

1495 Post Road East, Westport, CT 06880

Visible & Convenient Bank Building on the Post Road for Lease at \$35/SF NNN



Visible & Convenient Bank Building for Lease in a High Traffic Retail Corridor on the Post Road - Minutes from I-95 in Westport, CT. With 250 linear feet of frontage on the Post Road East (Route 1), the 8,557 SF free-standing one-story building has two curb cuts on 1.12 level acres in a CBD zone. There are 7,937 square feet of space on the main level with an additional 620 square feet of space in the finished basement. The building features a vestibule with an ATM and cathedral ceiling, a night depository window, a drive-up window, and a vault. There is a handicap accessible entrance and restrooms, kitchen/breakroom, security system, and prominent street signage. There is a large parking area with a 6+ per 1,000 SF parking ratio.

The property is minutes to I-95, Exit 18 & Exit 19, and steps to a bus stop at the corner of Maple Avenue and the Post Road. It is 1.4 miles to the Green's Farm Train Station and convenient for dining and shopping.

The Site

Total Building Size:	8,557 SF
Land:	1.2 acres
Real Estate Taxes:	\$61,710.88 (2021)
Zoning:	CBD
Year Built:	1985
Construction:	Stucco / Masonry
Stories:	One
Tenancy:	Single

Features

Traffic Count:	17,587 Average Daily Volume
Parking:	55 Shared Spaces (Over 6/1,000 SF)
Amenities:	Monument Signage, Vault, Drive-Up Window, Night Depository ATM in Vestibule, Handicap Accessible Entrance & Restrooms, Cathedral Ceiling, Security System

Utilities

Water/Sewer:	City/City
A/C:	Central Air-Conditioning
Heating:	Gas
Power:	600 Amps 208 Volts

Three Mile Demographics

Population:	35,993
Median HH Income:	\$177,539

Five Mile Demographics

Population:	98,304
Median HH Income:	\$135,765

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For Lease

Floor Plan - NOT TO SCALE - 8,557 SF

1495 Post Road East

Westport, Connecticut 06880



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