

1568 POST ROAD EAST
WESTPORT, CT
06880



ANGEL 
COMMERCIAL, LLC

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

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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.

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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

commerce park
children's dentistry
& orthodontics



**SPORTS &
OUTDOORS**
EXPERT ADVICE . . . EVERYDAY



POST ROAD (ROUTE 1)

PRIME RETAIL BUILDING FOR TENANTS



Great Visibility with
153' Frontage



Handicap
Accessible



33 Shared
Parking Spaces



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IN A VIBRANT RETAIL CORRIDOR



Fitness
Gyms



Restaurants
& Fast Food



Hotels

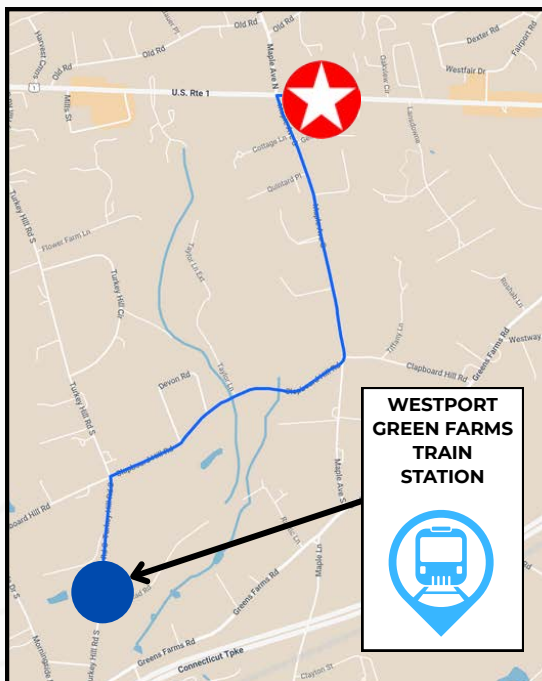


Financial
Institutions

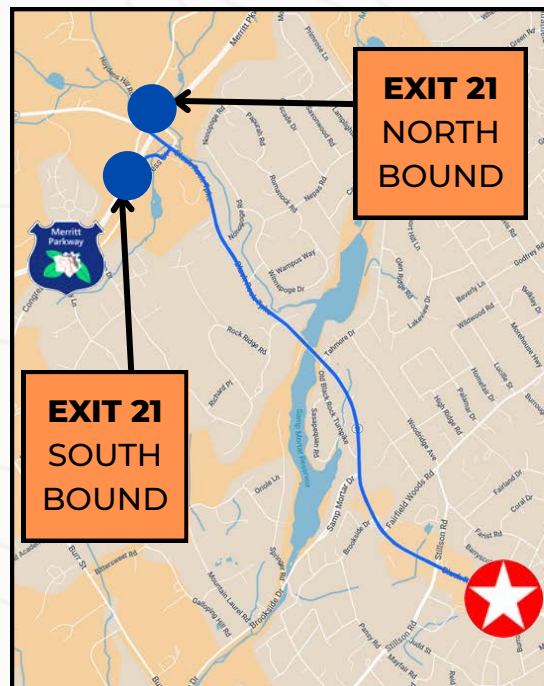


Retail
Stores

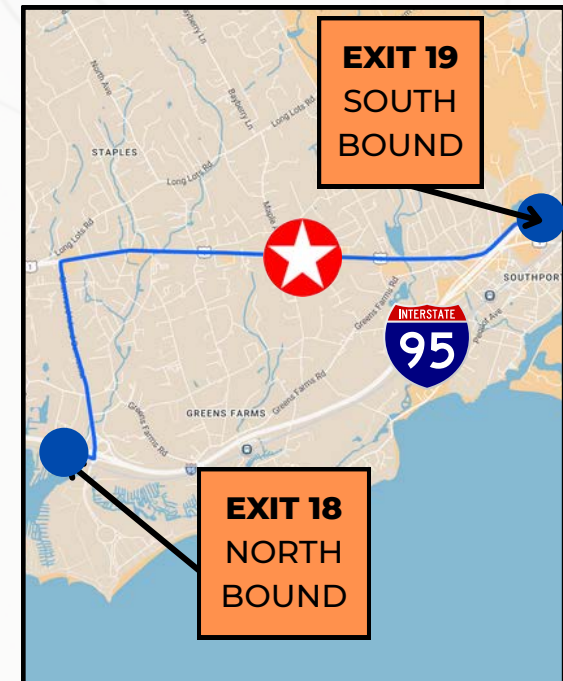
CENTRALLY LOCATED & EASILY ACCESSIBLE




**One Mile from
Westport Green Farms
Train Station**




**Four Miles from Route 15,
the Merritt Parkway, Exit 21
Northbound & Southbound**

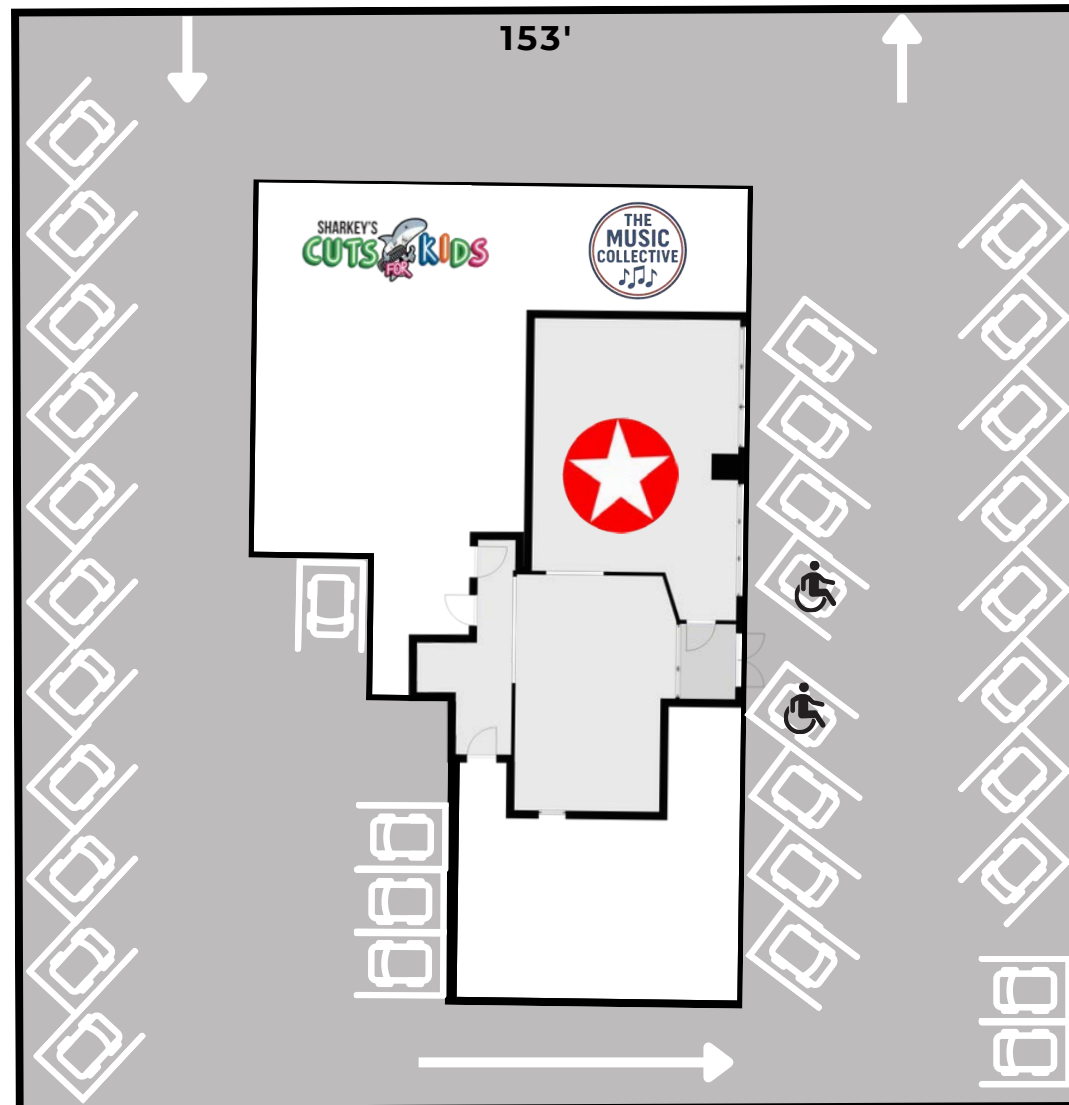



**One Mile from I-95
(Exit 19 - Southbound) &
Three Miles from
I-95 (Exit 18 - Northbound)**

PARKING PLAN

33 Shared Spaces

POST ROAD EAST



FLOOR PLAN

1,050 SF

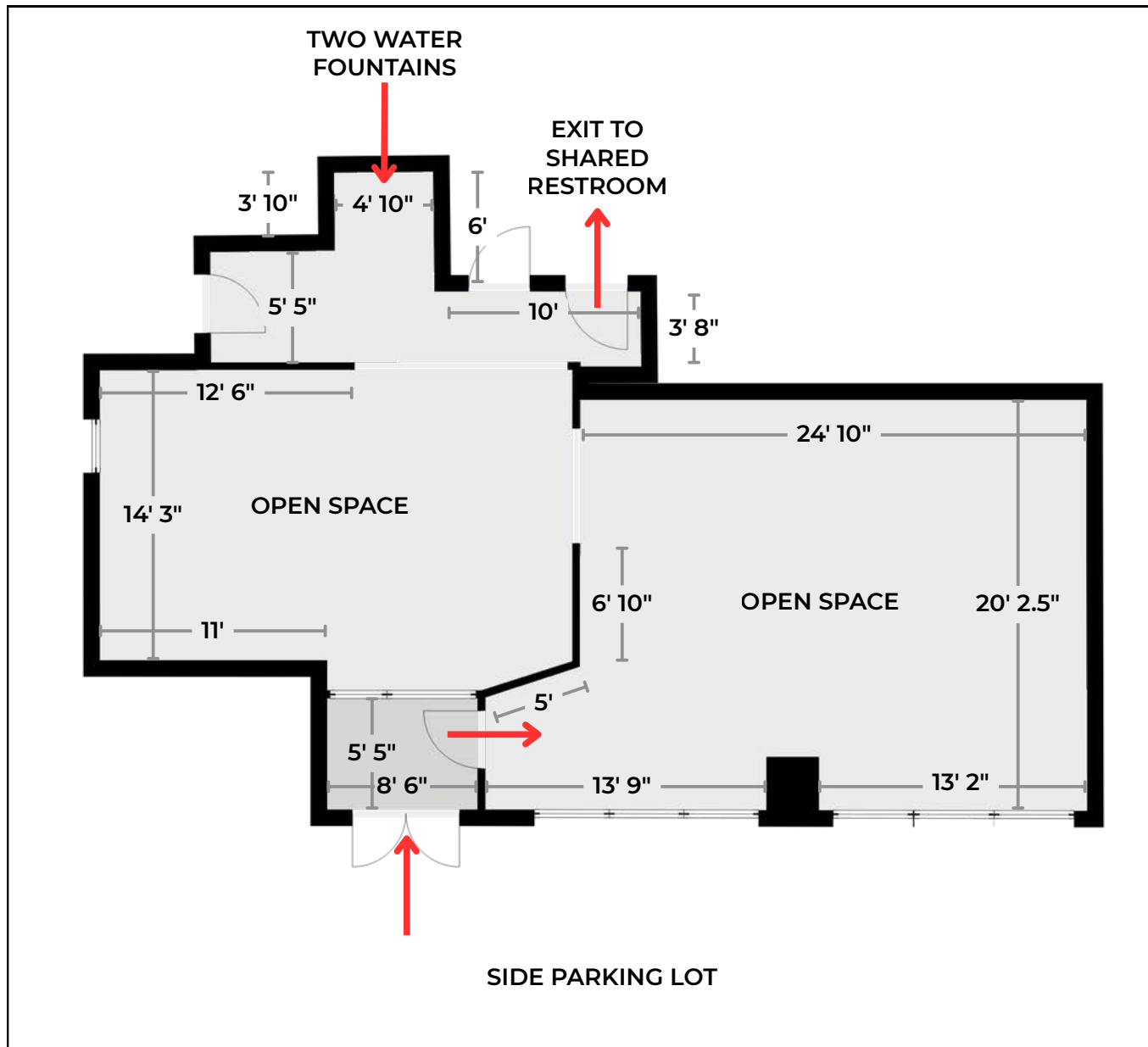
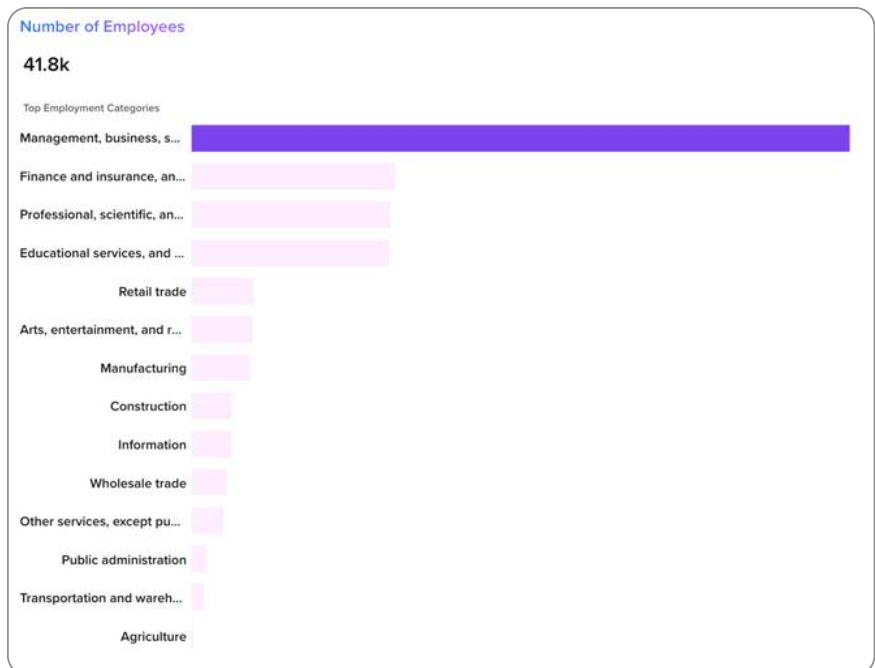
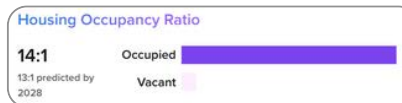
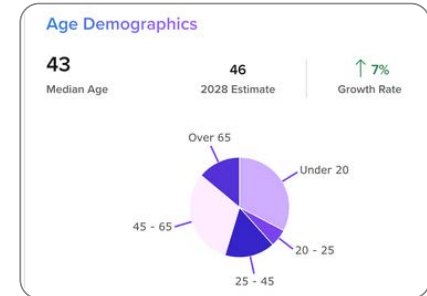
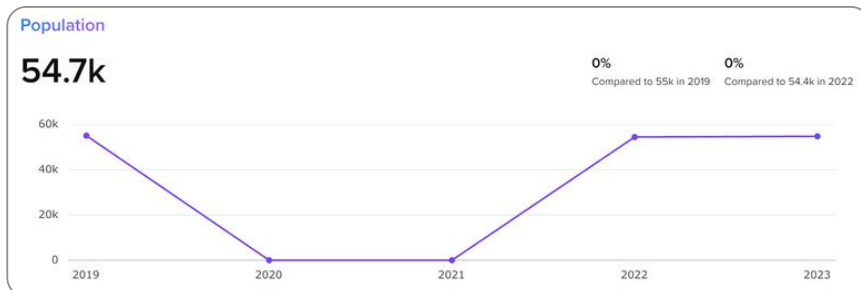
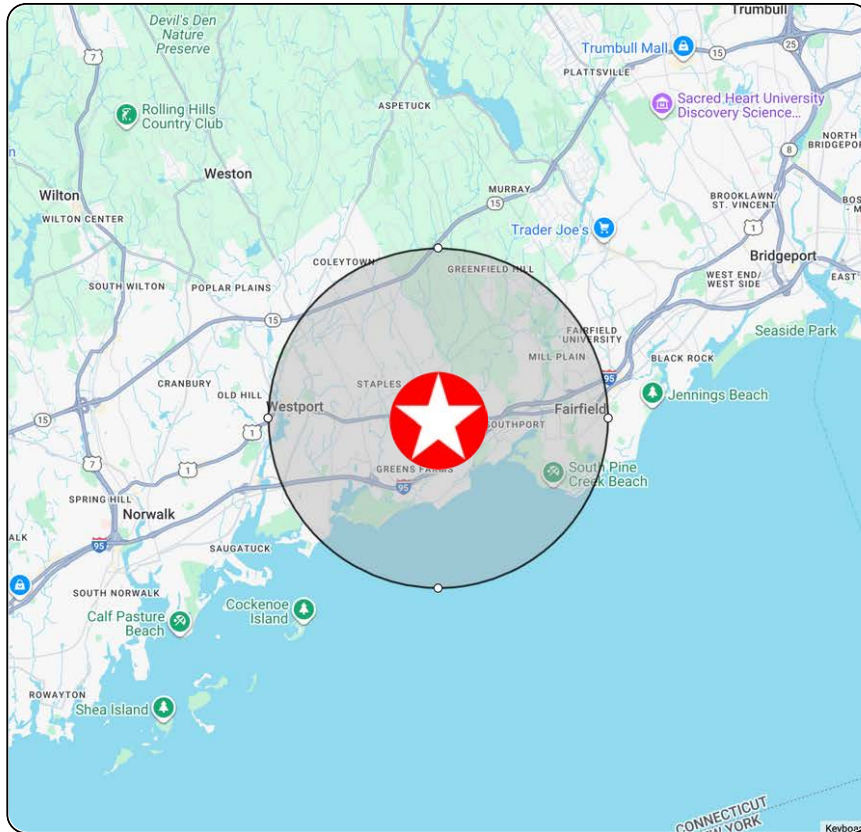


PHOTO GALLERY

AI Enhanced



DEMOGRAPHICS: THREE MILES



Why Lease at 1568 Post Road East, Westport, CT?

1

Prime Post Road (Route 1) Location

Enjoy outstanding visibility on one of Fairfield County's busiest retail corridors with strong daily traffic and easy access for customers.

2

Affluent Westport Market

Tap into one of Connecticut's most desirable and high-income communities, offering exceptional consumer spending power and brand exposure.

3

Convenient Access & Ample Parking

Featuring 153 feet of frontage, two curb cuts, and 33 shared parking spaces—including two handicap-accessible—ensuring customer convenience.

4

Attractive, Ready-to-Use Space

The open floor plan features hardwood floors, central air conditioning, and access to a shared restroom—making it easy to customize and move in quickly.

5

Thriving Retail & Dining Neighborhood

Located near Stop & Shop, HomeGoods, Petco, Michaels, and across from the new Delamar Hotel, offering excellent co-tenancy and high customer draw.

NEXT STEPS

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REVIEW ZONING
REGULATIONS



VIEW ONLINE
LISTING



EMAIL BROKER



CALL BROKER

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.

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