

**NEW  
DOWNTOWN  
WESTPORT  
RETAIL DEVELOPMENT**



## NEW RETAIL DEVELOPMENT

### 101-107 POST ROAD WESTPORT, CT

The newest addition to the David Adam Realty portfolio, this exciting 16,822 SF mixed-use project sits just steps from Main Street in Westport. Delivery slated for July 2011 with Fall 2011 store openings. 11,572 SF building features dramatic retail space with almost sixty feet of frontage on the Post Road and twenty foot ceilings. An additional 3,400 SF two-level restaurant space with outdoor dining will be available in the Sherwood House located on Church Lane and 1,850 SF of boutique office space. The project is located directly across from the new proposed Y mixed-use development.

#### AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,228	39,993	114,449
Avg. Household Income	\$226,282	\$213,339	\$161,691

#### EXCLUSIVE AGENTS

**SHARON MADDERN**  
Office 203.221.8148  
Cell 203.981.9897  
sharon@davidadamrealty.com

**DAVID WALDMAN**  
Office 203.221.8148  
Cell 203.856.9674  
david@davidadamrealty.com

#### SPACE AVAILABLE

- 11,572 SF for 101-107 Post Rd. 20' high ceilings.
- 5,786 SF Divisible to 2,179 SF (Post Rd Retail)
- 5,786 SF Divisible to 2,179 SF (Church Ln Retail)
- 5,250 SF for the Sherwood House
- 3,400 SF (Restaurant/Retail)
- 1,850 SF (Office)

#### FRONTAGE

- 58' on Post Road
- 58' on Church Lane
- 60' for Sherwood House

#### ASKING RENT

- Post Road space: \$50 NNN
- Church Lane space: \$35 NNN
- Sherwood Mansion: \$28 NNN
- Blended on two levels
- Office Space: \$35 Gross + Utilities

#### PARKING

- 7 on-site spaces
- Municipal lot across street from Post Rd
- Municipal lot across street from Church Ln

**AVAILABLE:** Summer 2011



#### DAVID ADAM REALTY

8 CHURCH LANE, SUITE 200  
WESTPORT, CT 06880  
Phone 203.221.8148 • Fax 203.341.7494  
www.davidadamrealty.com

# 101-107 Post Road

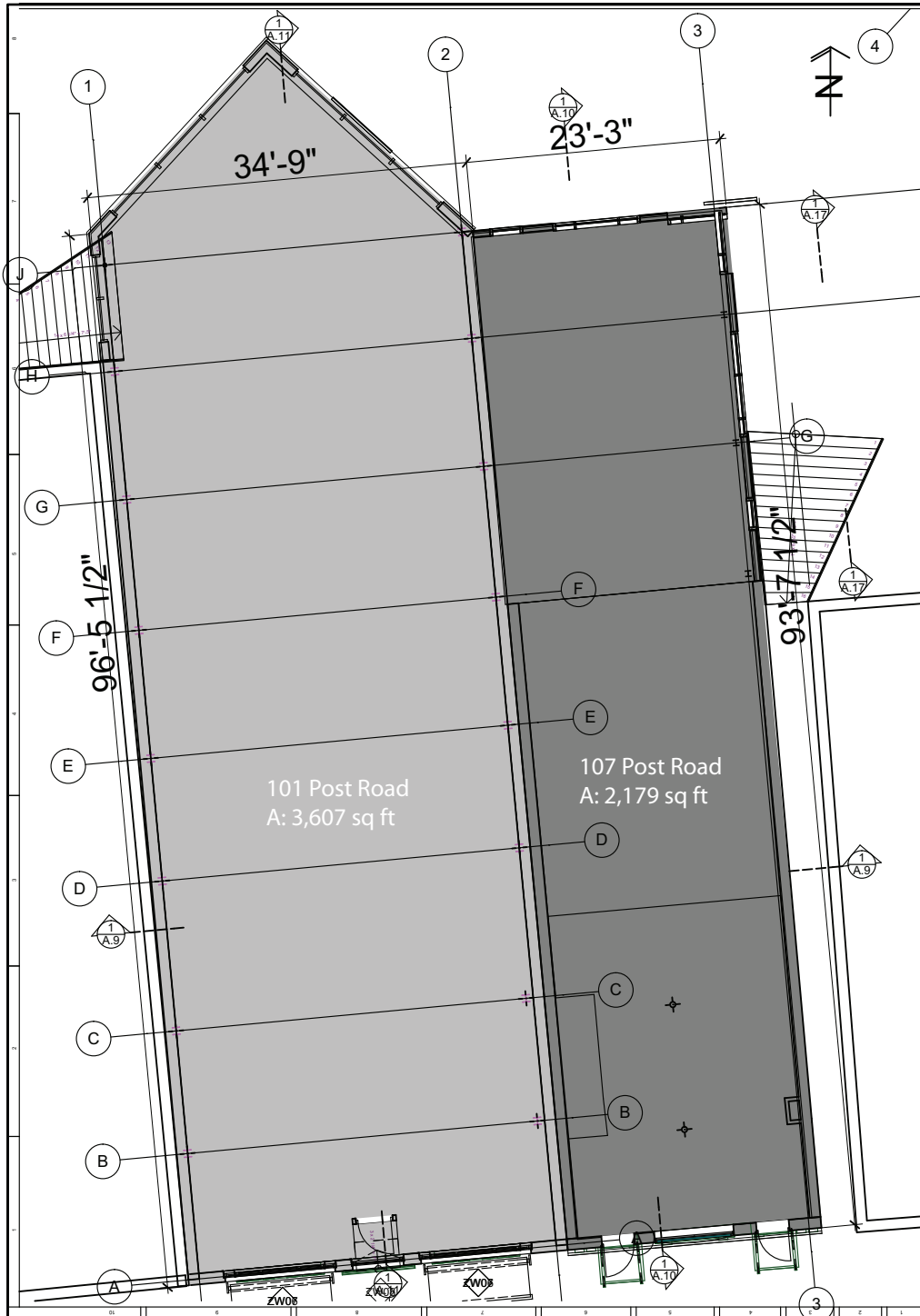


CHURCH LANE FAÇADE



DOWNTOWN WESTPORT MAP

# 101-107 Post Road



IDENTICAL PLAN FOR 1ST FLOOR AND 2ND FLOOR