

A RARE OPPORTUNITY TO JOIN WESTPORT'S PREMIER RETAIL CORRIDOR

PRIME  
RETAIL  
SPACE



97 MAIN STREET  
WESTPORT, CT 06880

 CUSHMAN &  
WAKEFIELD

 EMPIRE STATE  
REALTY TRUST



BEST LOCATION ON MAIN STREET

# SPACE AVAILABLE

SPACE SIZE:	3,920 SF
LEASE TYPE:	DIRECT
POSSESSION:	IMMEDIATE
ASKING RENT:	UPON REQUEST
NNN:	\$13.00 SF

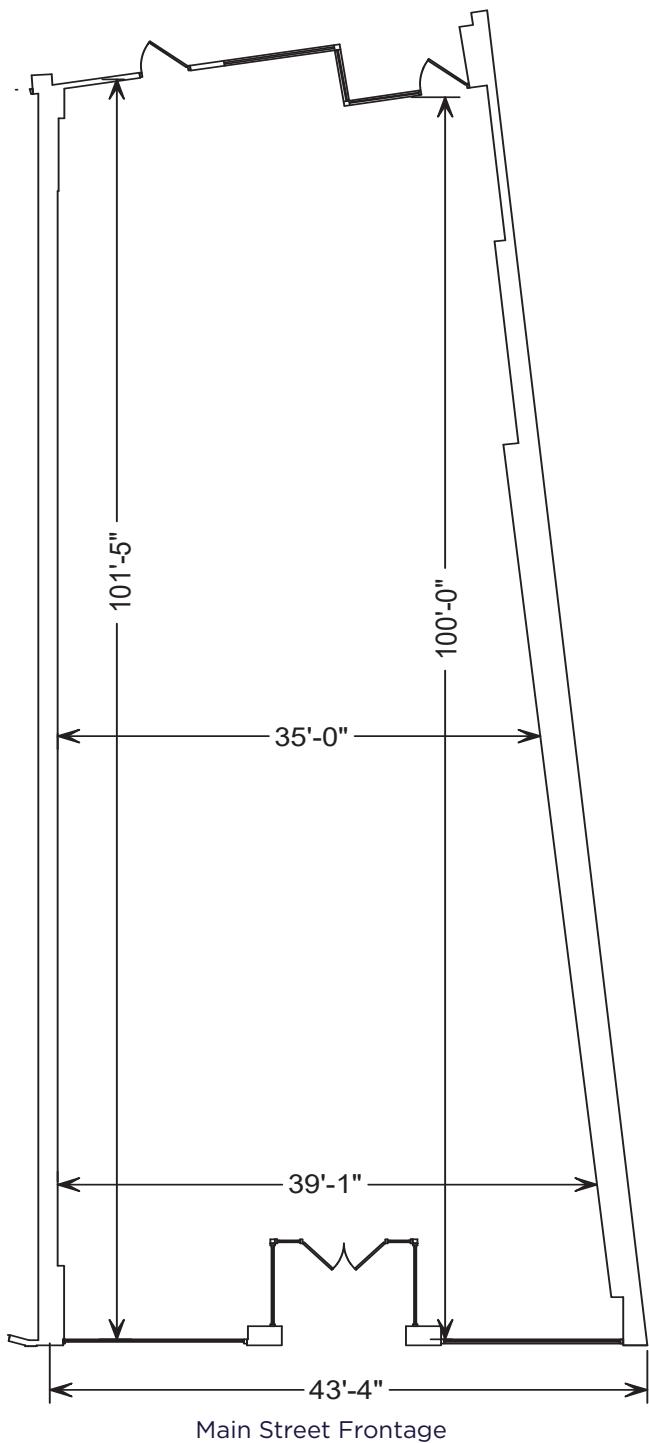
## PROPERTY HIGHLIGHTS

- Surrounded by an elite mix of contemporary and luxury lifestyle brands
- Dual Entrance provides direct access to the premises from Main Street and Parker Harding Plaza
- Affluent customer base and walkable environment

## FRONTAGE

- 43 Feet on Main Street, 32 Feet fronting Parker Harding Municipal Parking Lot
- Parker Harding Parking Lot boasts 211 timed parking spaces

Parker Harding Parking Lot Frontage



# FLOOR PLAN & SITE PLAN

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<b>CEILING HEIGHT</b>	<b>11' 4"</b>
<b>FRONTAGE</b>	<b>43' 4"</b>
<b>AVAILABLE RSF</b>	<b>3,920 SF</b>



KEY PLAN: NOT TO SCALE

# MAIN STREET ADJOINING TENANTS

 lululemon

## Theory

 ATHLETA

BRANDY  MELVILLE

J.CREW

L'Occitane  
En Provence

bluemercury®

vineyard vines

Madewell

P O T T E R Y R A B N

## ANTHROPOLOGIE

 Marine Layer

**Splendid®**

RHONE

 VUORI

# EVERYTHING BUTwater

alo  
yoga

BEYOND YOGA



**100% Commission paid on lease signing**

# LEASING

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