

1385 Post Road East

Retail Space For Lease

Rare Big Box Opportunity on Route 1 in Westport, CT



Westport

○ Connecticut

Total Available

○ 24,770 SF

Ground Floor

○ 12,233 SF

Second Floor

○ 4,981 SF

Lower Level

○ 7,556 SF



Contact Exclusive Agents

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Ground Floor

12,233 SF

Second Level

4,981 SF

Lower Level

7,556 SF

Total Available

24,770 SF

Possession

March 2026

Comments

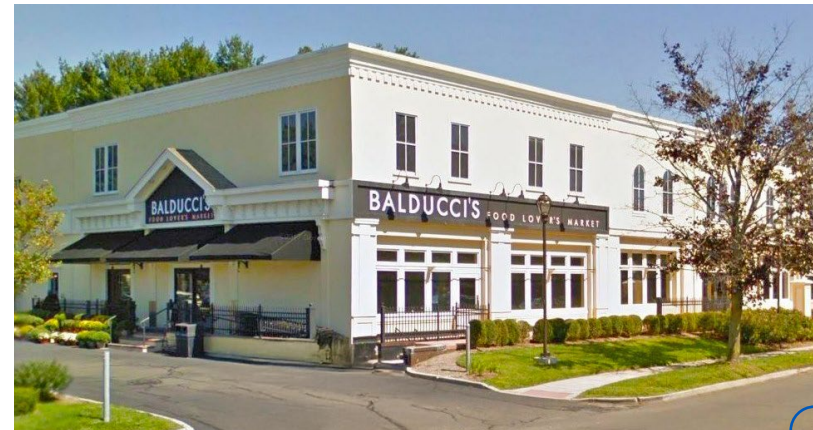
- Currently Balducci's
- Prime Route 1 frontage
- Ample on-site parking
- Venting in place
- Freight Elevator and Parking in Lower Level

Neighboring Tenants



Vehicles Per Day

Route 1 · 22,695





CONCEPTUAL RENDERING



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Westport

FAIRFIELD COUNTY
CONNECTICUT

Westport is a highly desirable and affluent community in Fairfield County, known for its historic charm, vibrant downtown, acclaimed dining scene, and strong ties to New York City via commuter rail. Its well-educated, high-income population, combined with a steady flow of visitors and second-home owners, supports a dynamic environment for retail, culture, and quality living.



By the Numbers

Median Age	46
Educational Attainment	78.9%
Wealthiest Counties in the U.S	#6
Median Household Income	\$226,673
Median Home Value	\$1,430,000
Population · 5 Mile	99,010
Traffic Count · VPD	22,695

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Demographics	5 Mile
Population	99,010
Daytime Population	107,283

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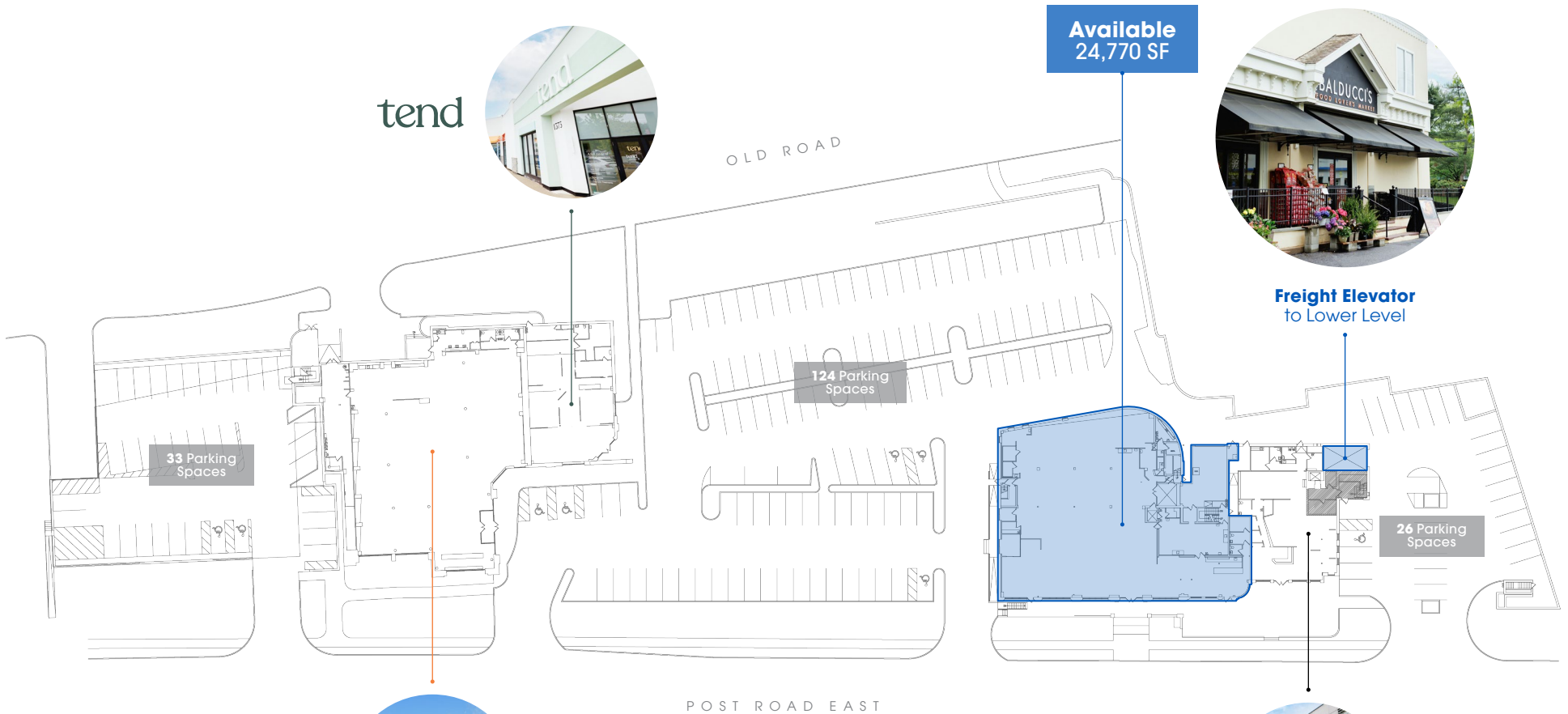
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Available
24,770 SF



Freight Elevator
to Lower Level



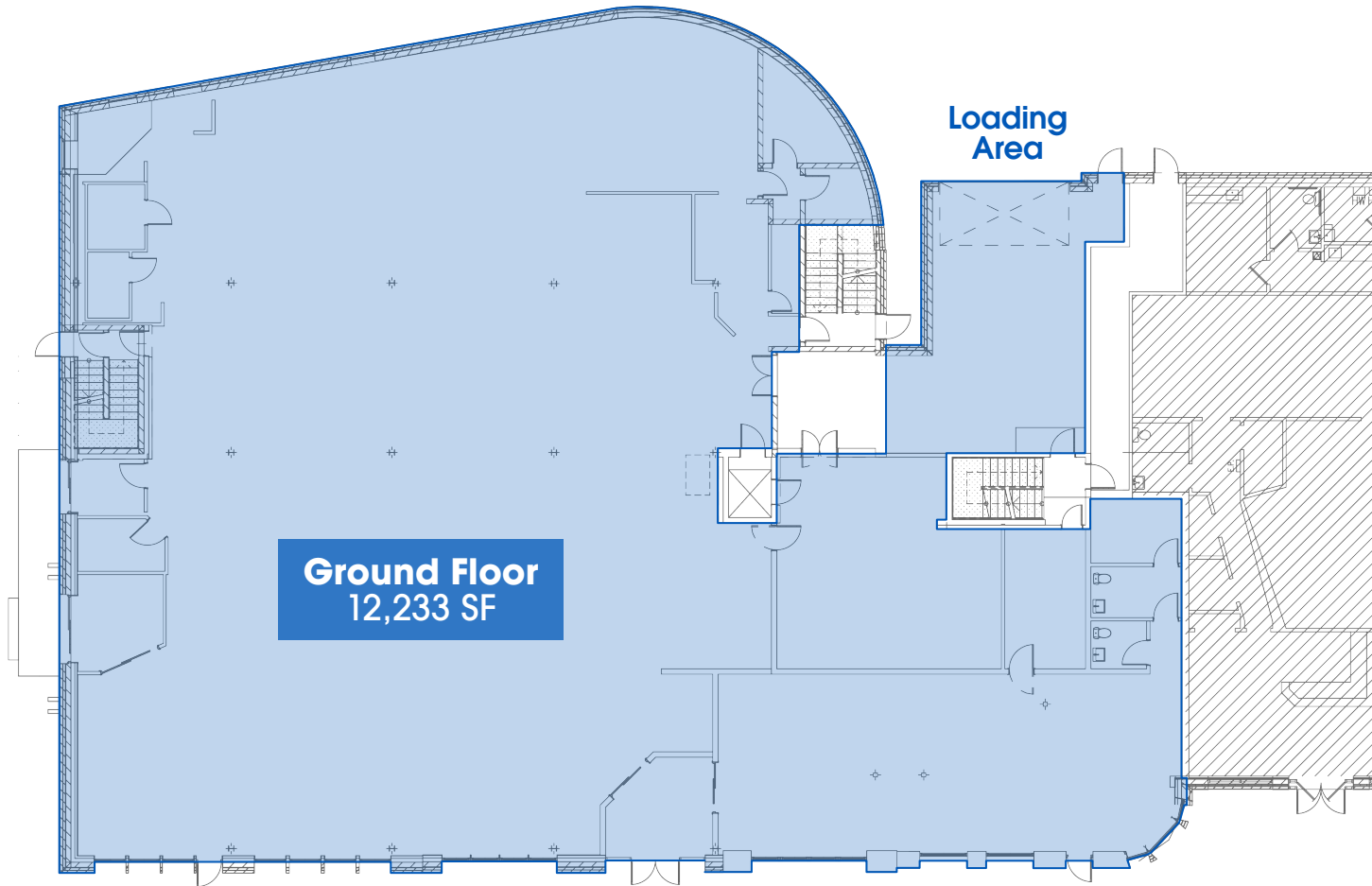
ULTA
BEAUTY



W HAIR & COLOR
Westport, CT



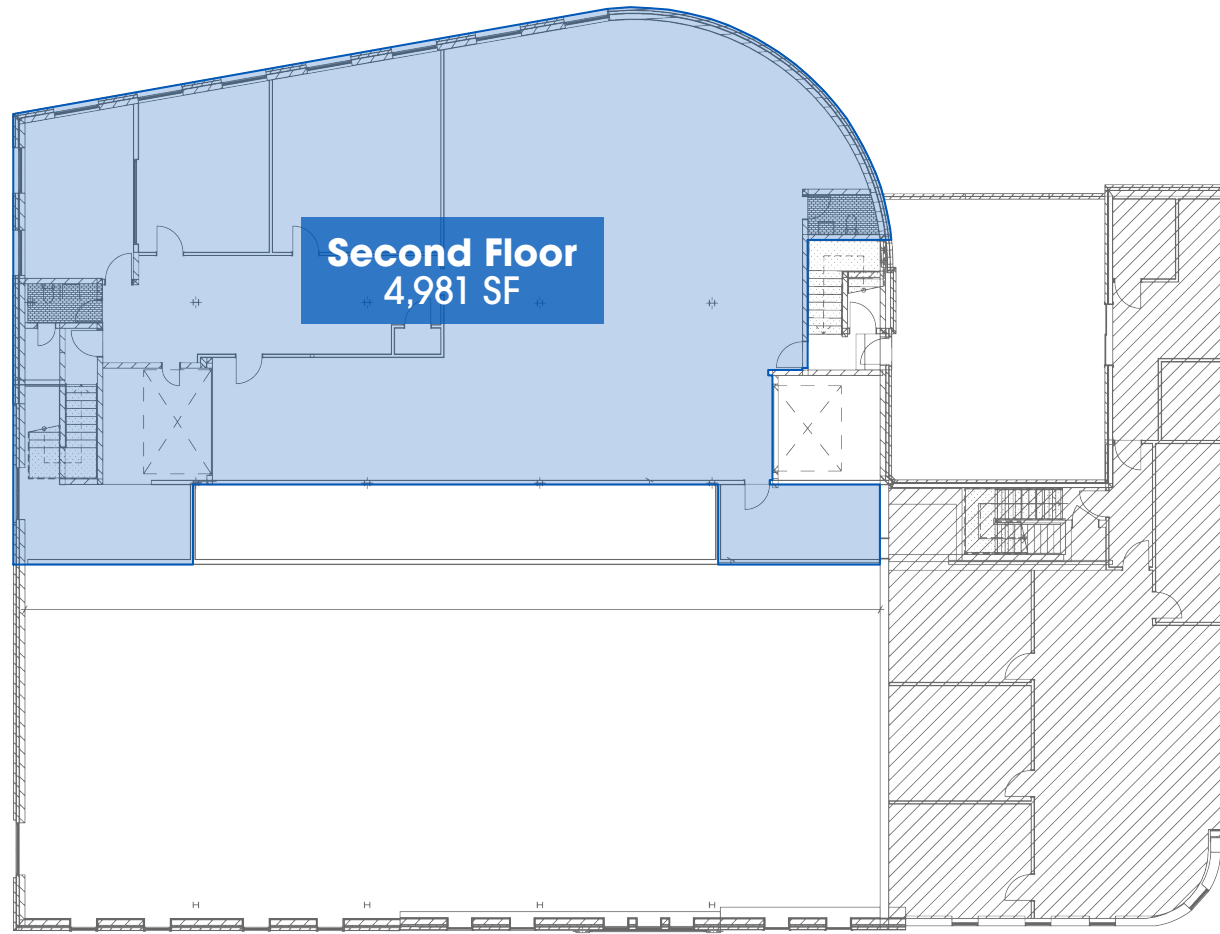
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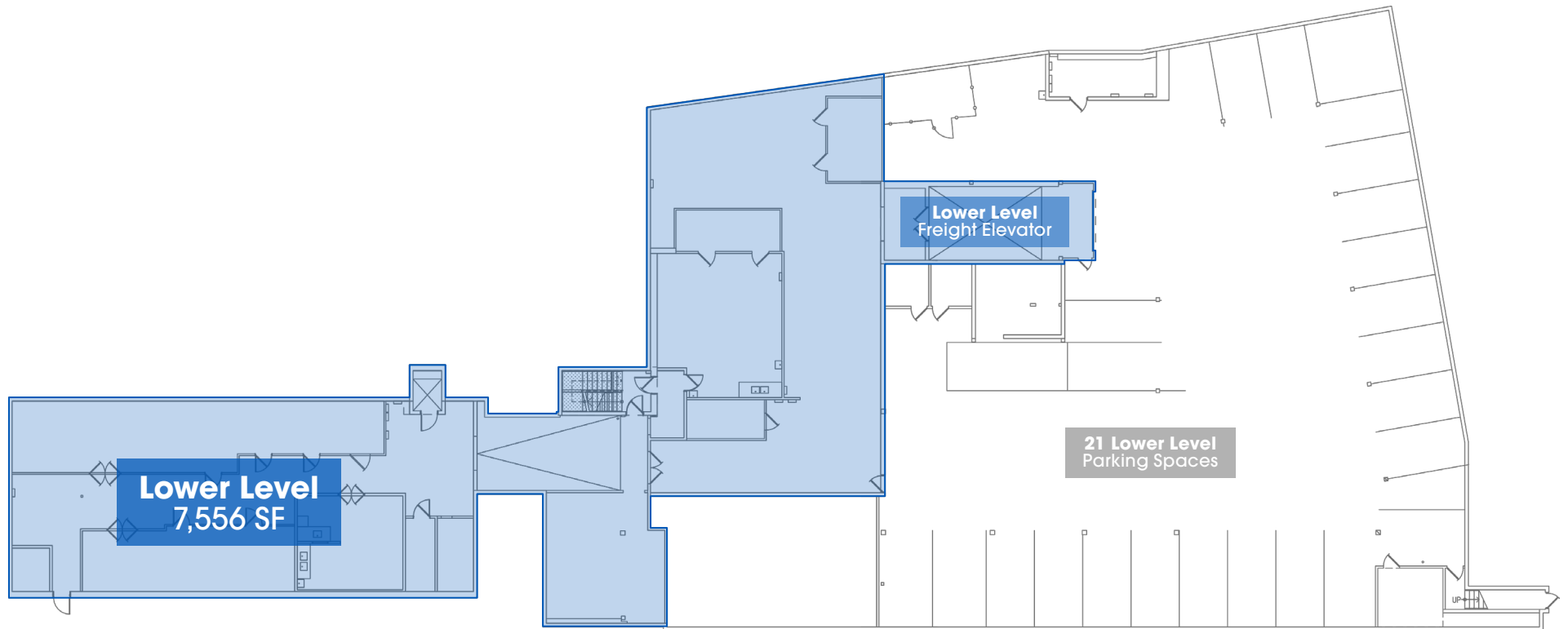
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