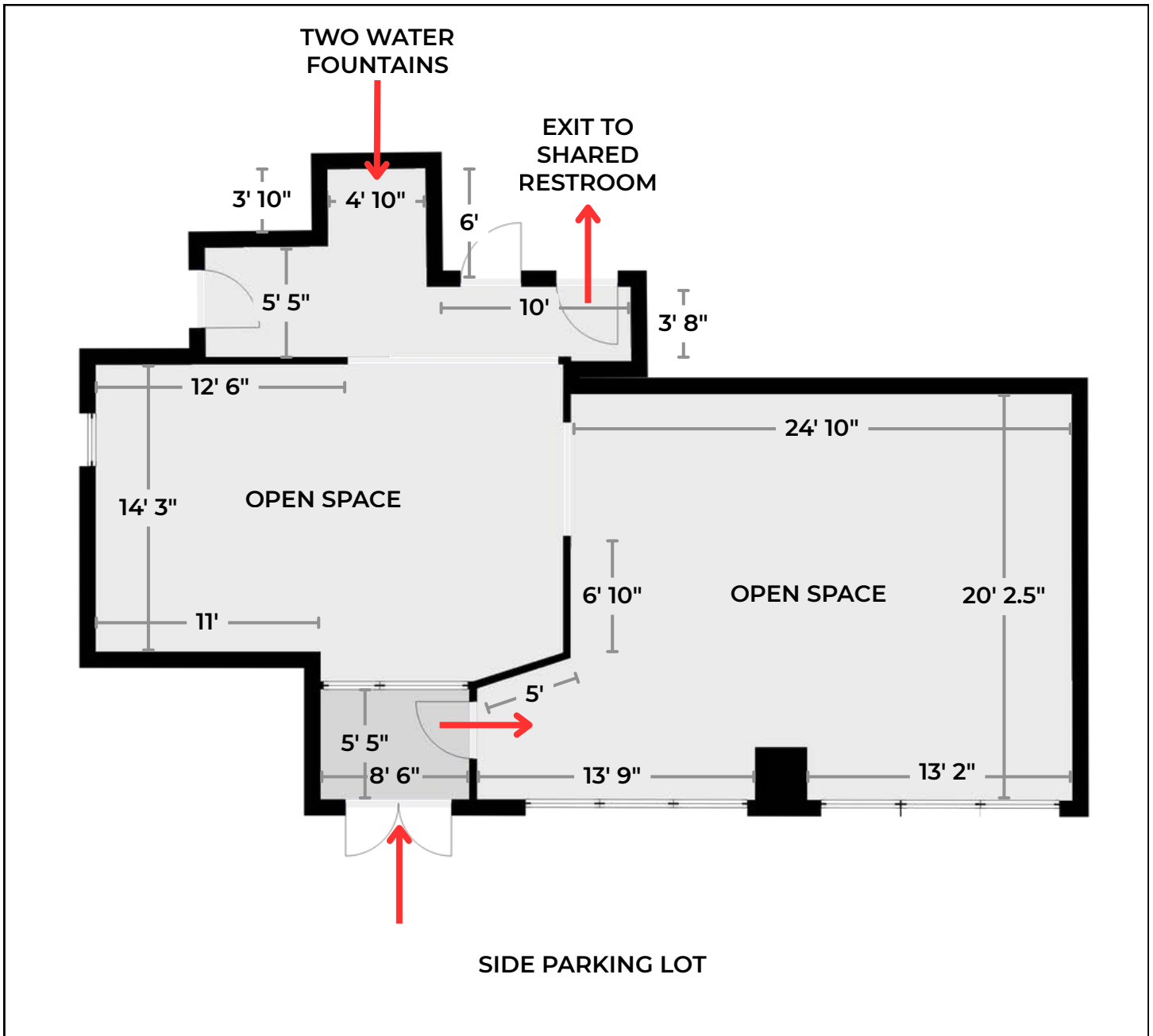


No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

# 1568

POST ROAD EAST  
WESTPORT, CT  
06880

## FLOOR PLAN



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.