



A Unique Building For the Discerning Client

1032 POST ROAD EAST
WESTPORT, CONNECTICUT



EXECUTIVE SUMMARY

- 1032 Post Road East Westport represents a unique opportunity to acquire or lease a brand new, high-visibility, freestanding trophy property located in the heart of the Post Road East (US-1) in Westport.
- The Post Road East is one of the most desirable retail corridors in the entire Northeast, constantly achieving some of the highest retail rents in the region.
- Milton Development is a premiere developer of residential and commercial buildings in Fairfield County. Their name is synonymous with highest quality of construction and attention to detail. www.miltondevelopment.com.
- Frederick William Hoag Architect is a renown architectural firm in Westport. Some of their Westport projects include Tiffany's, Urban Outfitters, the Gap building at 125 Main Street, the Spotted Horse Restaurant, 180 Post Road East renovation, Java on Church Lane and Patagonia. www.frederickwilliamhoagarchitect.com.
- The new 5,000 SF Maserati dealership is now open next door drawing the most discriminating and affluent customers.
- The building consists of 6,439 SF of retail showroom or office on two floors, along with a 243 SF terrace on the second floor.
 - 1st floor – 3,273 SF +/-
 - 2nd floor – 3,166 SF +/- plus a 243 SF +/- terrace
 - Crawl space – 3,337 SF
- Sale: \$4,050,000

*All information is subject to errors and omissions

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BUILDING DETAILS

1st floor - composite slab 4" thick – steel and concrete.
2nd floor – wood and steel framing.
Crawl space for the entire size of the 1st floor.
There are only three 4"x 8" columns in the space, one of which is hidden.

Ceiling height

1st floor - 9' 8" clear
2nd floor – 60% +/- 9' 8" clear, 40 % +/- 8' 8" clear
Crawl space – 5' clear

Floor sizes

- 1st floor – 3,273 SF +/-
- 2nd floor – 3,166 SF +/- plus a 243 SF +/- terrace
- Crawl space – 3,337 SF

Floor plan

Flexible floor plan for layout and bathrooms
Building is designed to have two bathrooms on each floor, all handicap.

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Heat:	Gas
Air Conditioning:	Central
Electric:	600 Amps 3 phase
Water: Sewer:	Yes (Town of Westport)
Land Area:	.43+/- acre
Zoning:	HSD - Highway Service District
Parking:	28 Spaces (2 Handicap)
Property Frontage:	72 feet on Post Road East
Estimated Delivery:	Spring 2015
Generator:	14 KW standby emergency generator
Fiber Optic:	Frontier Communications fiber optic cable at the building
Windows:	Operable windows

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ARCHITECTURE

Prominently located on the Post Road East in Westport, 1032 is an innovative rendition of a mixed-use building: it is a striking addition to an already thriving commercial strip.

The architect captured the cultural characteristic of a New England seaside town, articulated within a contemporary timeless and classic architectural expression.

The two-story building boasts a unique visual identity through the expression of craft in wood construction and supports the diverse commercial nature of the Post Road.

The building embraces the nature of the commercial strip with its expanse of floor to ceiling window systems, combined with an open and airy floor plan, fostering the retail and office uses with endless potential for various tenancies.

And yet, the skin of the building echoes the New England dialect, with white horizontal boards wrapping the stepping façade.

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Photo Gallery





Building view

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Side building view and main entrance

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Three quarter back view

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Building detail

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Building Detail

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Post Road view of 1026 PRE and 1032 PRE

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First floor interior

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Second floor interior

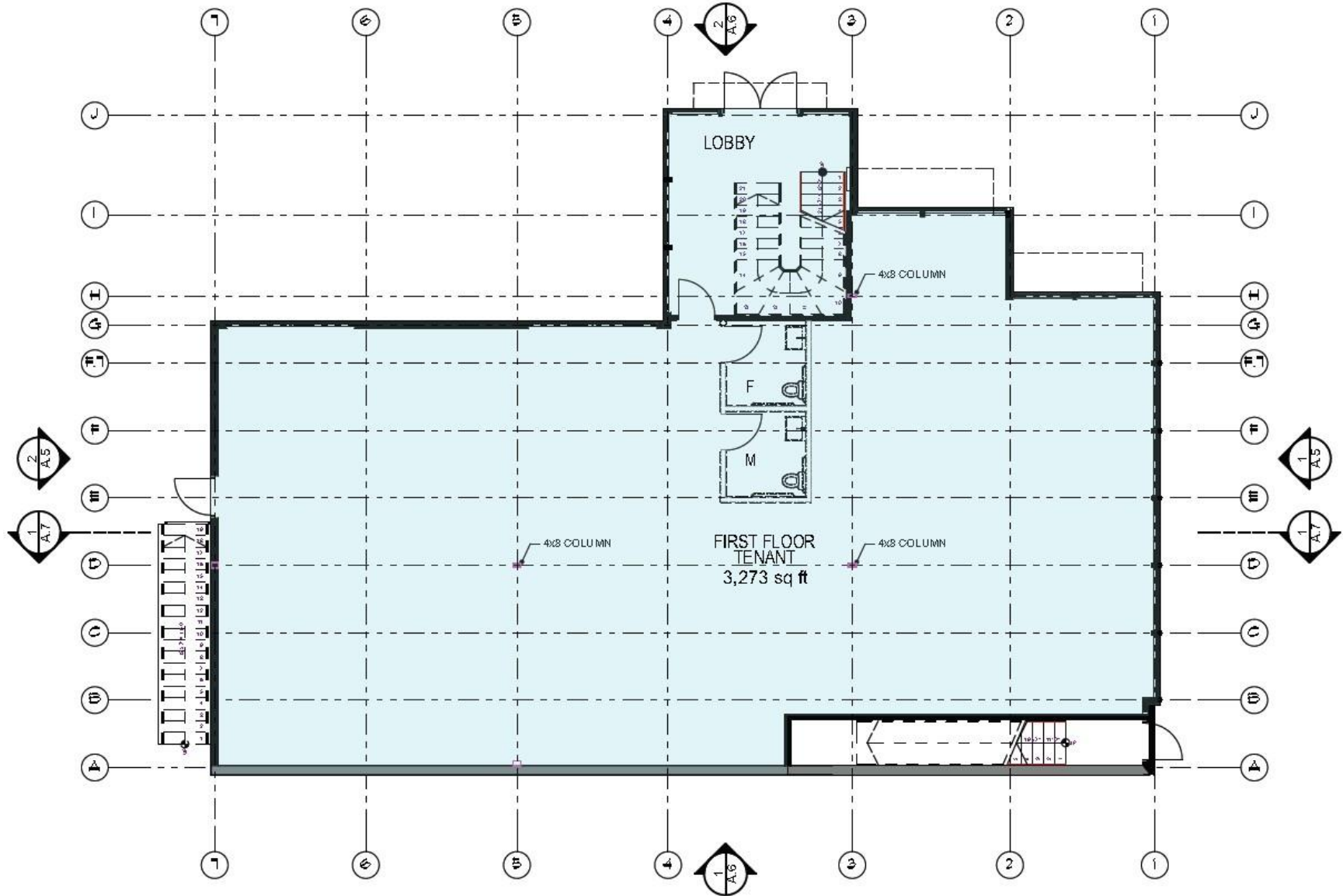
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Floor Plans





1ST FLOOR PLAN

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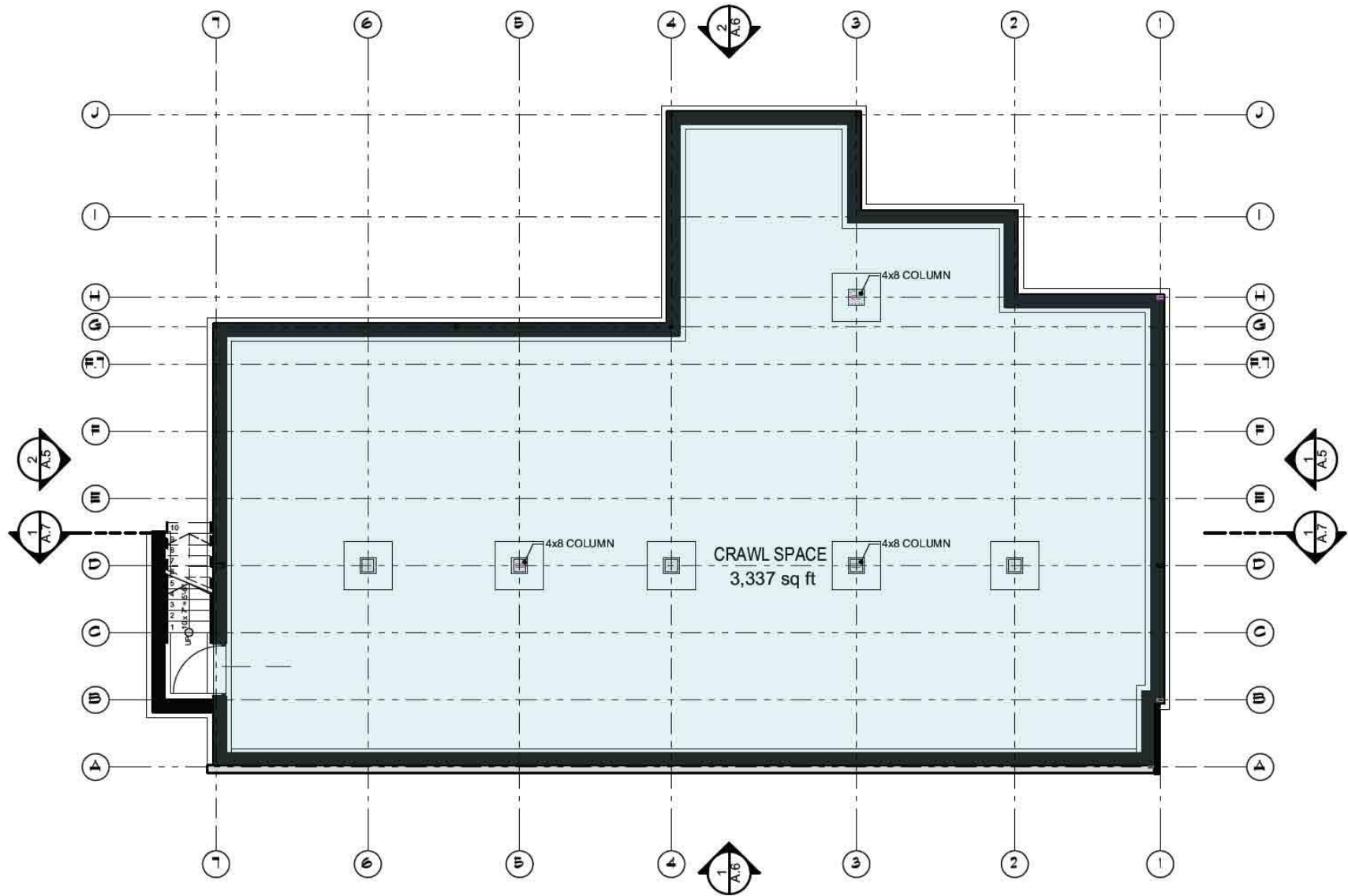




2ND FLOOR PLAN

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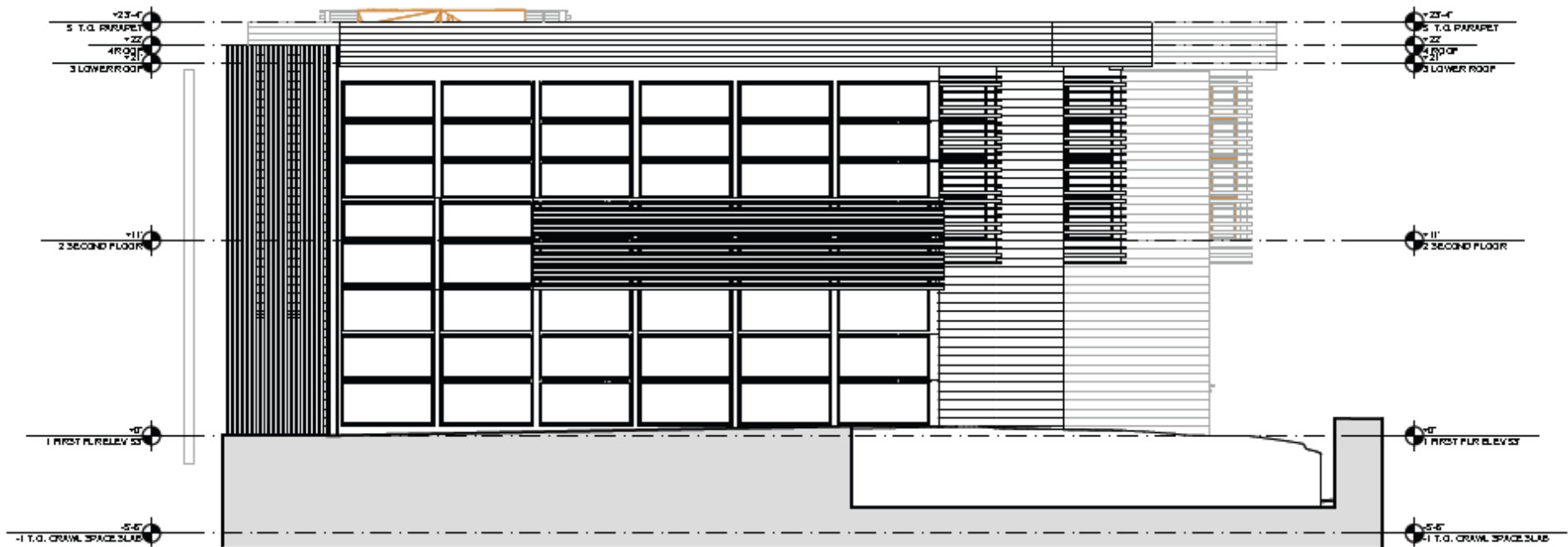
CRAWL SPACE FLOOR PLAN

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ELEVATIONS





1 NORTH ELEVATION
 A.5 SCALE: 1/8" = 1'-0"

NORTH ELEVATION
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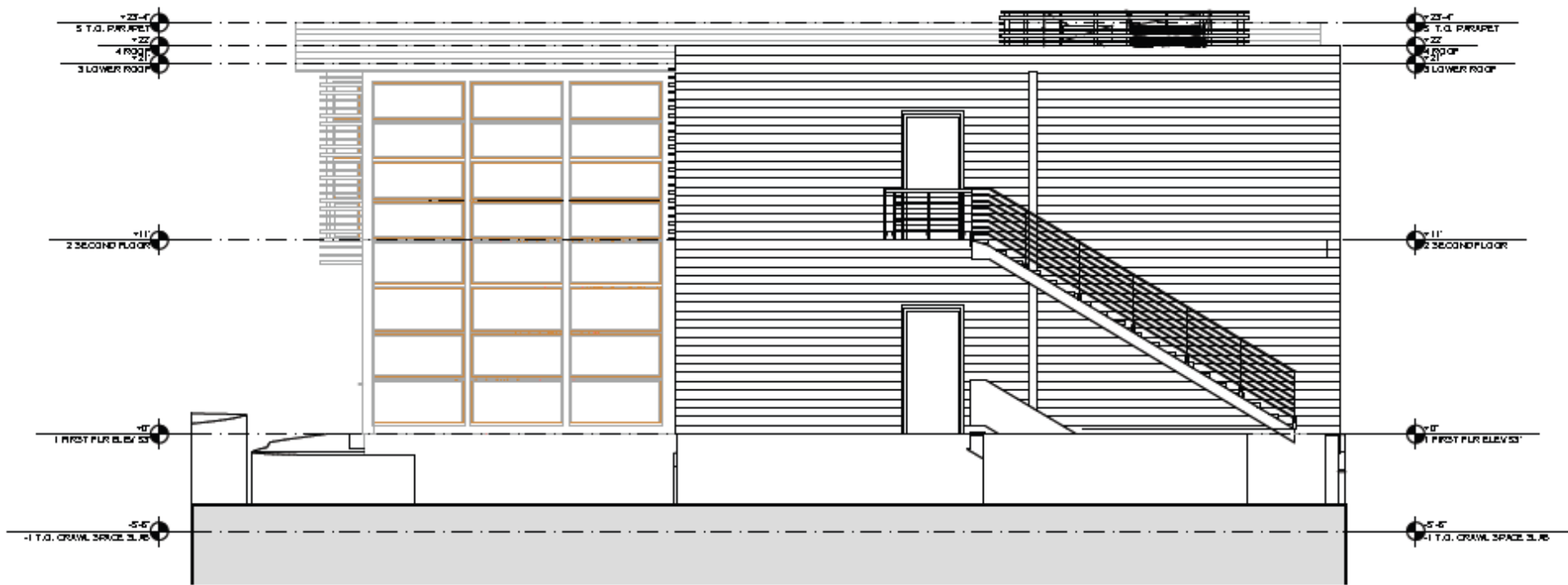


2 WEST ELEVATION
A.G SCALE: 1/8" = 1'-0"

WEST (FRONT) ELEVATION

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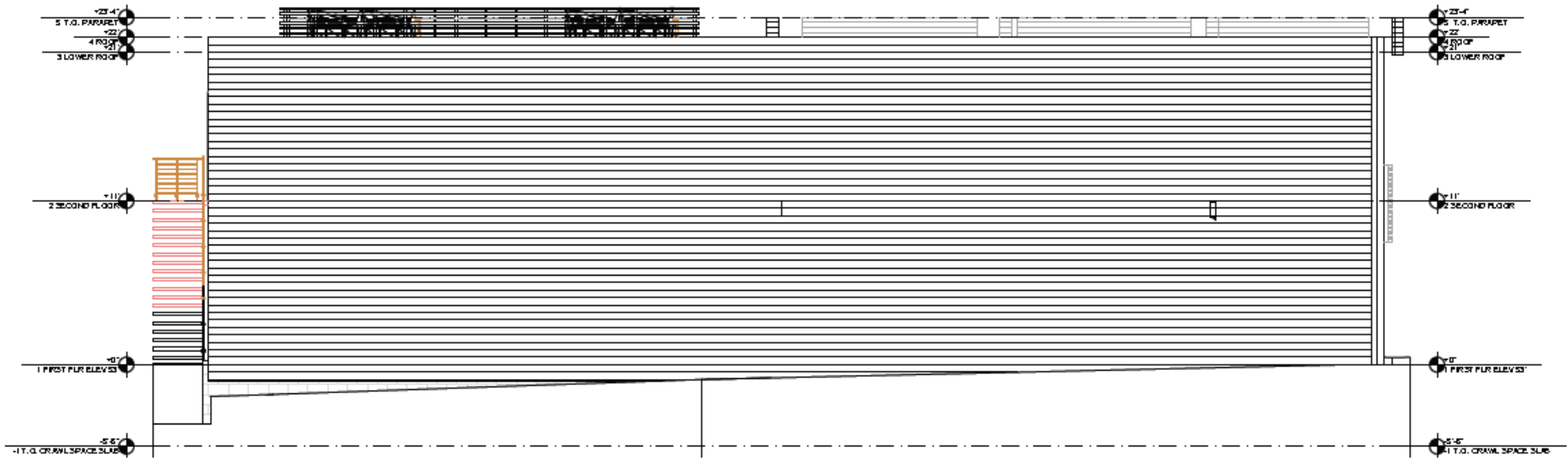




2 SOUTH ELEVATION
A.5 SCALE: 1/8" = 1'-0"

SOUTH ELEVATION
 1032 POST ROAD EAST-WESTPORT, CONNECTICUT





1
A.E.

EAST ELEVATION

SCALE: 1/8" = 1'-0"

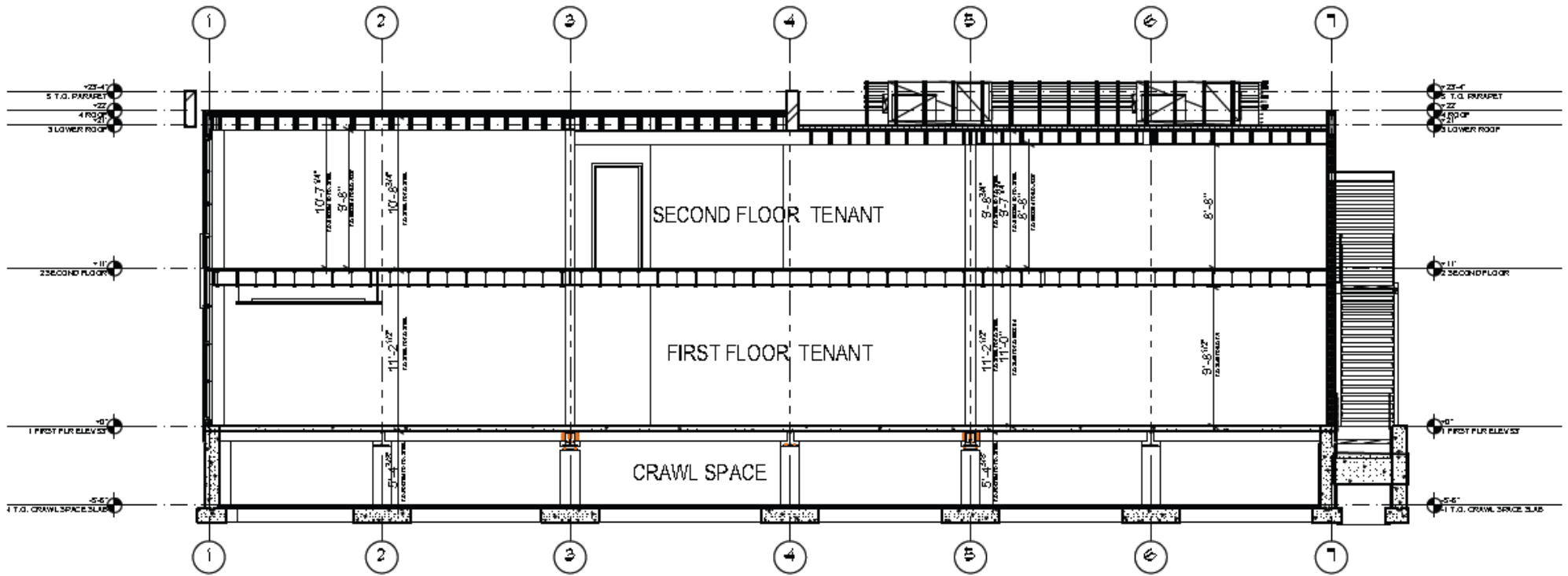
EAST (REAR) ELEVATION

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CROSS SECTION





1 NORTH SOUTH BUILDING SECTION
 A.7
 SCALE: 1/8" = 1'-0"

CROSS SECTION

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SITE PLAN



POST ROAD

EAST

REVISIONS

ISSUE DATE 02/2/2014



SITE PLAN

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DEMOGRAPHICS
&
RETAIL NEIGHBORS



DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2012 Total Population:	5,772	44,482	119,783
Average Age:	39.20	40.20	38.80
Households			
2012 Total Households:	2,196	16,742	45,753
Median Household Inc:	\$210,117	\$179,461	\$147,009
Housing			
Median Housing Value:	\$970,239	\$744,118	\$671,644
Median Year Built:	1956	1959	1960



RETAIL NEIGHBORS

- Ann Taylor
- Athleta
- Barnes & Noble
- Brooks Brothers
- Calypso
- Design Within Reach
- 125 Fringe Salon
- Gap Kids
- Intermix
- Jack Wills
- Johnston & Murphy
- Lucky Brand
- Lulu Lemon
- Mitchell's
- Nike
- Pottery Barn
- Shoe-Inn
- Simon Pearce
- Theory
- The Gap
- Tiffany's
- Vineyard Vines
- West Elm
- William-Sonoma



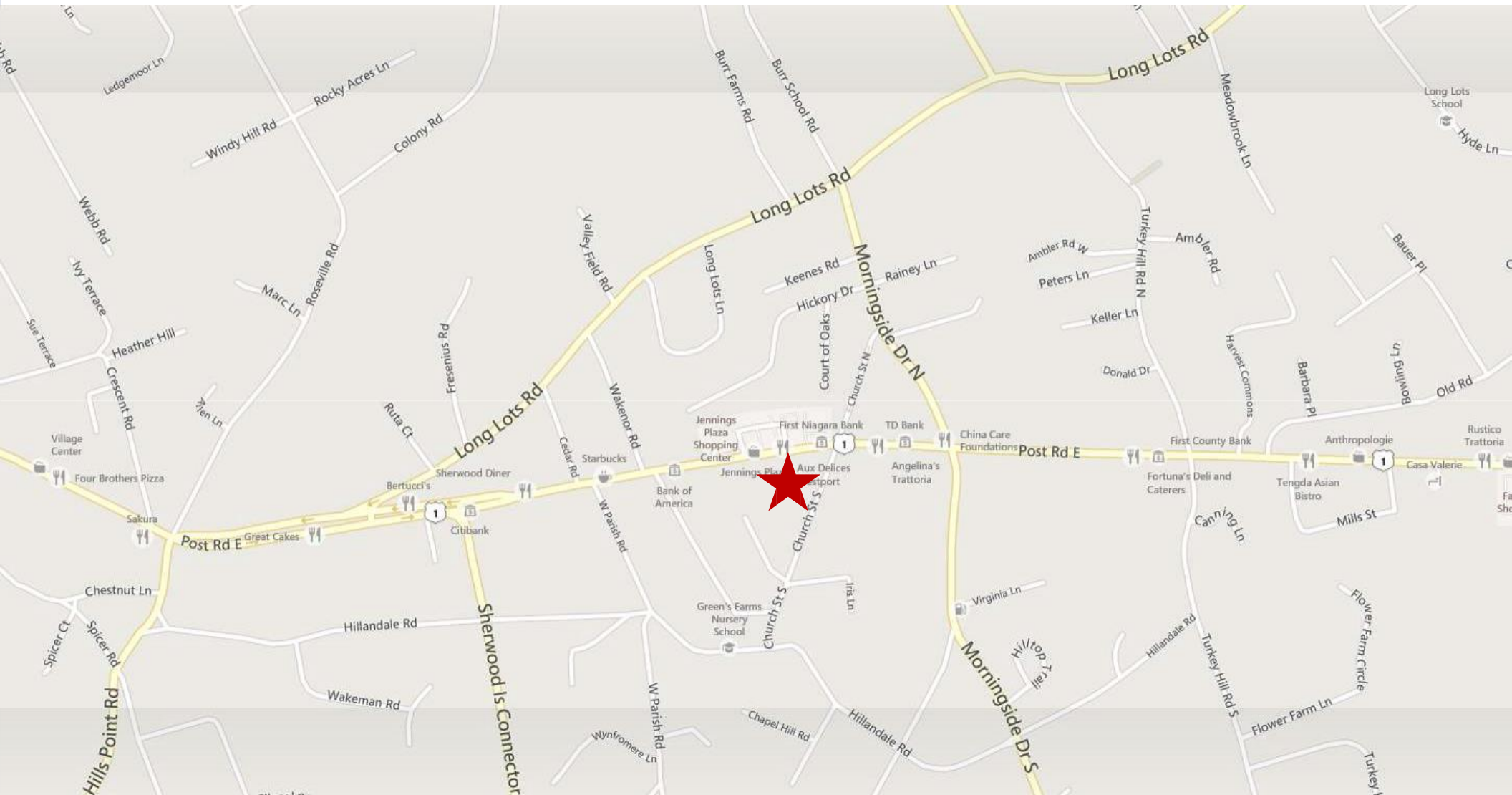
LOCATION





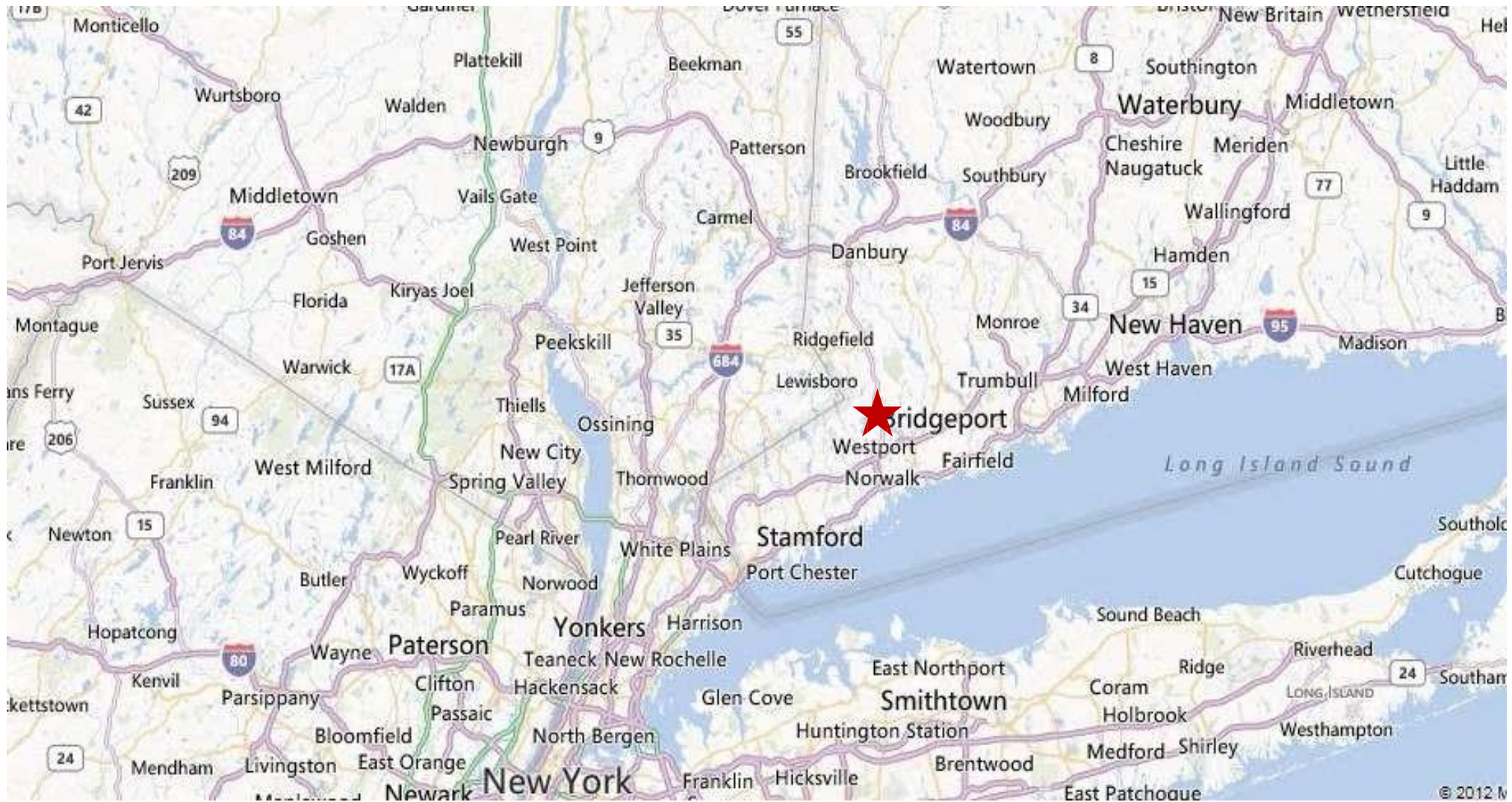
AERIAL VIEW





MAP VIEW (ROAD)





LOCATION MAP



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