



# BEDFORD SQUARE

WESTPORT, CT

TOWN OF WESTPORT, FAIRFIELD COUNTY, CT









# BEDFORD SQUARE

Bedford Square is an iconic mixed use development – a retail, dining and residential destination that will further elevate the exposure and draw of downtown Westport, Connecticut. Featuring a complete renovation and restoration of the stately 1924 Bedford Mansion and historic Firehouse, and an artfully congruent re-imagining of adjoining properties, it is ideally situated in the heart of this vibrant and prosperous community. Bedford Square represents an important milestone of the success of the area, and will become a memorable town center and anchor to the diverse attractions that draw thousands of local and regional visitors.

Located in the “golden triangle” of downtown Westport, Bedford Square is a unique mixed-use destination that will include premier residential, beautiful public areas, and a significant new space opportunity for high-end retail and dining, supported by vibrant complementary offerings available steps away, including ample parking.





**Map Details:**

- Streets:** Main St, Church Ln, State St E, Post Rd E, Elm St
- Units and Spaces:**
  - Anthropologie B-HLDN: 1,492 RSF
  - Emmy Squared: 1,492 RSF
  - GOGI: 2,329 RSF
  - Williams-Sonoma: 7,500 RSF
  - Available Unit: 3,379 RSF
  - Other units: 1,554 RSF, 1,507 RSF, 1,157 RSF
- Legend:**
  - AVAILABLE
  - LEASE OUT



[illegible]



# DEMOGRAPHICS AT 1, 3 AND 5 MILE RADIUS

## 1 MILE RADIUS:



Total Population: **5,981**

Households: **2,207**

Daytime Population: **11,407**

Median Age: **45.3**



Average Household Income: **\$382,210**

Median Household Income: **\$234,184**

## 3 MILE RADIUS:



Total Population: **46,594**

Households: **17,512**

Daytime Population: **48,155**

Median Age: **44.8**



Average Household Income: **\$298,106**

Median Household Income: **\$189,373**

## 5 MILE RADIUS:



Total Population: **128,690**

Households: **49,778**

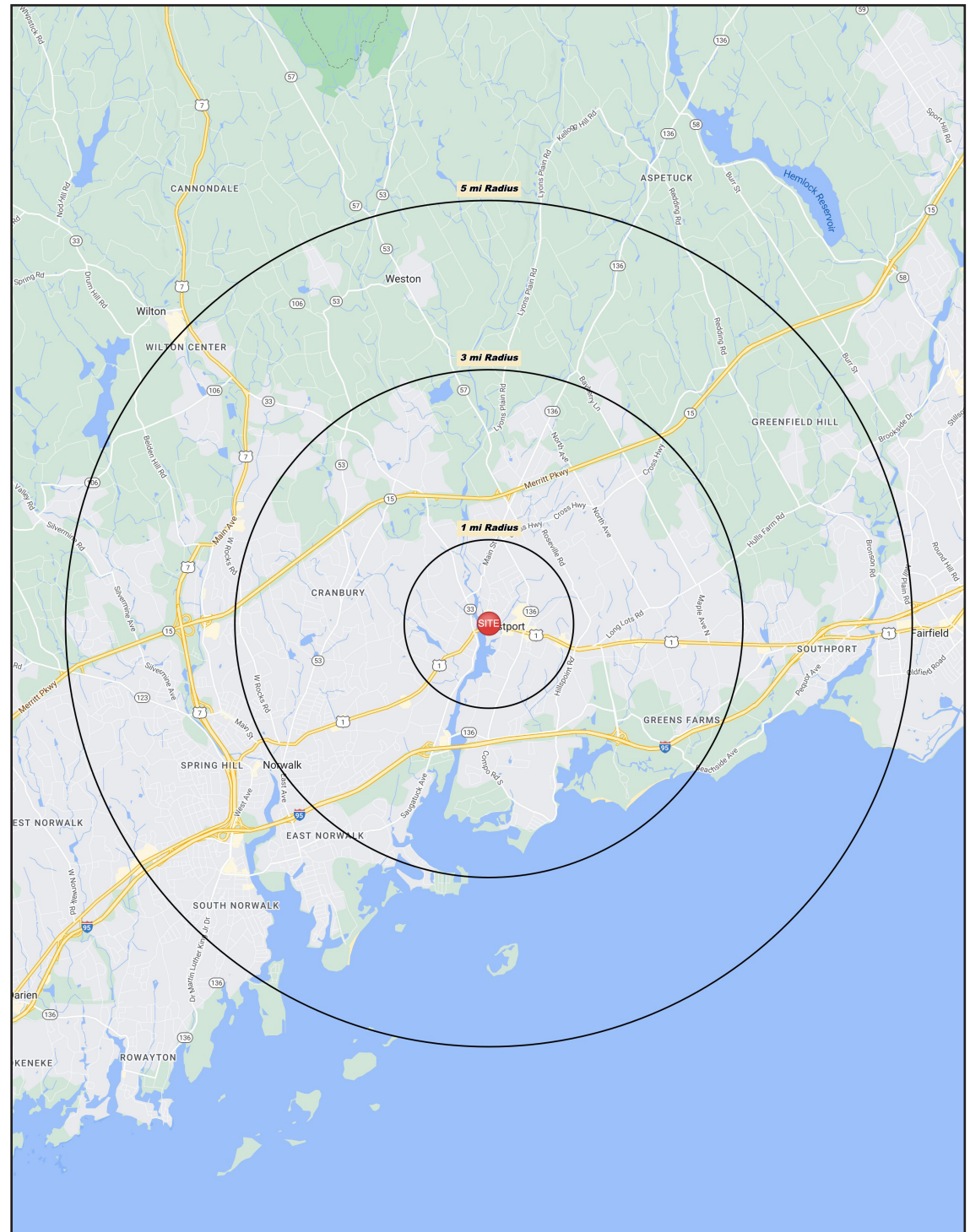
Daytime Population: **142,577**

Median Age: **41.4**



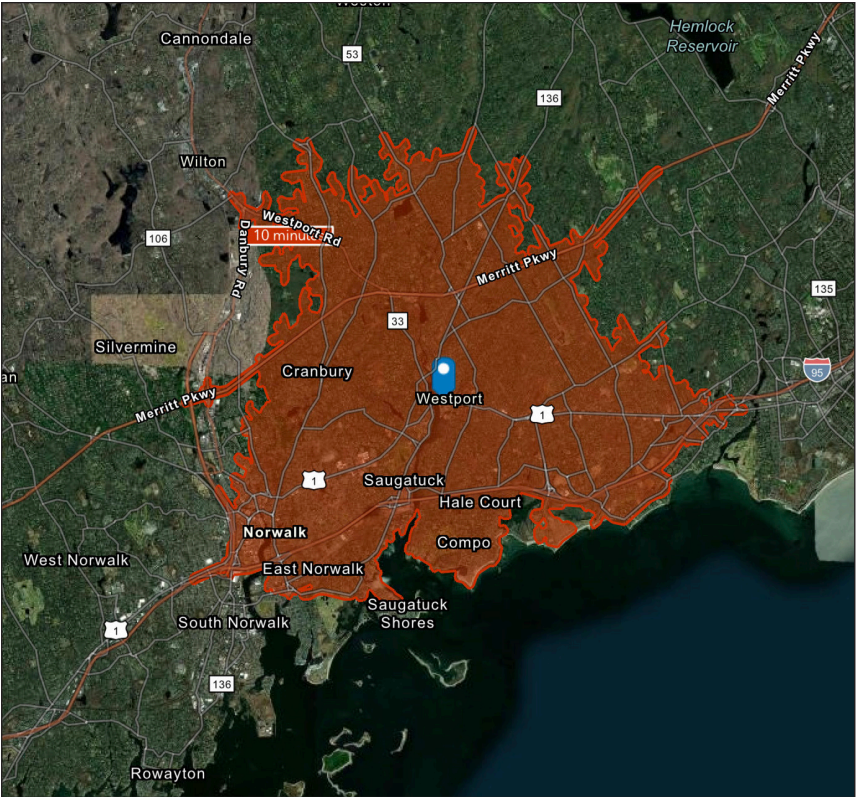
Average Household Income: **\$232,803**

Median Household Income: **\$156,479**





# 10 MINUTE DRIVE TIME



## TOTAL RETAIL SALES

Includes F&B



\$998,043,638

## EDUCATION

Bachelor's Degree  
or Higher



65%

## OWNER OCCUPIED HOME VALUE

Average



\$921,540

## KEY FACTS

56,417

Population

44.5

Median Age

\$146,008

Median Household Income

73,758

Daytime Population

## TAPESTRY SEGMENTS

Top Tier 9,834 Households	Urban Chic 3,765 Households	Pleasantville 5,598 Households
<b>Socioeconomic Traits</b> 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.	<b>Socioeconomic Traits</b> 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.	<b>Socioeconomic Traits</b> 66% college educated. Higher labor force participation rate. Many professionals in finance, information/ technology, education, or management.
<b>Household Types</b> Married couples without children or married couples with older children.	<b>Household Types</b> More than half of the households include married couples; nearly 30% are singles.	<b>Household Types</b> Older married-couple families, more w/o children under 18, but many w/ children over 18 years.
<b>Typical Housing</b> Single Family	<b>Typical Housing</b> Single Family	<b>Typical Housing</b> Single Family

## ANNUAL HOUSEHOLD SPENDING

\$7,299

Eating  
Out

\$4,431

Apparel &  
Services

\$13,377

Groceries

\$523

Computer &  
Hardware

\$13,556

Health  
Care



# SITE AERIAL





# LOCATION OVERVIEW





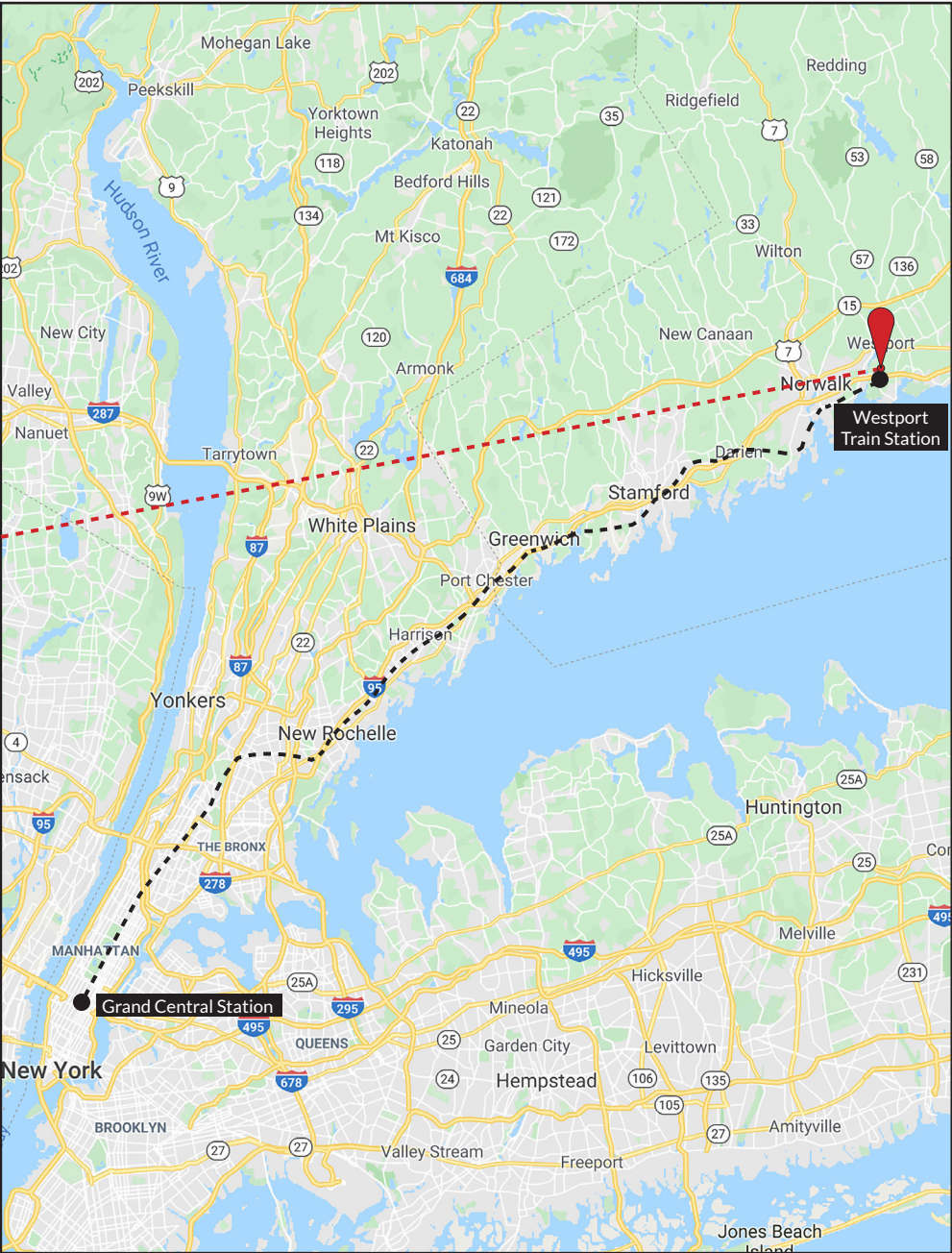
# LOCAL RETAIL





# WESTPORT METRO NORTH TRAIN STATION

## 75 MINUTES FROM WESTPORT STATION TO GRAND CENTRAL STATION





# BEDFORD SQUARE PHOTOS







# BEDFORD SQUARE



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