

KEMPER GUNN HOUSE

35 ELM STREET | WESTPORT, CT 06880

100% LEASED

ANCHORED BY

SERENA & LILY

PROPERTY INFORMATION

- GLA 6,115sf
- The “Kemper-Gunn House” was originally build in 1890 and has undergone an extensive interior and exterior renovation, creating exciting new retail space. This prime downtown location is only steps from Main Street and Church Lane, and adjacent to the new \$100MM Bedford Square mixed use development.

AVAILABLE SPACE

- 100% Leased

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,628	47,079	130,416
MEDIAN HH INC	\$249,794	\$196,184	\$158,834
AVERAGE HH INC	\$402,107	\$299,830	\$232,807



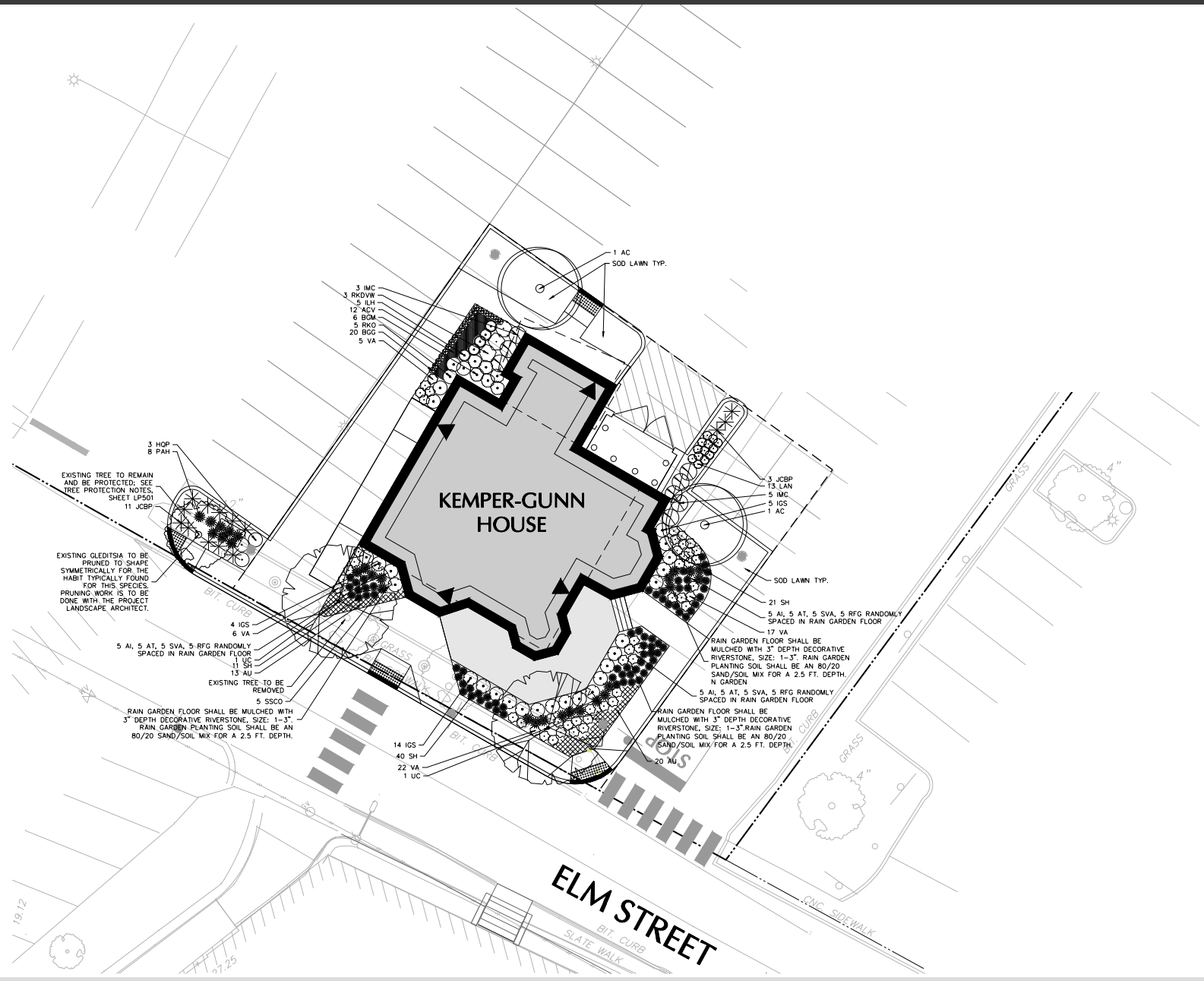
www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

DAN ZELSON | 203.227.2922 | Dan@CharterRealty.com

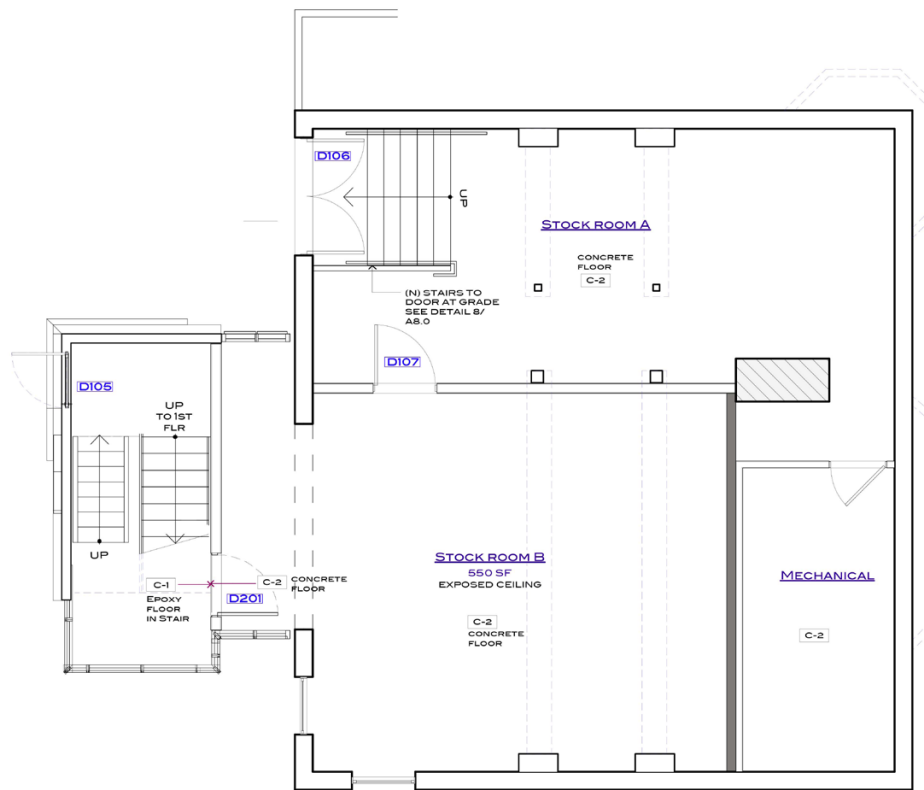
KEMPER GUNN HOUSE

35 ELM STREET | WESTPORT, CT 06880

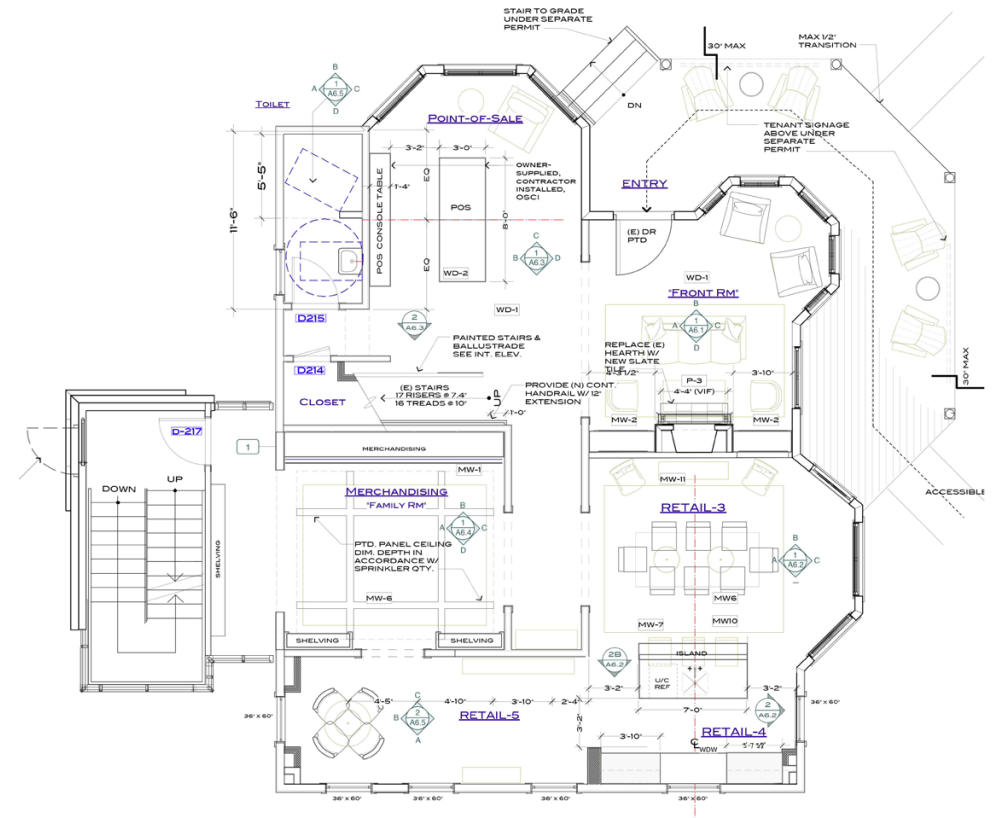


CHARTER REALTY
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

35 ELM STREET | WESTPORT, CT 06880



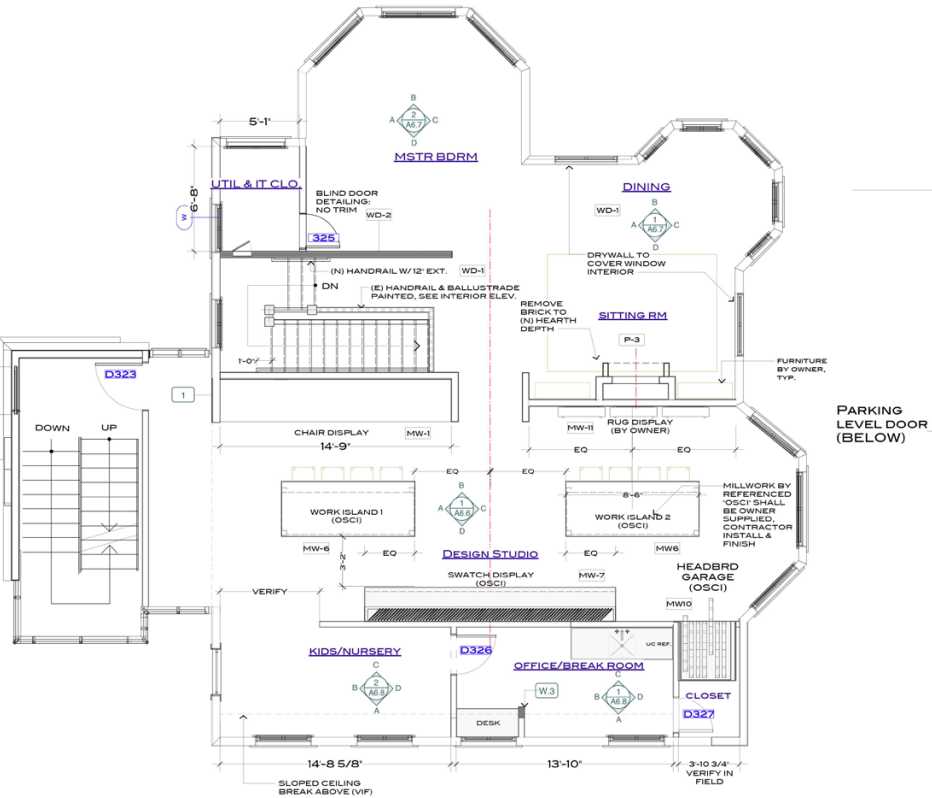
BASEMENT



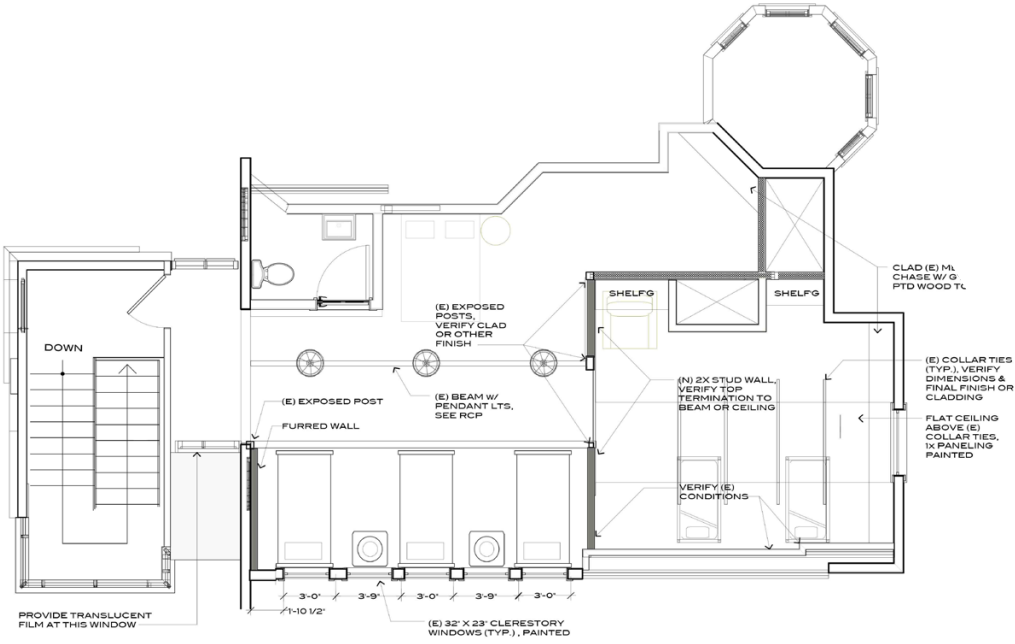
FIRST FLOOR

KEMPER GUNN HOUSE

35 ELM STREET | WESTPORT, CT 06880



SECOND FLOOR



THIRD FLOOR



CHARTER REALTY
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

KEMPER GUNN HOUSE

35 ELM STREET | WESTPORT, CT 06880

TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **5,628**

Households: **2,088**

Daytime Population: **10,962**

Median Age: **46.3**



Average Household Income: **\$402,107**

Median Household Income: **\$249,794**

3 MILE RADIUS:



Total Population: **47,079**

Households: **17,748**

Daytime Population: **48,056**

Median Age: **44.5**



Average Household Income: **\$299,830**

Median Household Income: **\$196,184**

5 MILE RADIUS:



Total Population: **130,416**

Households: **50,903**

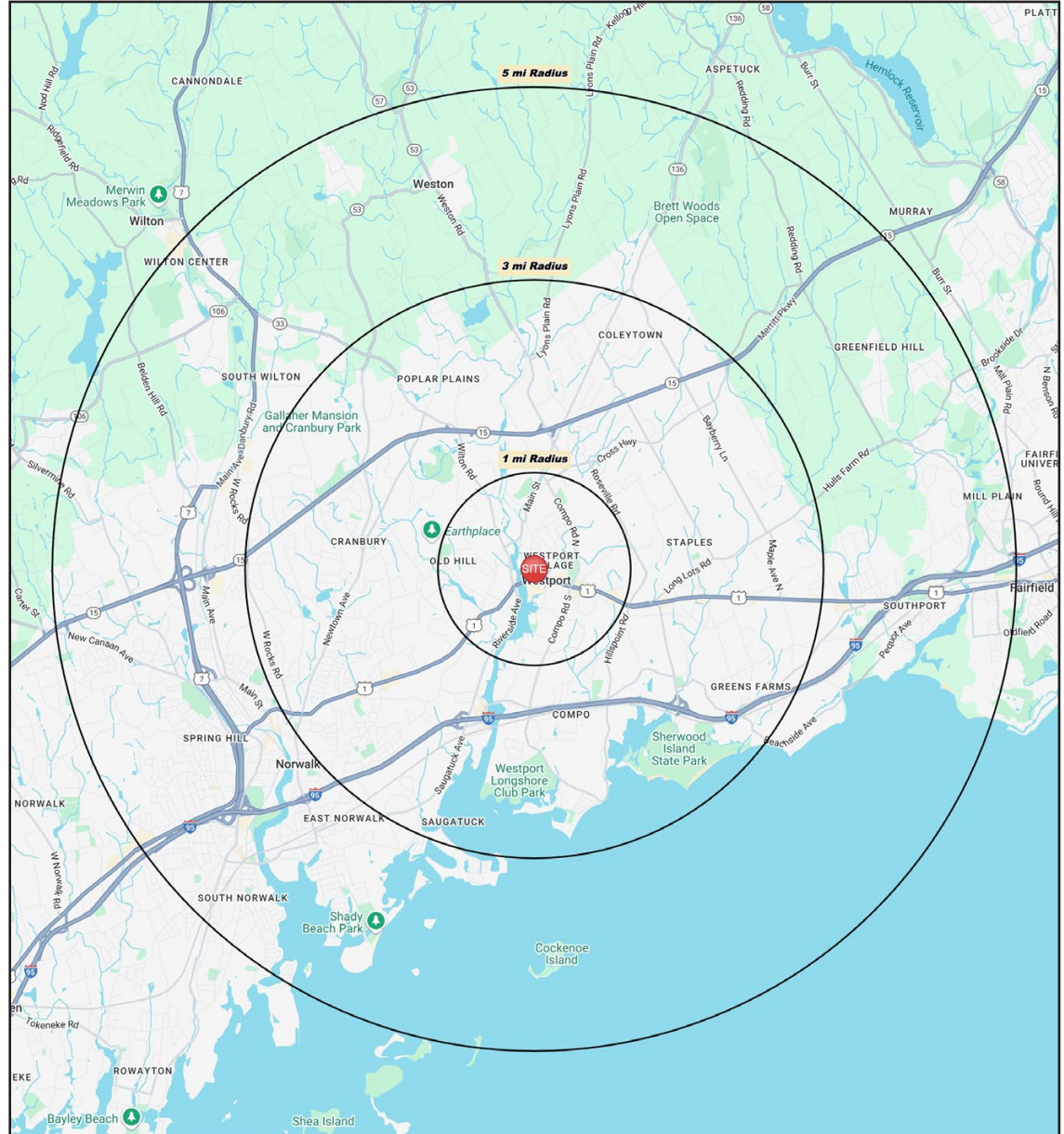
Daytime Population: **137,687**

Median Age: **41.3**



Average Household Income: **\$232,807**

Median Household Income: **\$158,834**



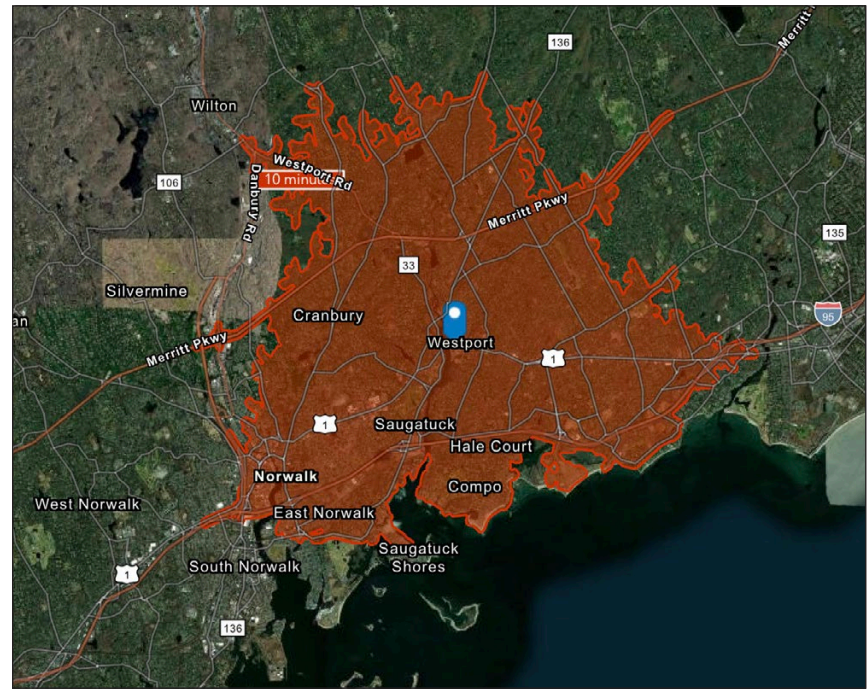
CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

KEMPER GUNN HOUSE

35 ELM STREET | WESTPORT, CT 06880

10 MINUTE DRIVE TIME



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

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.

Household Types

Married couples without children or married couples with older children.

Typical Housing

Single Family

Urban Chic

3,765 Households

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.

Household Types

More than half of the households include married couples; nearly 30% are singles.

Typical Housing

Single Family

Pleasantville

5,598 Households

Socioeconomic Traits

66% college educated. Higher labor force participation rate. Many professionals in finance, information/ technology, education, or management.

Household Types

Older married-couple families, more w/o children under 18, but many w/ children over 18 years.

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$998,043,638

EDUCATION

Bachelor's Degree
or Higher



65%

OWNER OCCUPIED HOME VALUE

Average



\$921,540

ANNUAL HOUSEHOLD SPENDING

\$7,299

Eating
Out

\$4,431

Apparel &
Services

\$13,377

Groceries

\$523

Computer &
Hardware

\$13,556

Health
Care

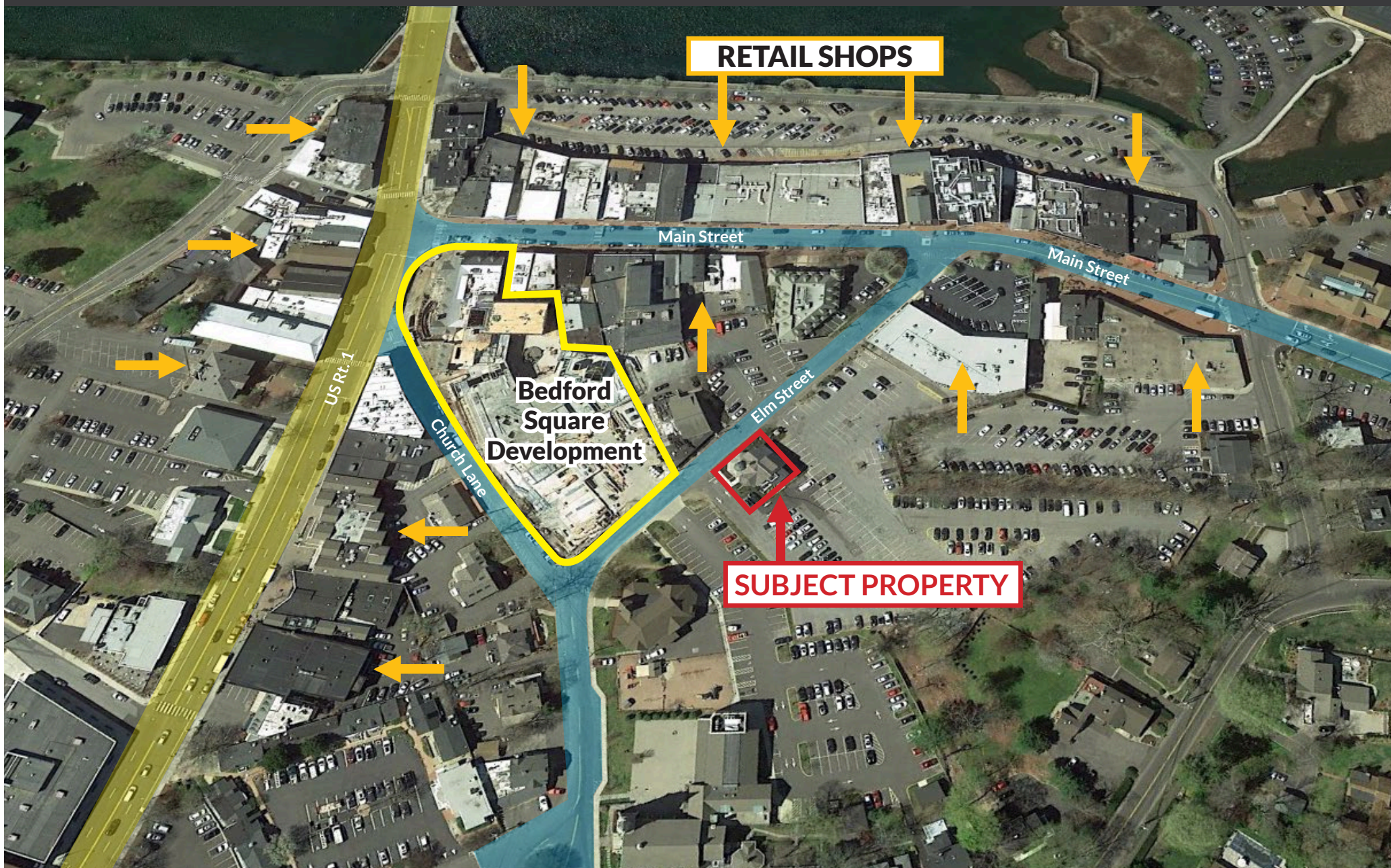


CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

KEMPER GUNN HOUSE

35 ELM STREET | WESTPORT, CT 06880



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

KEMPER GUNN HOUSE

35 ELM STREET | WESTPORT, CT 06880



CHARTER REALTY
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

KEMPER GUNN HOUSE

35 ELM STREET | WESTPORT, CT 06880



CHARTER REALTY
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

KEMPER GUNN HOUSE

35 ELM STREET | WESTPORT, CT 06880



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

KEMPER GUNN HOUSE

35 ELM STREET | WESTPORT, CT 06880



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

KEMPER GUNN HOUSE

35 ELM STREET | WESTPORT, CT 06880

CONTACT INFORMATION



DAVID A. WALDMAN

203.856.9674

david@davidadamrealty.com

www.davidadamrealty.com



DAN ZELSON

203.227.2922

dan@chartweb.com

www.chartweb.com



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.