

WESTPORT PLAZA

1850 POST ROAD EAST | WESTPORT, CT 06880

100% LEASED

ANCHORED BY

HomeGoods

Michaels
Where Creativity Happens™

petco

A photograph of the HomeGoods store exterior. The building is a single-story structure with a light beige facade and white architectural accents. The HomeGoods logo is prominently displayed in large, red, 3D letters above the entrance. The entrance features large glass windows and doors. A red octagonal stop sign is visible in the foreground near the entrance. Two people are standing near the entrance, and a shopping cart is visible. The sky is overcast.

HomeGoods

PROPERTY INFORMATION

- GLA 77,273 sf
- Join Michael's and Petco
- High visibility and good access. Shares traffic light with Stop & Shop
- Extremely strong HomeGoods
- Traffic Counts:
Post Road East - 21,389 VPD

SPACE DETAILS

- 100% Leased

AREA DEMOGRAPHICS

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,715	35,731	96,422
MEDIAN HH INC	\$237,914	\$218,416	\$179,617
AVERAGE HH INC	\$342,039	\$343,156	\$268,355



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **5,715**

Households: **2,138**

Daytime Population: **6,824**

Median Age: **47.4**



Average Household Income: **\$342,039**

Median Household Income: **\$237,914**

3 MILE RADIUS:



Total Population: **35,731**

Households: **12,025**

Daytime Population: **38,602**

Median Age: **42.4**



Average Household Income: **\$343,156**

Median Household Income: **\$218,416**

5 MILE RADIUS:



Total Population: **96,422**

Households: **35,756**

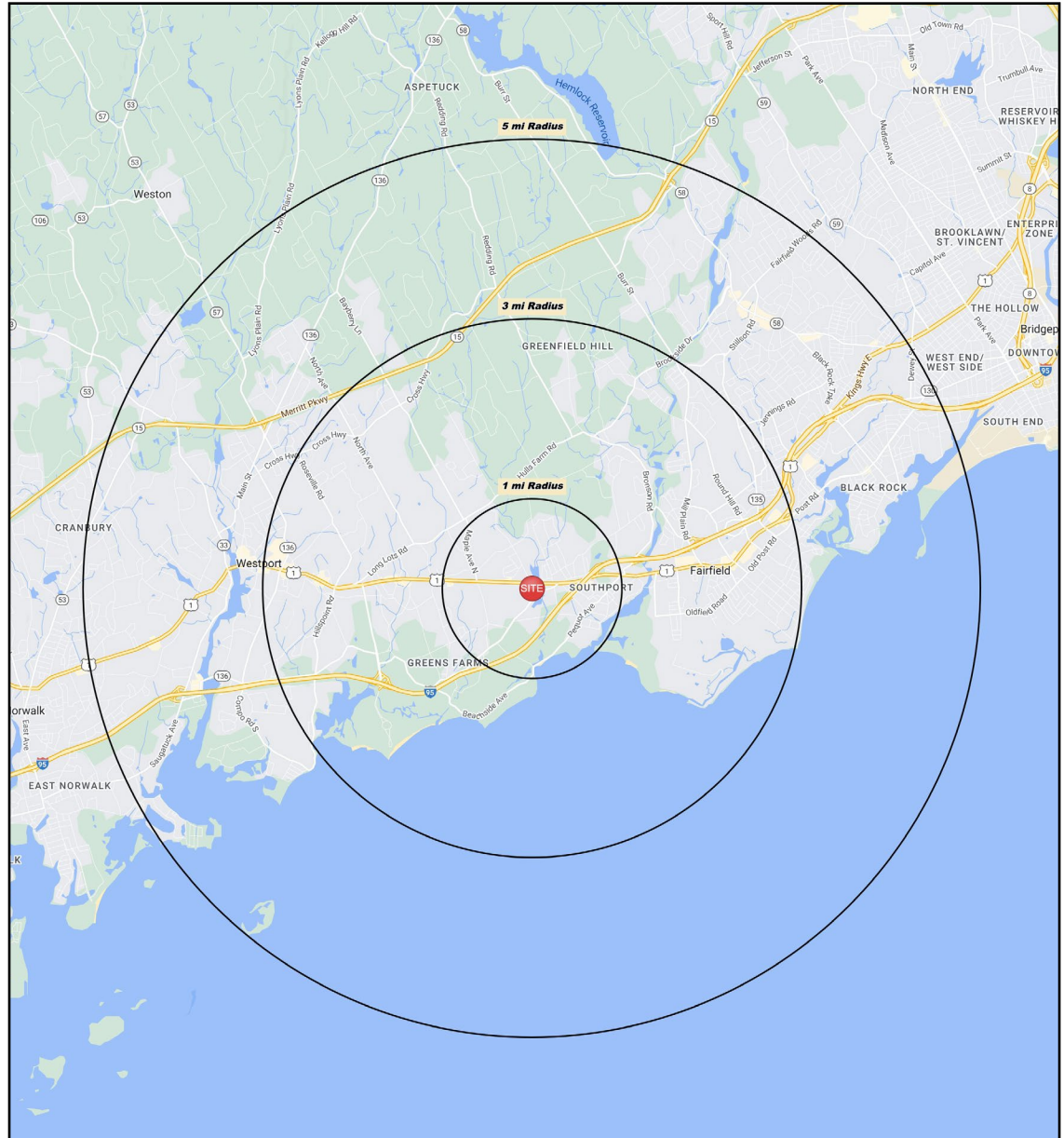
Daytime Population: **92,708**

Median Age: **41.9**



Average Household Income: **\$268,355**

Median Household Income: **\$179,617**



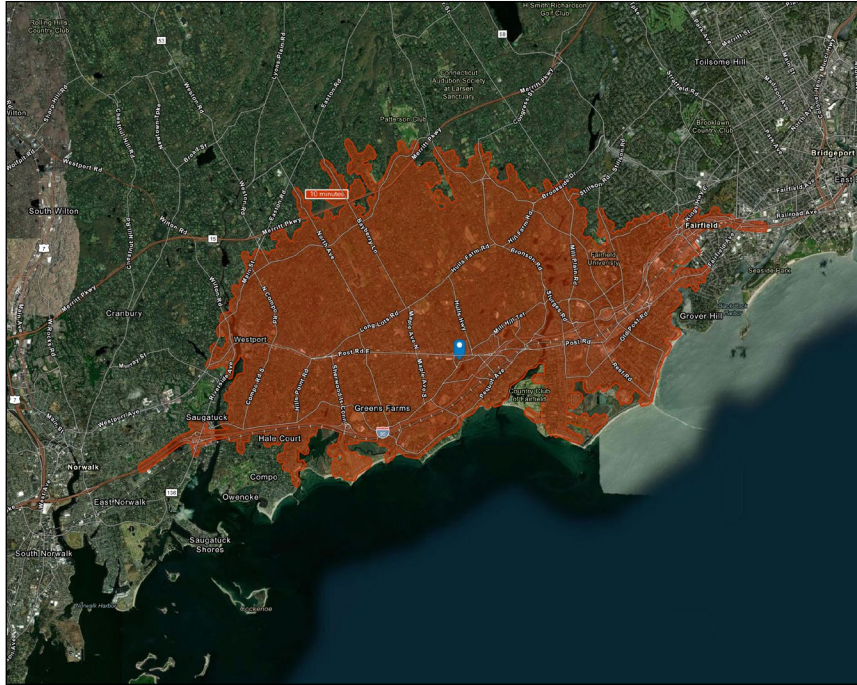
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10 MINUTE DRIVE TIME



KEY FACTS

44,526

Population

41.8

Median Age

\$186,415

Median Household Income

59,598

Daytime Population

TAPESTRY SEGMENTS

Top Tier 7,477 Households	Urban Chic 5,341 Households	Pleasantville 740 Households
Socioeconomic Traits Highly educated, successful consumer market: more than one in three residents has a postgraduate degree. Annually, they earn more than three times the US median household income.	Socioeconomic Traits Residents are employed in white-collar occupations—in managerial, technical, and legal positions. Well educated, more than 65% of residents hold a bachelor's degree or higher.	Socioeconomic Traits 66% college educated. Higher labor force participation rate. Many professionals in finance, information/ technology, education, or management.
Household Types Married couples without children or married couples with older children.	Household Types More than half of the households include married couples; nearly 30% are singles.	Household Types Older married-couple families, more w/o children under 18, but many w/ children over 18. years
Typical Housing Single Family	Typical Housing Single Family	Typical Housing Single Family

TOTAL RETAIL SALES

Includes F&B



\$809,994,909

EDUCATION

Bachelor's Degree or Higher



79%

OWNER OCCUPIED HOME VALUE

Average



\$984,037

ANNUAL HOUSEHOLD SPENDING

\$8,552

Eating Out

\$5,111

Apparel & Services

\$15,423

Groceries

\$616

Computer & Hardware

\$16,024

Health Care



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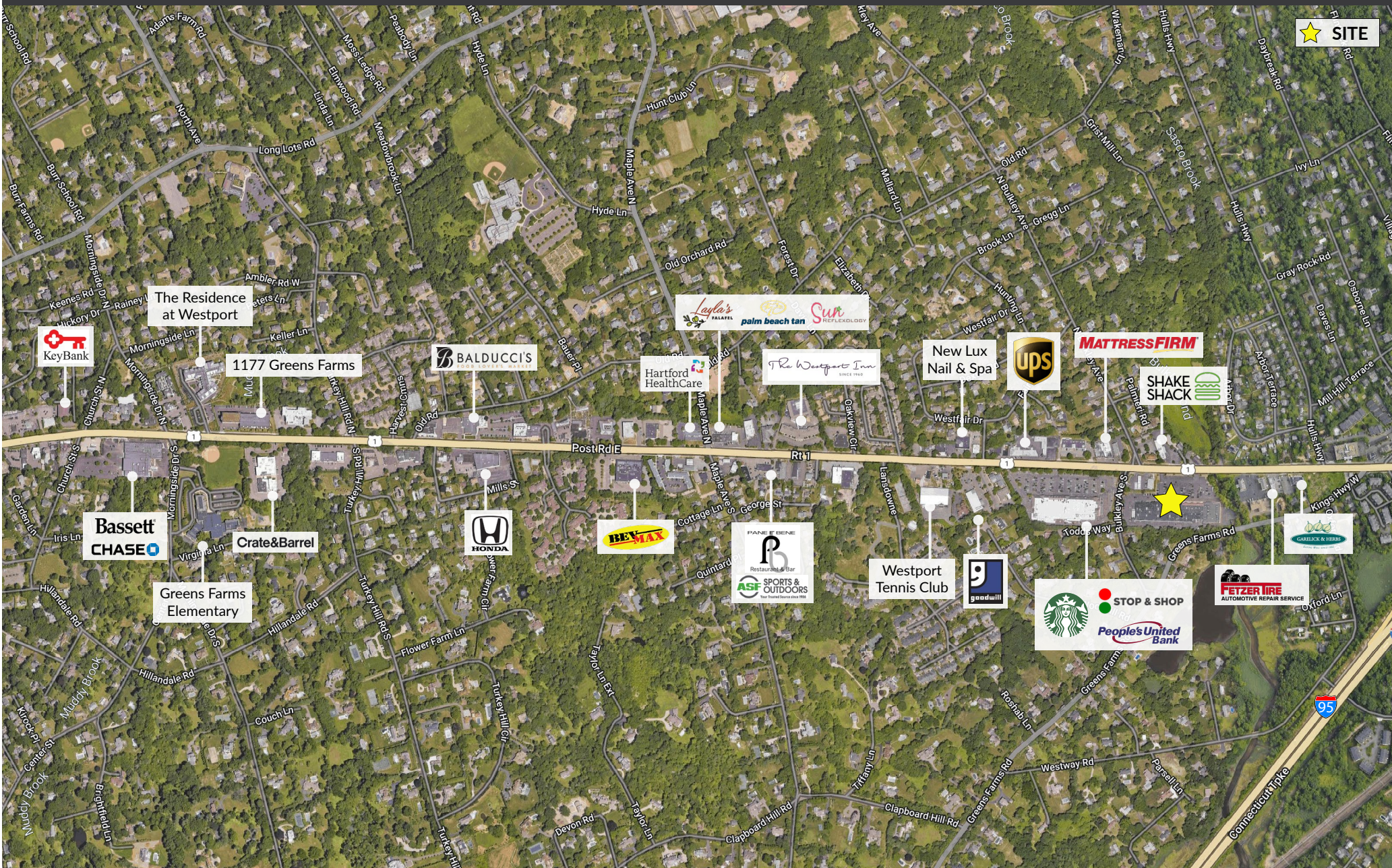
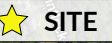


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