



THE **RETAIL LEASING**  
**COMPANY**  
A Division of *Bernard Realty Corp*

# AVAILABLE FOR LEASE

116 Main Street, New Canaan CT



## PREMIER RETAIL LOCATION

- Prime Location ● High-Visibility Storefront ● Established Retail Corridor ● 5 minute walk to Train Station ●

|                        |   |
|------------------------|---|
| <b>Space:</b>          | Ground Floor Retail: 2,080 sq. ft.<br>Storage Basement: 940 sq. ft.                 |
| <b>Condition:</b>      | Existing Vanilla Box  |
| <b>Ceiling Height:</b> | 10.5ft (approx.)  |
| <b>Storefront:</b>     | 20ft (approx.)  |
| <b>Available:</b>      | Immediately   |
| <b>Lease Price:</b>    | \$50/SF NNN (estimated at: \$10/SF)   |
| <b>Zone:</b>           | RET A — Retail A (see *Exhibit* for Permitted Uses)                                 |
| <b>Other:</b>          | Buildout for Spa/Salon in Place;<br>Existing Treatment Rooms & Suite can be removed |

### EXCLUSIVELY LISTED BY:

**Colin Bernard**  
203.536.0740

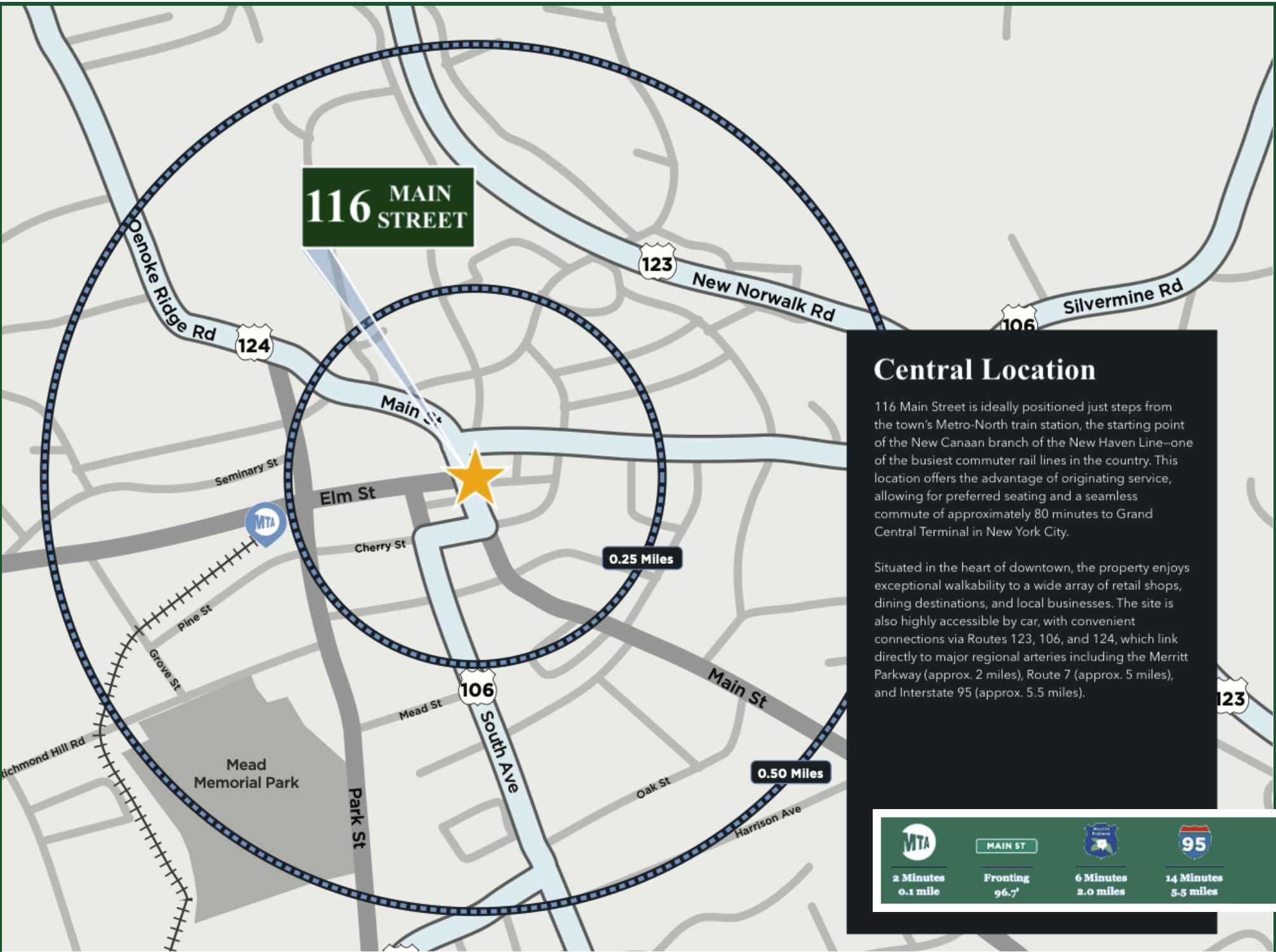
**Matt Bernard**  
203.273.2883

71 Arch Street

Greenwich, CT 06830

Phone: (203) 622-1636

Fax: (203) 622-1981



**116 MAIN STREET**

### Central Location

116 Main Street is ideally positioned just steps from the town's Metro-North train station, the starting point of the New Canaan branch of the New Haven Line—one of the busiest commuter rail lines in the country. This location offers the advantage of originating service, allowing for preferred seating and a seamless commute of approximately 80 minutes to Grand Central Terminal in New York City.

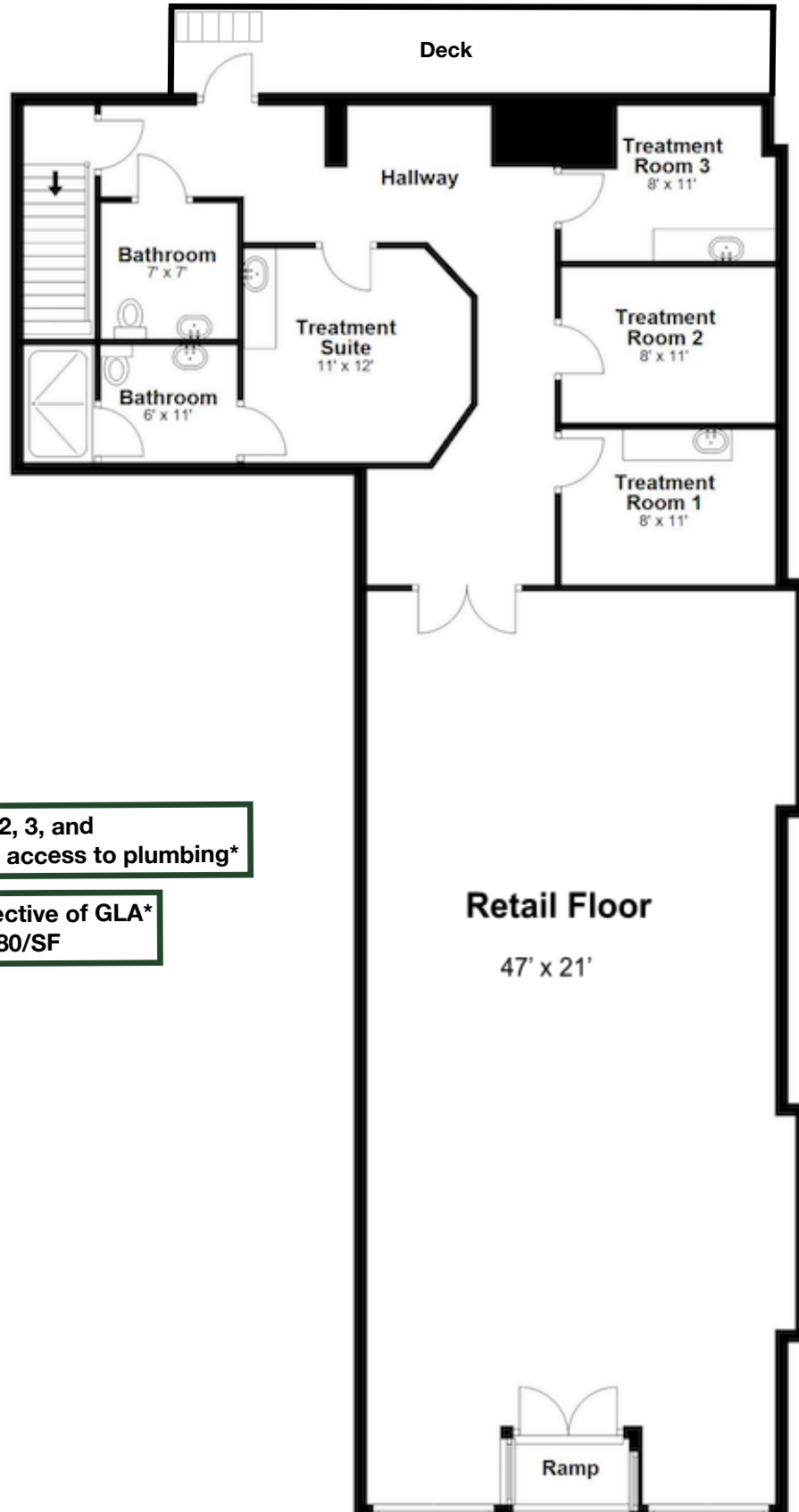
Situated in the heart of downtown, the property enjoys exceptional walkability to a wide array of retail shops, dining destinations, and local businesses. The site is also highly accessible by car, with convenient connections via Routes 123, 106, and 124, which link directly to major regional arteries including the Merritt Parkway (approx. 2 miles), Route 7 (approx. 5 miles), and Interstate 95 (approx. 5.5 miles).

|                       |                   |                        |                         |
|-----------------------|-------------------|------------------------|-------------------------|
|                       |                   |                        |                         |
| 2 Minutes<br>0.1 mile | Fronting<br>96.7' | 6 Minutes<br>2.0 miles | 14 Minutes<br>5.5 miles |



## FLOOR PLANS – Retail

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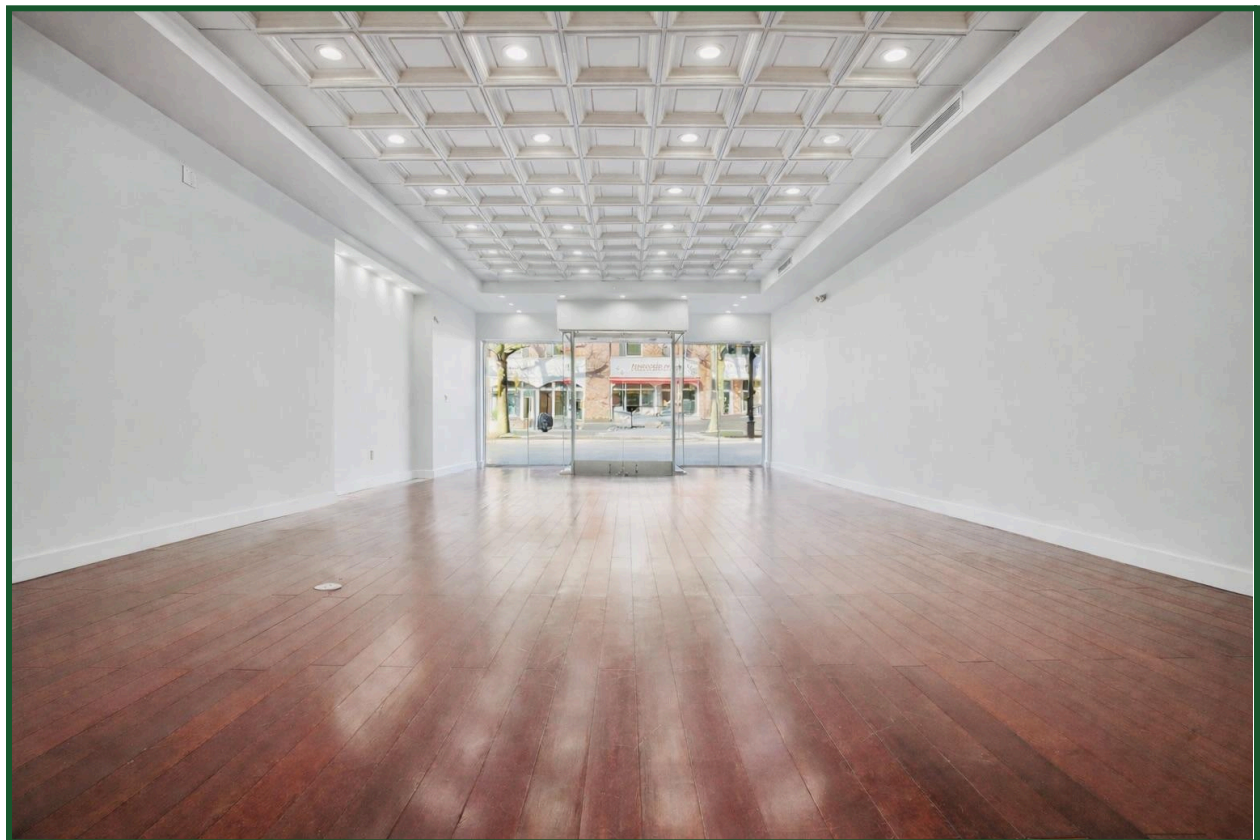
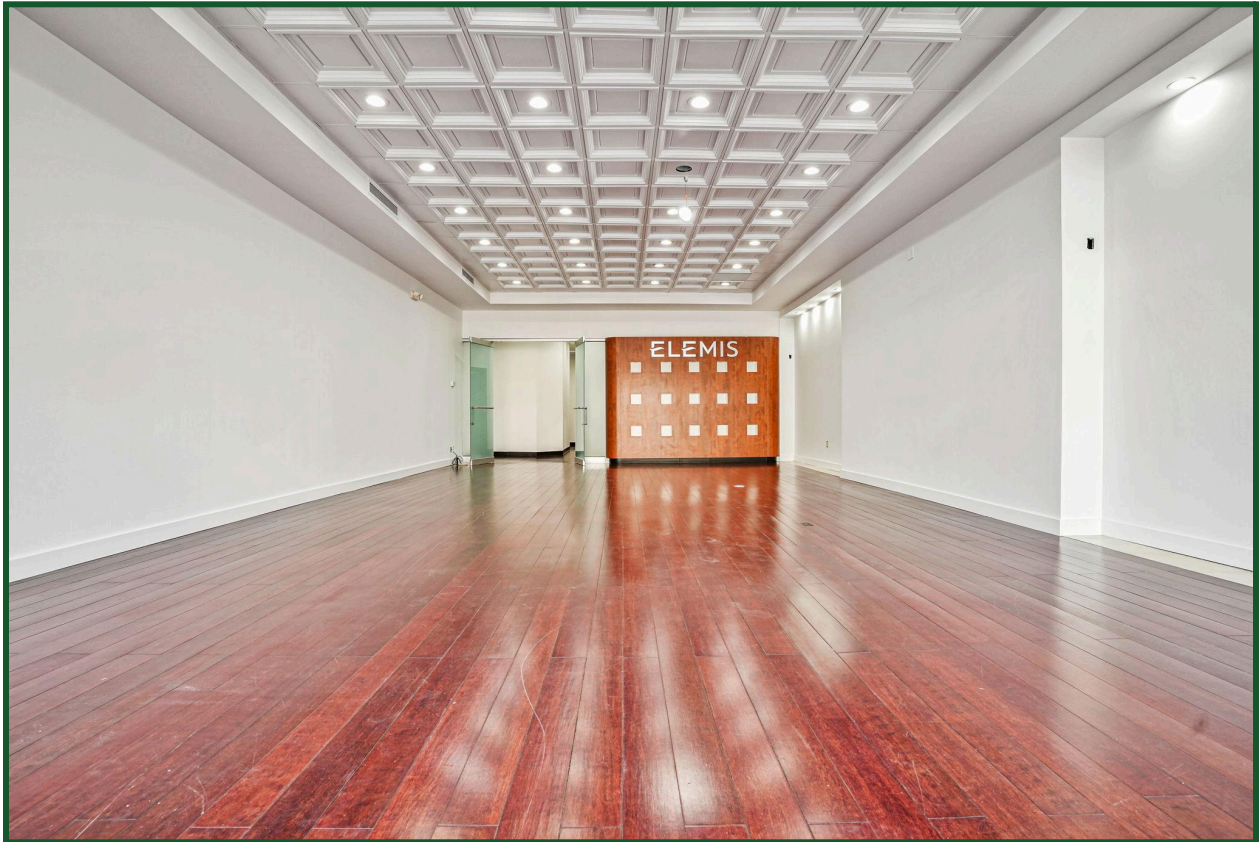
**\*Treatment Rooms 1, 2, 3, and  
Treatment Suite have access to plumbing\***

**\*Floor Plan is not reflective of GLA\*  
Gross Rentable = 2,080/SF**



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## INTERIOR PHOTOS



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Greenwich, CT 06830

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Information contained herein is from sources deemed to be reliable but subject to errors, omissions, changes of terms, and withdrawal without notice at any time



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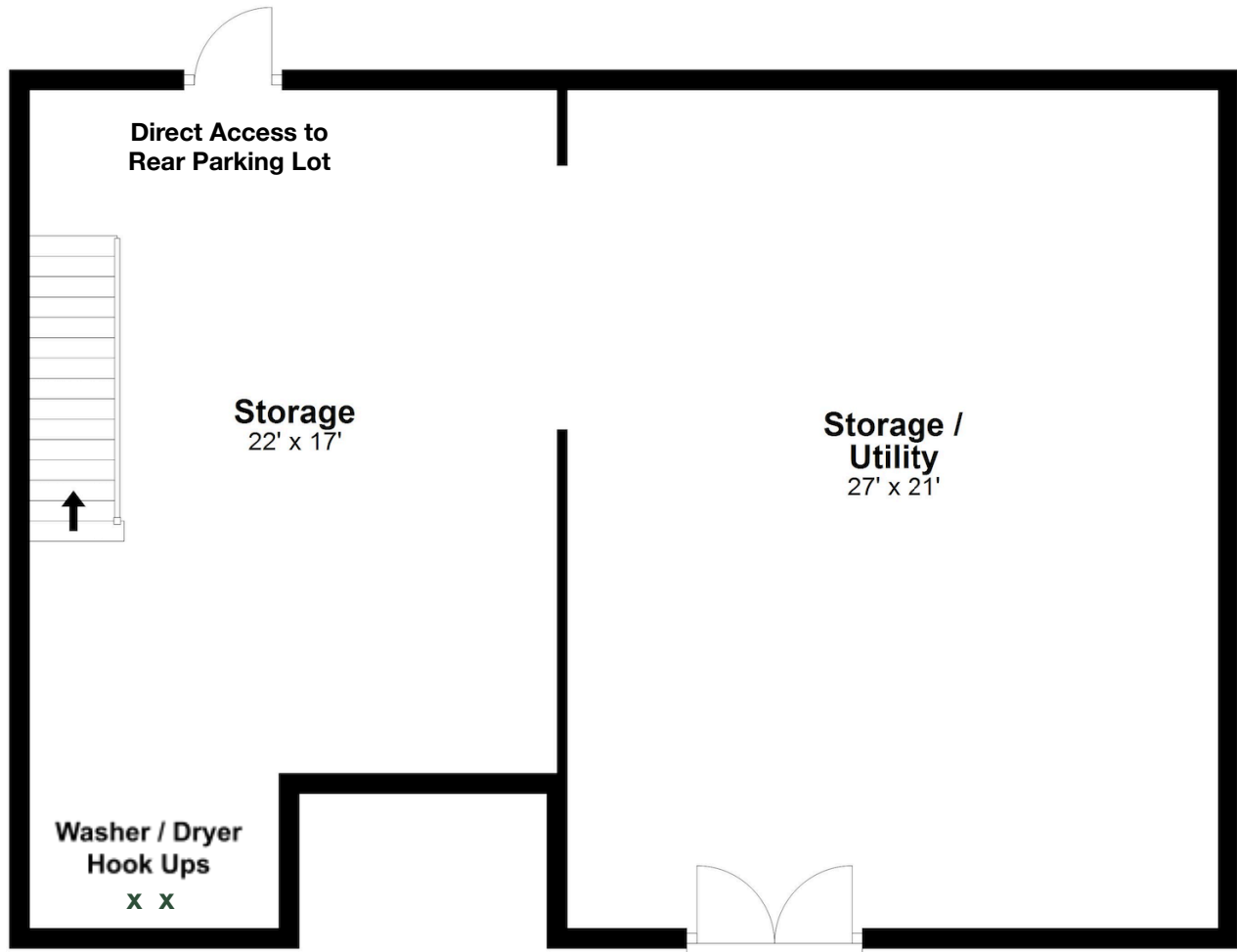
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## FLOOR PLANS – Basement



## Prime Central Business District Location

116 Main Street is ideally situated in the heart of New Canaan's highly coveted downtown retail district. This premier location offers immediate access to a curated mix of upscale shops, dining, and daily conveniences, all within a highly walkable environment. Positioned just steps from the Metro-North train station—the originating stop on the New Canaan branch—the property benefits from consistent commuter traffic and a direct ~80-minute connection to Grand Central Terminal, further enhancing its visibility and appeal to both local and regional consumers.



**BARVIDA**  
 New Canaan Chicken  
 skilandssport.net  
 CONSIDER THE COOK  
 SARA CAMPBELL  
**SOLE**  
 FISHFARMS  
**AT&T**  
 groove  
**SHOES & MORE**  
 BRAD & VANDY REH  
 FINE JEWELRY  
**Chef Luis**  
 NAILS HOLLYWOOD  
 HOULIHAN LAWRENCE  
 SINCE 1889

THE PLAYHOUSE  
 THE SHADY STORE  
**Rosie elm**  
 ANN TAYLOR  
 RALPH LAUREN  
 vineyard vines  
 ELMSTREETBOOKS  
 New Canaan's Community Bookstore  
 THE Linen SHOP  
 Adirondack  
 STORE & GALLERY  
 Fabiana  
 SALERNO'S

THE TOY CHEST  
 M&T Bank  
 Pineschia PIZZA  
 GOFER  
 Ice Cream

Locali  
 GREEN TONIC  
 STRETCH LAB  
 FARMER'S TABLE  
 gelatissimo  
 artisan gelato  
 CAVA  
 Tequila Mockingbirds  
 King's Table  
 Chef Prasad  
 arecology  
 GATES

NEW CANAAN BICYCLES  
 Starbucks  
**FRANCOS**  
 HEATHER GAUDIO FINE ART  
 penny weights  
 CD INTERIORS  
 DOONEY & BOURKE  
 Bank of America  
 MORE & MORE  
 CVS/pharmacy  
 Eyes on Elm  
 THE WHITNEY SHOP  
 WAVE  
 Dolce  
 MANFREDI  
 TOGS  
 J. McLaughlin  
 Lee's Pies  
 verizon

G. ALBERT  
 J.CREW  
 Found  
 LA SOURCE  
 Taylor's Luggage  
 benefit  
 craftbottz  
 DUNKIN' DONUTS  
 SHOE-INN

bluemercury  
 CHASE  
 SPIGA

**116 Main Street**

CLUB SANDWICH  
 BREWERY WINE

CHERRY STREET EAST  
 Bon Flour

Heritage Square

Bankwell

New Canaan Pharmacy



## Curated Retail Positioning

New Canaan offers one of the most tightly held and supply-constrained retail environments in Fairfield County, where opportunities along Main Street and Elm Street rarely come to market. The town’s compact and highly curated central business district spans just a few blocks, creating a concentrated, walkable retail corridor that consistently attracts affluent local residents and destination shoppers alike.

Retail in New Canaan benefits from a unique dynamic: a limited inventory of storefronts surrounded by some of the most affluent residential neighborhoods in the region. This imbalance between supply and demand has historically resulted in strong tenant retention and minimal turnover, with available spaces often leasing quickly when they do become available.

The primary retail corridor along Main & Elm Streets represents the core of this demand, where tenants benefit from exceptional visibility, steady pedestrian traffic, and a well-established mix of national brands, specialty boutiques, and high-quality food and beverage operators. This synergy creates a consistent flow of consumers and reinforces the area’s reputation as a premier shopping destination.

With retail vacancy historically hovering at low levels, the New Canaan market provides a compelling environment for retailers seeking long-term stability and strong underlying fundamentals. The combination of limited availability, an affluent customer base, and a highly walkable downtown continues to support rental growth and sustain demand from both established operators and new-to-market concepts.

## Population Characteristics

With an estimated 2025 average household income of \$324,774 and average home values nearing \$1,379,555—both nearly four times the national average—New Canaan provides an exceptionally affluent consumer base. Paired with its proximity to New York City and strong transportation access, these fundamentals continue to drive tenant demand and long-term market stability.

### 2025 — Total Population

| Town of New Canaan | Fairfield County | State of Connecticut |
|--------------------|------------------|----------------------|
| 6,539              | 956,856          | 3,608,872            |

### 2025 — Average Household Income

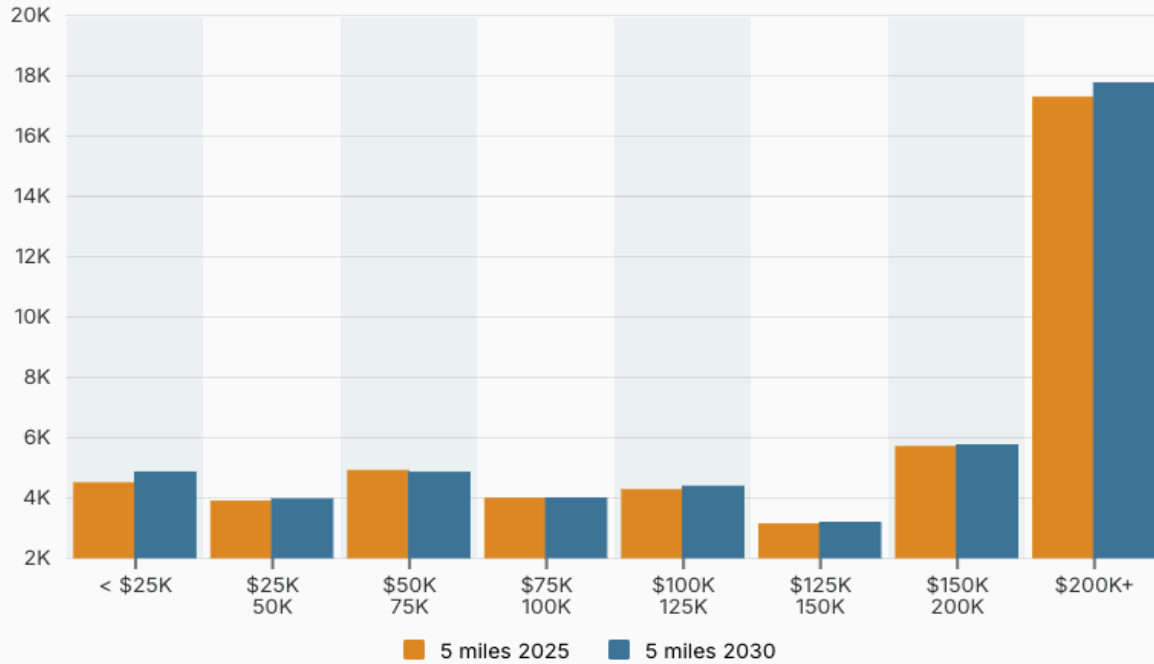
| Town of New Canaan | Fairfield County | State of Connecticut |
|--------------------|------------------|----------------------|
| \$324,774          | \$191,311        | \$138,223            |

### 2025 — Average Home Value

| Town of New Canaan | Fairfield County | State of Connecticut |
|--------------------|------------------|----------------------|
| \$1,379,555        | \$780,734        | \$517,884            |



### Households By Income



### DOWNTOWN NEW CANAAN CORE

2025 *Demographics*



### Traffic Volume

- 5,000+ vehicles per day ●

### Consumer Spending By Industry

| Radius                              | 2 miles              |                 |                 | 5 miles                |                 |                 |                        |
|-------------------------------------|----------------------|-----------------|-----------------|------------------------|-----------------|-----------------|------------------------|
|                                     | Total Spending       | Avg Household   | Per Capita      | Total Spending         | Avg Household   | Per Capita      | Total Spending         |
| Expand All                          |                      |                 |                 |                        |                 |                 |                        |
| Apparel                             | \$13,366,261         | \$2,340         | \$810           | \$98,360,225           | \$2,077         | \$763           | \$308,521,326          |
| Entertainment, Hobbies & P...       | \$38,024,410         | \$6,658         | \$2,306         | \$270,672,159          | \$5,716         | \$2,100         | \$835,643,424          |
| Food & Alcohol                      | \$70,217,248         | \$12,295        | \$4,258         | \$516,334,076          | \$10,905        | \$4,006         | \$1,623,342,759        |
| Household                           | \$48,991,526         | \$8,578         | \$2,971         | \$348,812,698          | \$7,367         | \$2,706         | \$1,072,536,132        |
| Transportation & Maintena...        | \$66,020,592         | \$11,560        | \$4,003         | \$495,013,201          | \$10,454        | \$3,841         | \$1,514,419,874        |
| Health Care                         | \$13,384,520         | \$2,344         | \$812           | \$93,616,755           | \$1,977         | \$726           | \$289,106,727          |
| Education & Daycare                 | \$25,181,010         | \$4,409         | \$1,527         | \$164,871,833          | \$3,482         | \$1,279         | \$515,262,585          |
| <b>Total Specified Consumer ...</b> | <b>\$275,185,567</b> | <b>\$48,185</b> | <b>\$16,686</b> | <b>\$1,987,680,947</b> | <b>\$41,978</b> | <b>\$15,422</b> | <b>\$6,158,832,827</b> |



Citi Bank

First County Bank

Merrill Lynch  
Kaia Yoga

PARK STREET

Park Street Parking Lot

Playhouse Parking Lot

Houlihan Lawrence  
Ardens+White  
NC Chicken  
American Memories  
Consider The Cook  
Sara Cambell Ski & Sport  
Bravida

Walkway to Parking Lot

Chef Luis  
Brad & Yandy Reh Fine Jewelry  
Shoes 'n More  
Groove  
Nails Hollywood  
Solé

The Pub  
Playhouse Theater

Walkway to Parking Lot

Le Pain Quotidien  
Elm  
Vineyard Vines  
Ann Taylor  
Polo Ralph Lauren  
Adirondack Store  
Elm St Books Rosie  
Patisserie Salzburg  
Linen Shop

Uncorked The Back End  
Laurent Ranch  
The Toy Chest  
Gopher Ice Cream  
Luscious & Co  
Pinochio Pizza  
The Shade Store

Town Hall

Handwright Gallery  
M&T Bank

116 Main Street

EAST AVE

Club Pilates  
Nail Page II  
Sorelle Gallery  
Stretch Lab NC Music  
Gates  
New Canaan Diner  
Farmers Table  
Kempo  
Canaan Nail & Spa  
Tequila Mockingbird  
Greenology  
Hilderbrand Interiors Cava Wine Bar

ELM STREET

Starbucks  
CD Interiors  
Eyes on Elm  
Verizon Framebridge  
Franco's Wine Merchants  
More 'N' More  
J. McLaughlin  
Penny Weights  
Little Whitney The Whitney Shop  
Dolce Italian Cafe  
Bank of America  
Van Leeuwen  
Dooney & Burke  
Manfredi Jewelers  
Splash of Pink  
Wave

Life Aquatic  
New Canaan Bicycle  
New Canaan Toy Store  
CVS  
Inspire Fitness  
Nussli  
Polestar

Curry Mango  
Togs  
UCBC Bagels  
Earth Garden  
Colonial Barber Shop  
Cobble Court Interiors  
Press Burger

Dunkin Donuts  
LaSource  
The Agency  
Shoe-Inn  
Found  
J. Crew  
Benefit Cosmetics  
Taylor Luggage  
Nerubet Monogram  
G. Albert William  
Ravis  
NC Healthcare  
CraftBottlz  
Morgenstern  
Fredericks

MORSE COURT

Morse Court Parking Lot

MAIN STREET

That Personal Touch  
CLAUDETTE  
Sportova  
J. Earl & Sons No. 299  
AVAILABLE  
The Spice & Tea Exchange  
Blue Mercury  
Chase Bank

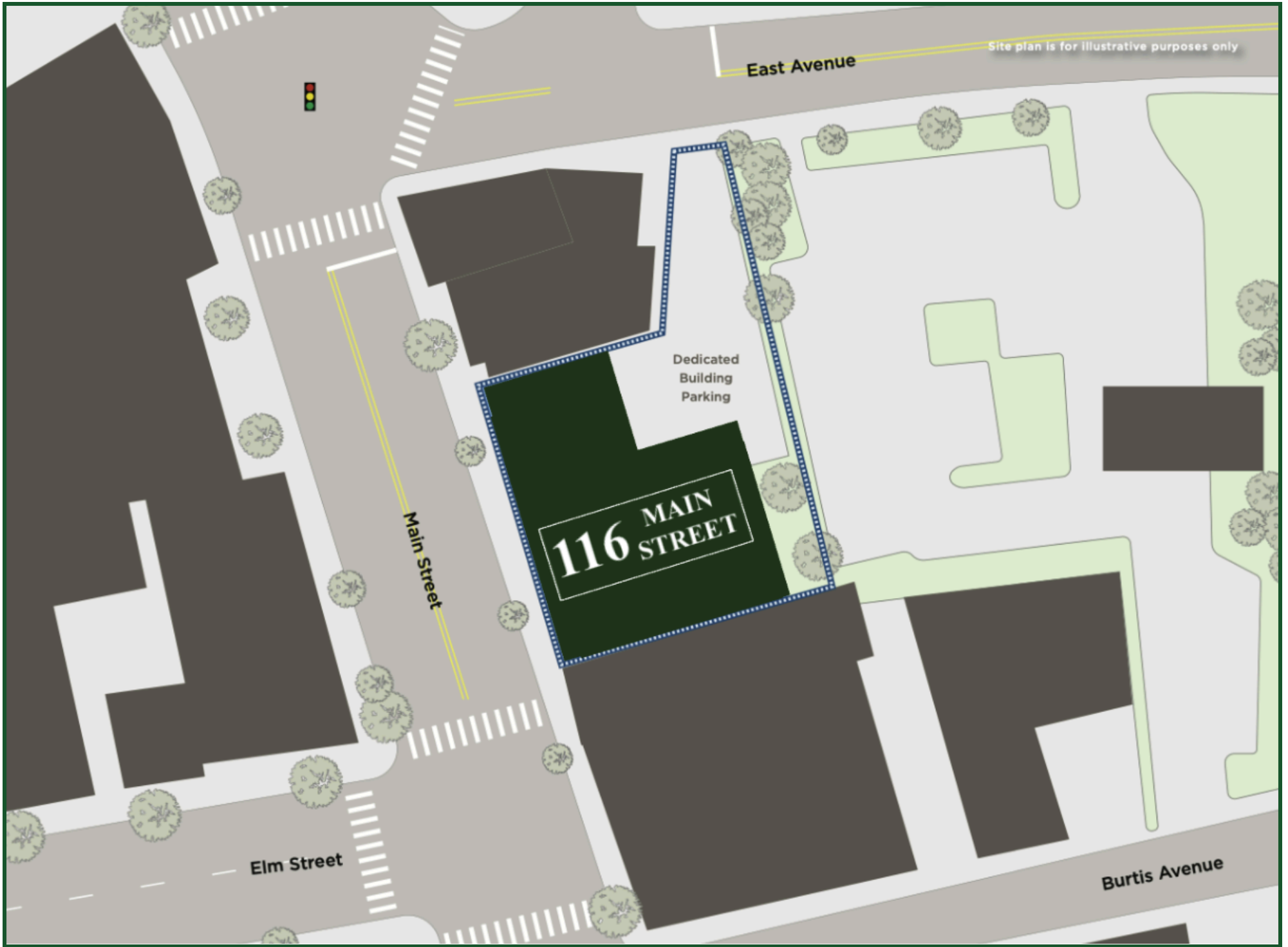
BURTIS AVENUE

Salon Kiklo  
Rockwell Art & Framing  
Spiga Ristorante

CHERRY STREET

St. Aloysius School / Church

New Canaan Library





**Colin Bernard: 203.536.0740 || Matt Bernard: 203.273.2883**



# \*Zoning Exhibit\*

## RETAIL A ZONE (VILLAGE DISTRICT)

New Canaan, Connecticut

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### OVERVIEW

A highly curated, pedestrian-oriented retail district designed to preserve New Canaan's village character while supporting a vibrant mix of retail, dining, and complementary uses. Limited zoning footprint creates strong barriers to entry and sustained tenant demand.

### CORE ATTRIBUTES

- Walkable, high-visibility retail environment
- Strong emphasis on active ground-floor storefronts
- Upper-floor flexibility for office and residential uses
- Design-controlled district to maintain architectural quality

### PERMITTED USES

#### **Retail & Dining**

- Retail stores ( $\leq 5,000$  SF per tenant)
- Restaurants (no drive-thru or vehicle-based service)
- Specialty food shops
- Outdoor dining (Accessory Use // Requires Special Permit)

#### **Fitness & Personal Services**

- Wellness, fitness, salon, and service uses permitted
- Ground floor allowed **with retail frontage requirement**
- Minimum 15 ft retail depth (or 20% of space)
- Personal Service without retail component needs Commission approval