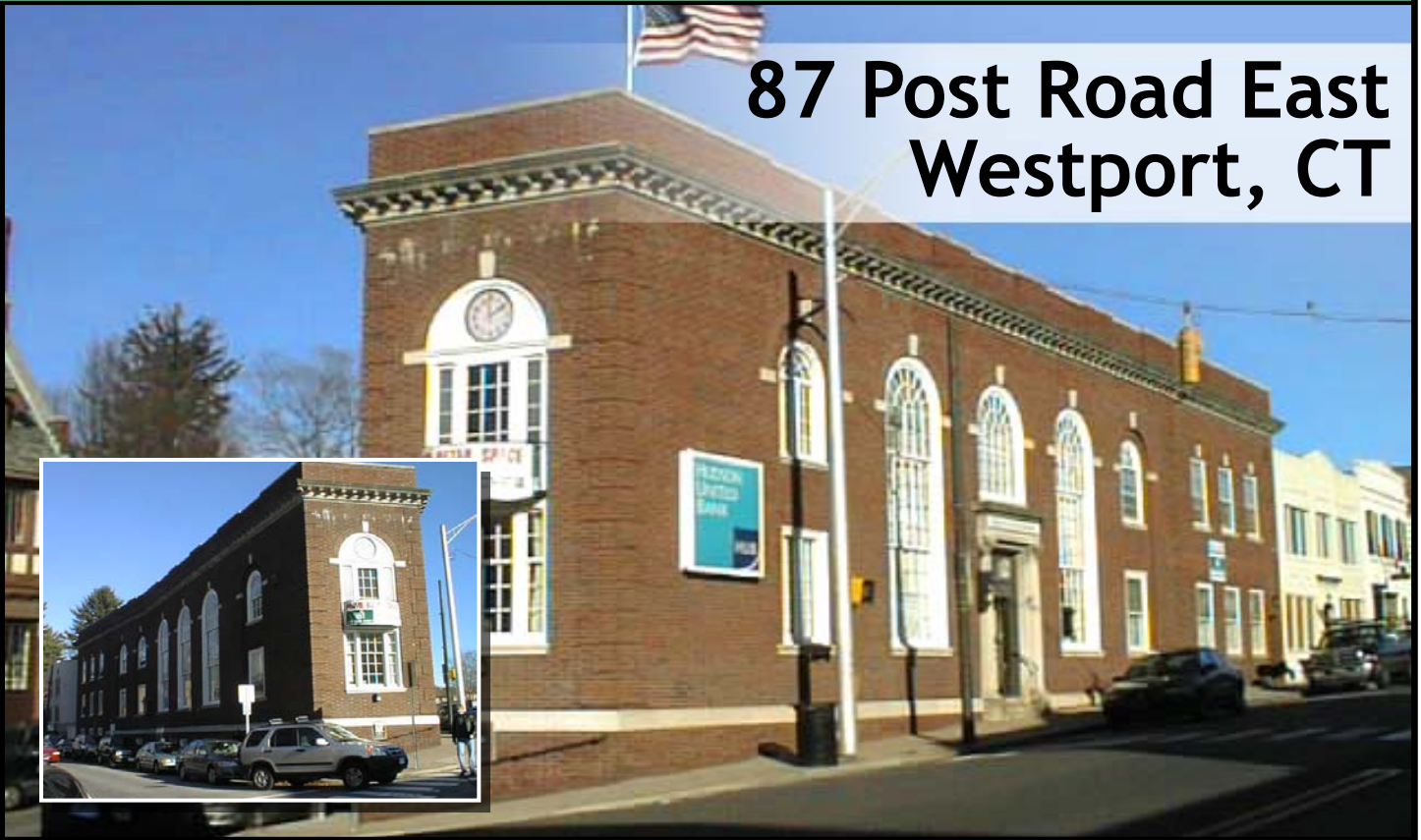


DAVID ADAM REALTY INC.

8 Church Lane, Westport, CT 06880 • (203) 221-8148 • (203) 341-7494 fax • www.davidadamrealty.com

Prime Retail / Restaurant Space Available

87 Post Road East Westport, CT



DESCRIPTION:

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Highly visible, signature property in the heart of beautiful downtown Westport, boasting over 100 feet of Post Road frontage. Building undergoing complete restoration: all new systems, improved efficiency windows, new retail facades and much more...

SPACE AVAILABLE:

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Main Level: 6365 +/- square feet of prime retail featuring dramatic 25' ceilings with Palladian windows. \$90 NNN
Church Lane Level: 2800 rsf, approved for restaurant or retail use. Asking \$55 NNN

AVAILABLE:

Vanilla box condition, delivery date August 2005

DETAILS:

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High retail traffic location. Complete building restoration currently in progress. Strong retail tenant sales in market. Area retailers include *Tiffany & Co.*, *Restoration Hardware*, *Guess*, *Starbucks*, and many others.

EXCLUSIVE AGENTS:

-

Sharon Maddern

sharon@davidadamrealty.com

David Waldman

david@davidadamrealty.com

The information contained herein was obtained from sources believed to be reliable; however, David Adam Realty, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.



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AREA MAP with NEIGHBORING RETAILERS:



DEMOGRAPHICS:

Radius	Population	Income
1-Mile	5,987	\$190,503
3-Mile	45,988	\$164,963
5-Mile	120,314	\$140,578

- 2007 Population Projection
- 2002 Est. Average Household Income

For additional information, please visit:

www.davidadamrealty.com/space.html



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