



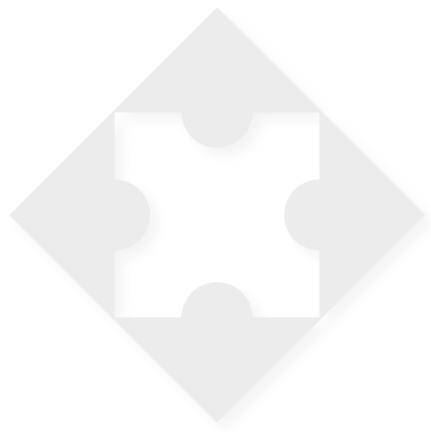
BEDFORD SQUARE

AVAILABLE 1,554 RSF & 3,379 RSF

WESTPORT, CT

TOWN OF WESTPORT, FAIRFIELD COUNTY, CT





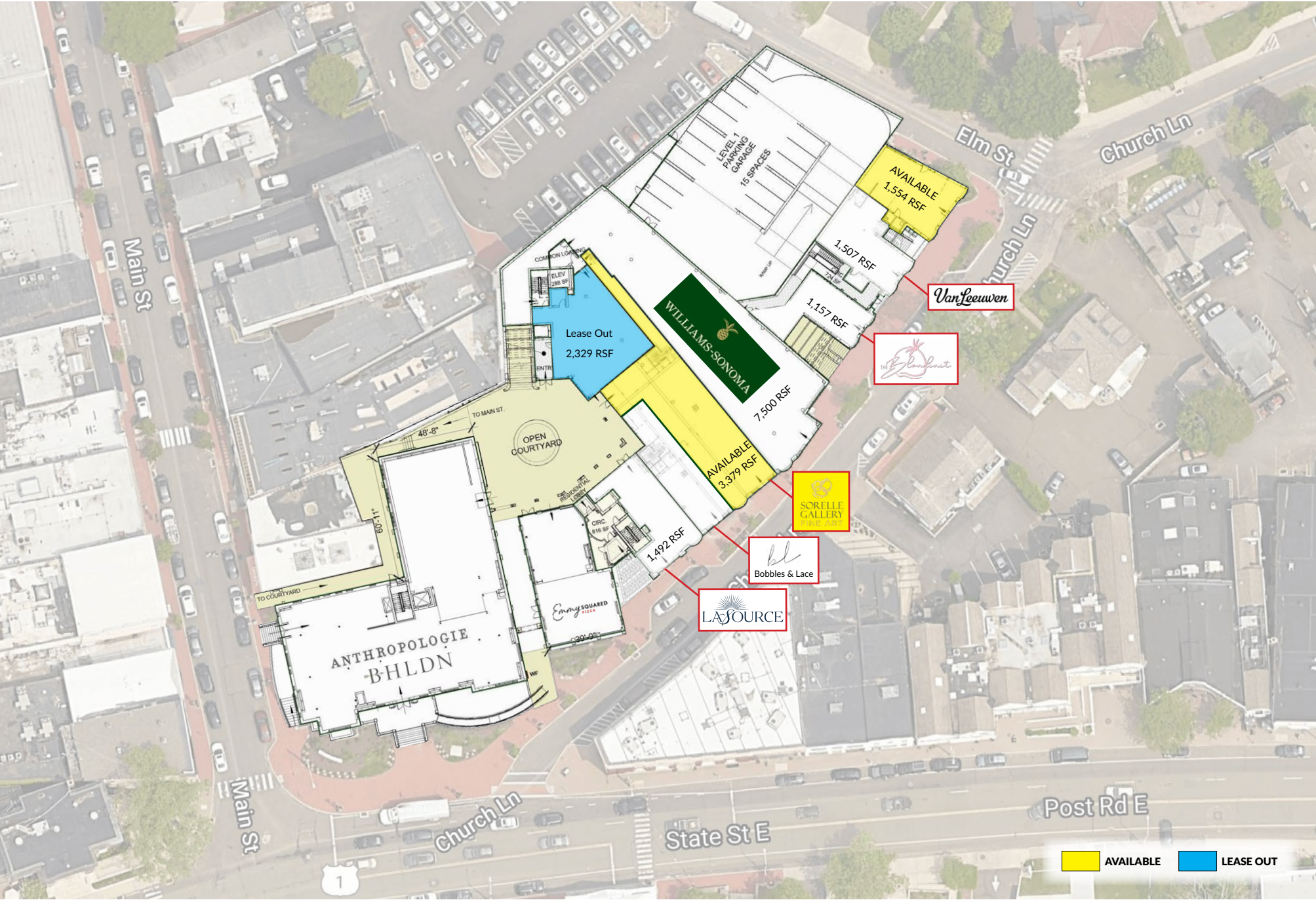
BEDFORD SQUARE

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.



PROPERTY LEASING PLAN - CHURCH LANE LEVEL



ANTHROPOLOGIE HOME

one medical 6,021 RSF

bloom 2,027 RSF

Darwin Wealth Management 1,600 RSF

SERENA + ILLY OUTDOOR 1,827 RSF

572 RSF

CORE BURN PILATES

STAIR 275 SF

MAIN ENTRY

PARKING DROP-OFF

Garage Entry

Main St

Church Ln

Elm St

State St E

Post Rd E

AVAILABLE

DEMOGRAPHICS AT 1, 3 AND 5 MILE RADIUS

1 MILE RADIUS:



Total Population: **6,211**

Households: **2,294**

Daytime Population: **11,896**

Median Age: **45.2**



Average Household Income: **\$401,749**

Median Household Income: **\$252,823**

3 MILE RADIUS:



Total Population: **47,049**

Households: **17,927**

Daytime Population: **51,631**

Median Age: **43.1**



Average Household Income: **\$307,408**

Median Household Income: **\$201,986**

5 MILE RADIUS:



Total Population: **132,666**

Households: **52,265**

Daytime Population: **145,919**

Median Age: **40.0**

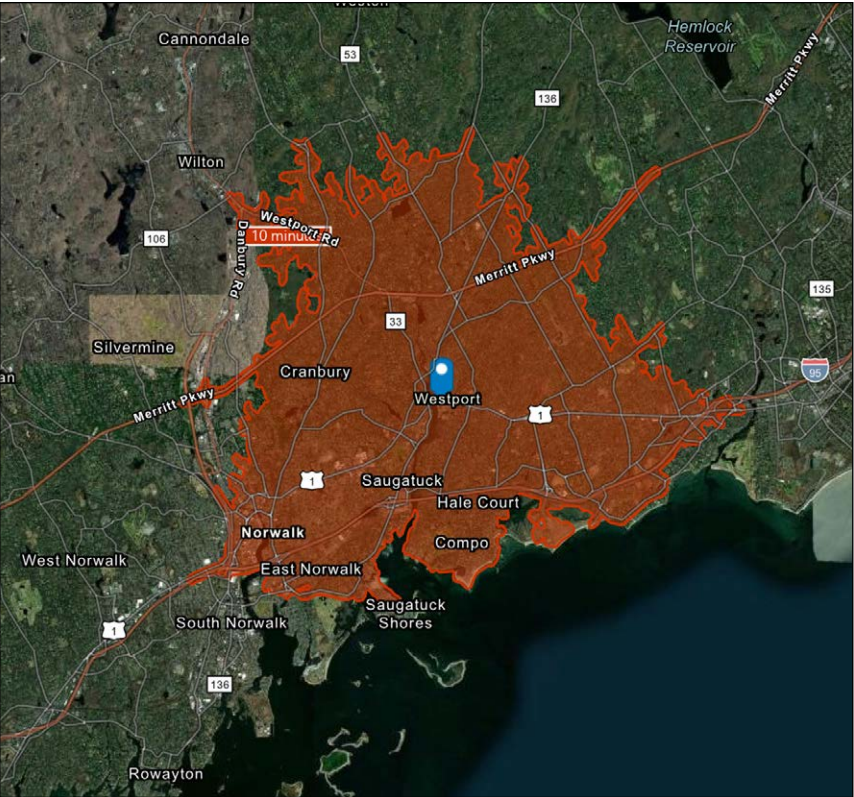


Average Household Income: **\$240,421**

Median Household Income: **\$165,304**



10 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$868,452,937

EDUCATION

Bachelor's Degree
or Higher



65%

OWNER OCCUPIED HOME VALUE

Average



\$1,156,801

KEY FACTS

40,197

Population

44.7

Median Age

\$172,652

Median Household Income

50,754

Daytime Population

TAPESTRY SEGMENTS

Top Tier <i>8,176 households</i>	Dreambelt <i>1,857 households</i>	Savvy Suburbanites <i>1,607 households</i>
Socioeconomic Traits Concentrated in New England, Mid-Atlantic, and Pacific suburbs, these affluent, educated married couples often have children in private schools. Many are executives or business owners, with high net worth and single-family homes.	Socioeconomic Traits These Western suburban neighborhoods house mostly middle-income, working couples aged 35–74. Homes are mid-century builds with ample parking. Residents commute alone, and most properties are valued between \$300K and \$500K.	Socioeconomic Traits Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth.
Household Types Married couples	Household Types Married couples	Household Types Married couples
Typical Housing Single Family	Typical Housing Single Family	Typical Housing Single Family

ANNUAL HOUSEHOLD SPENDING

\$9,281

Eating
Out

\$5,411

Apparel &
Services

\$15,914

Groceries

\$507

Computer &
Hardware

\$16,651

Health
Care

SITE AERIAL



LOCATION OVERVIEW

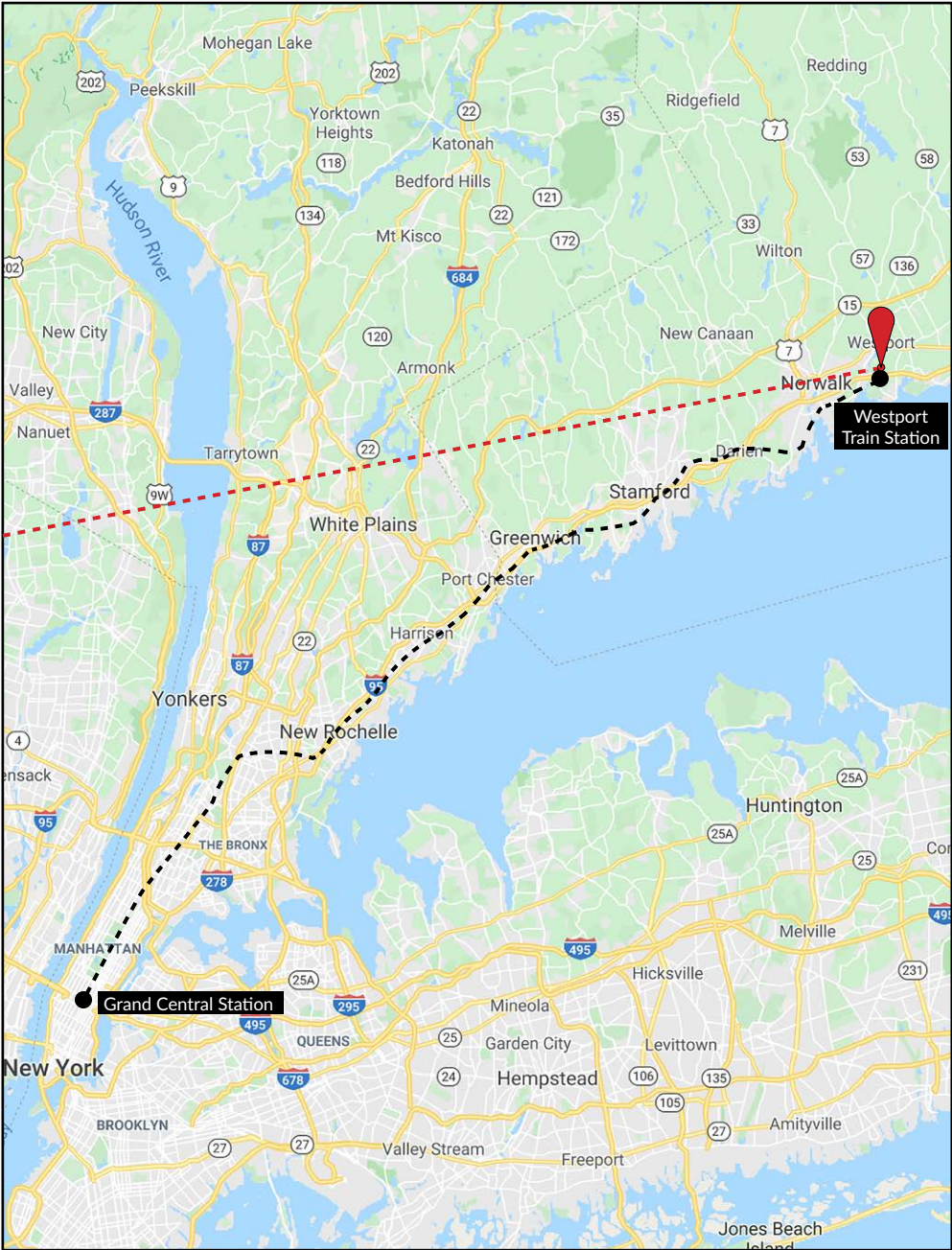
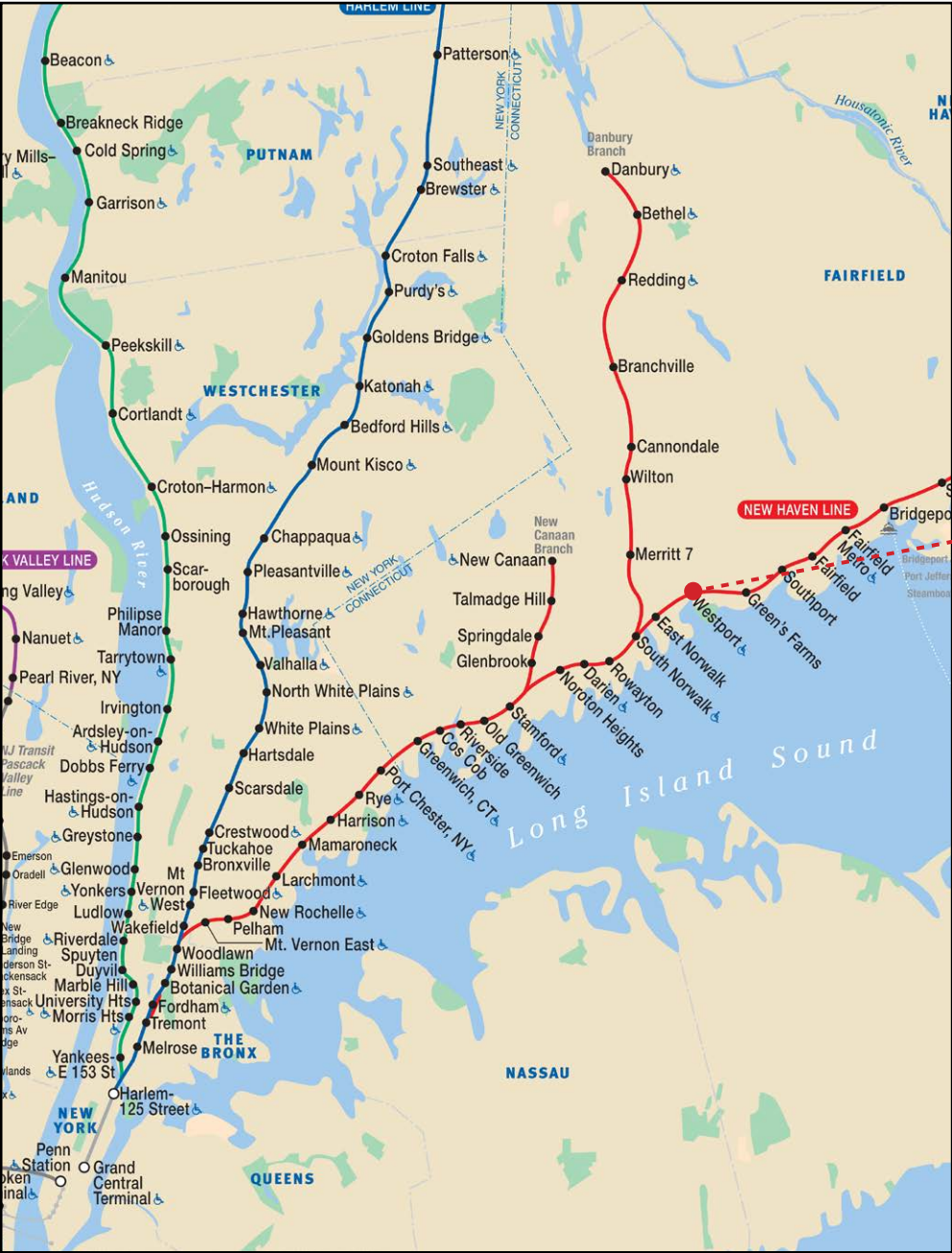


LOCAL RETAIL



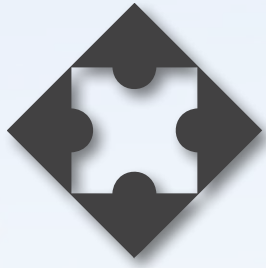
WESTPORT METRO NORTH TRAIN STATION

75 MINUTES FROM WESTPORT STATION TO GRAND CENTRAL STATION



BEDFORD SQUARE PHOTOS





BEDFORD SQUARE



**CHARTER
REALTY**

CHARTER REALTY

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