

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



1495 Post Road East

WESTPORT, CT 06880

ANGEL 
COMMERCIAL, L.L.C.

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SPACE FEATURES

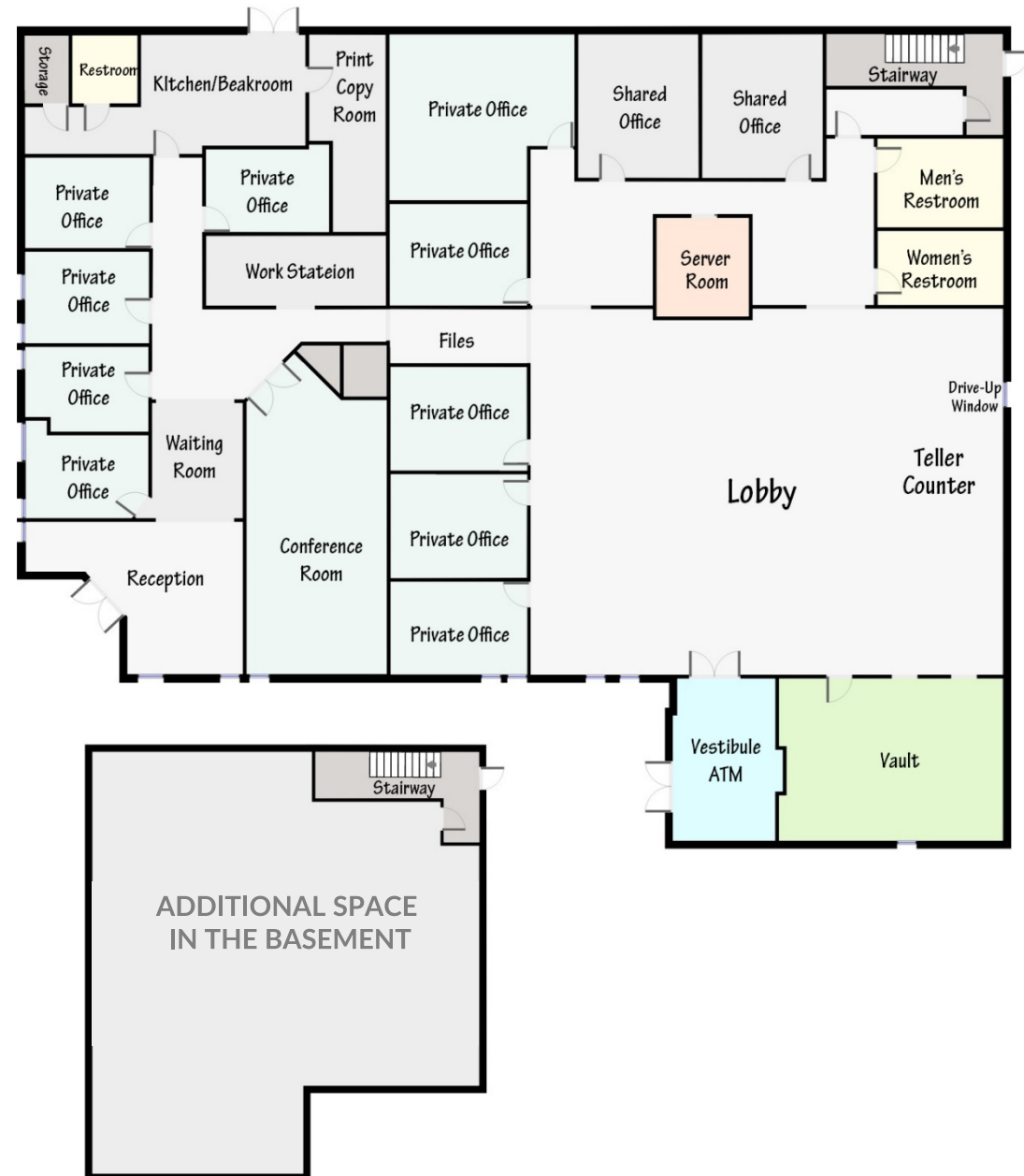
- 7,937 Square Feet of Space on Main Level with an Additional 620 Square Feet of Space in the Finished Basement
- Vestibule with ATM & Cathedral Ceiling, Night Depository Window, Drive-up Window, and Vault
- Handicap Accessible Entrance and Restrooms
- Kitchen/Breakroom
- Security System

PROPERTY DESCRIPTION

- Free-Standing One Story Building on 1.12 Level Acres in a GBD Zone
- 250 Linear Feet of Frontage with Two Curb Cuts on the Post Road
- Branding Opportunity with Prominent Street Signage
- Large Parking Area with over 6/1,000 SF Parking Ratio
- Minutes to 1-95, Exits 18 & 19
- Steps to a Bus Stop at the Corner of Maple Avenue and the Post Road
- 1.4 miles to the Green's Farm Train Station
- Convenient for Dining and Shopping

CURRENT CONFIGURATION

NOT TO SCALE



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1.12 ACRES



Property Details

Total Building Size:	8,557 SF
Land:	1.12 acres
Zoning:	CBD
Real Estate Taxes:	\$61,710.88 (2021)
Year Built:	1975
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

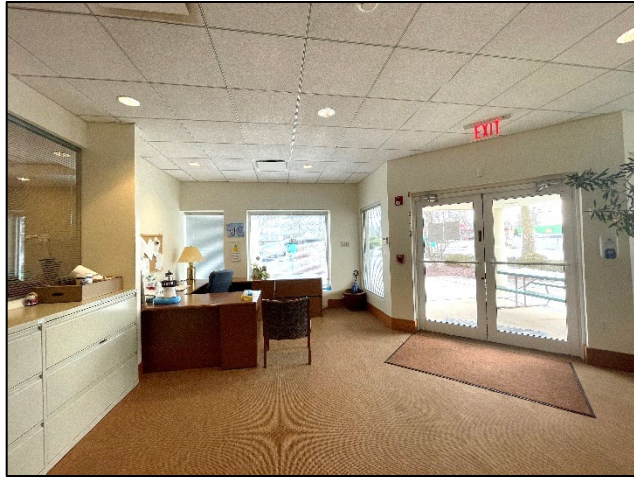
Water/Sewer:	City/City
A/C:	Central Air-Conditioning
Heating:	Gas
Power:	600 Amps 208 Volts

Demographics

3-Mile Population:	35,993
3-Mile Median HH Income:	\$177,539
5-Mile Population:	98,304
5-Mile Median HH Income:	\$135,765

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RECEPTION



WAITING AREA



WORKSTATION



LARGE CONFERENCE ROM



PRIVATE OFFICE



HANDICAPPED ACCESSIBLE RESTROOM

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VESTIBULE WITH ATM & CATHEDRAL CEILING



LOBBY



TELLER COUNTER



VAULT



DRIVE-UP WINDOW



NIGHT DEPOSITORY

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EXIT



KITCHEN & BREAKROOM



600 AMPS 208 VOLTS



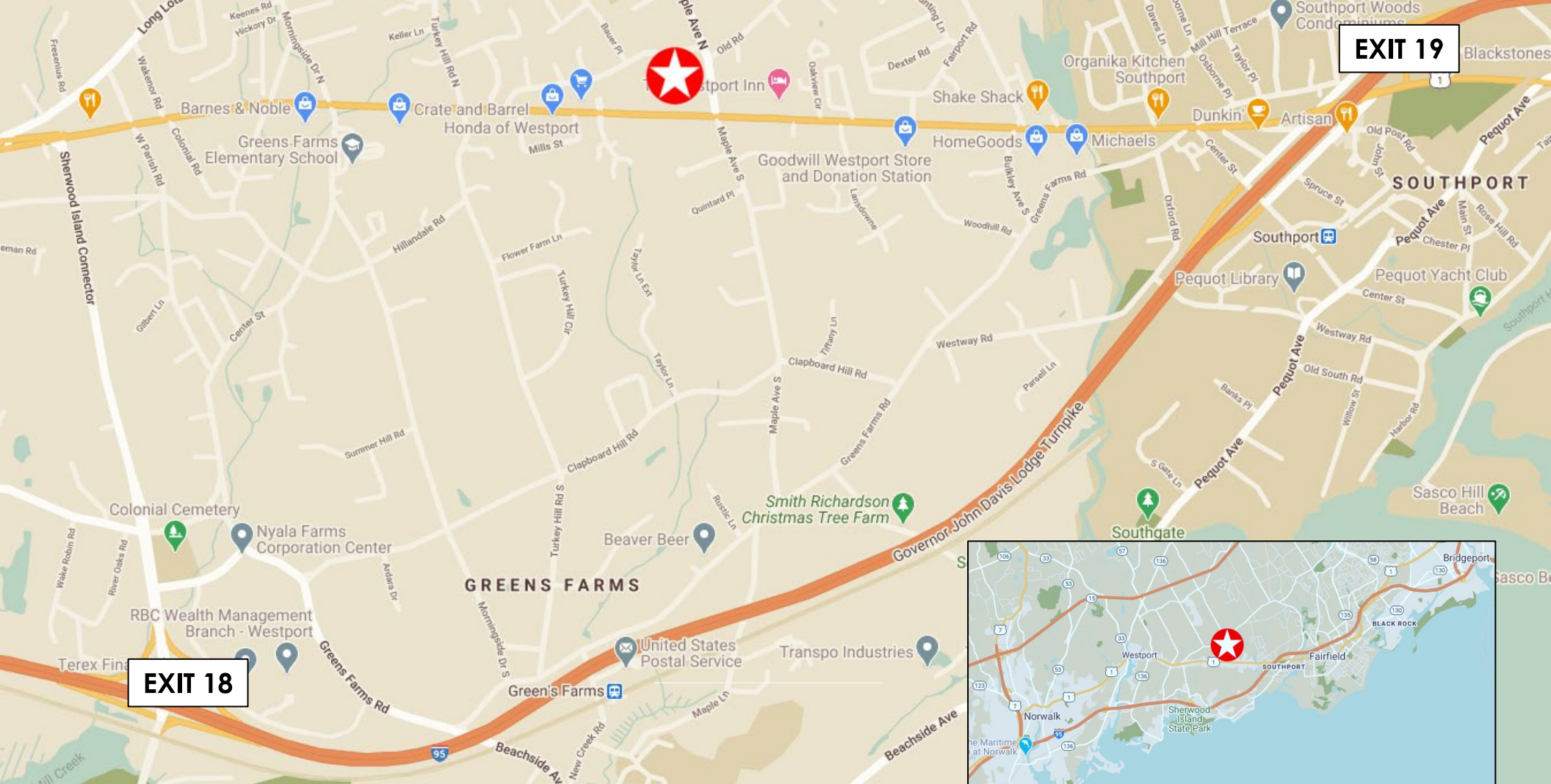
BASEMENT OFFICE



BASEMENT OFFICE



SECURITY SYSTEM



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