

# 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



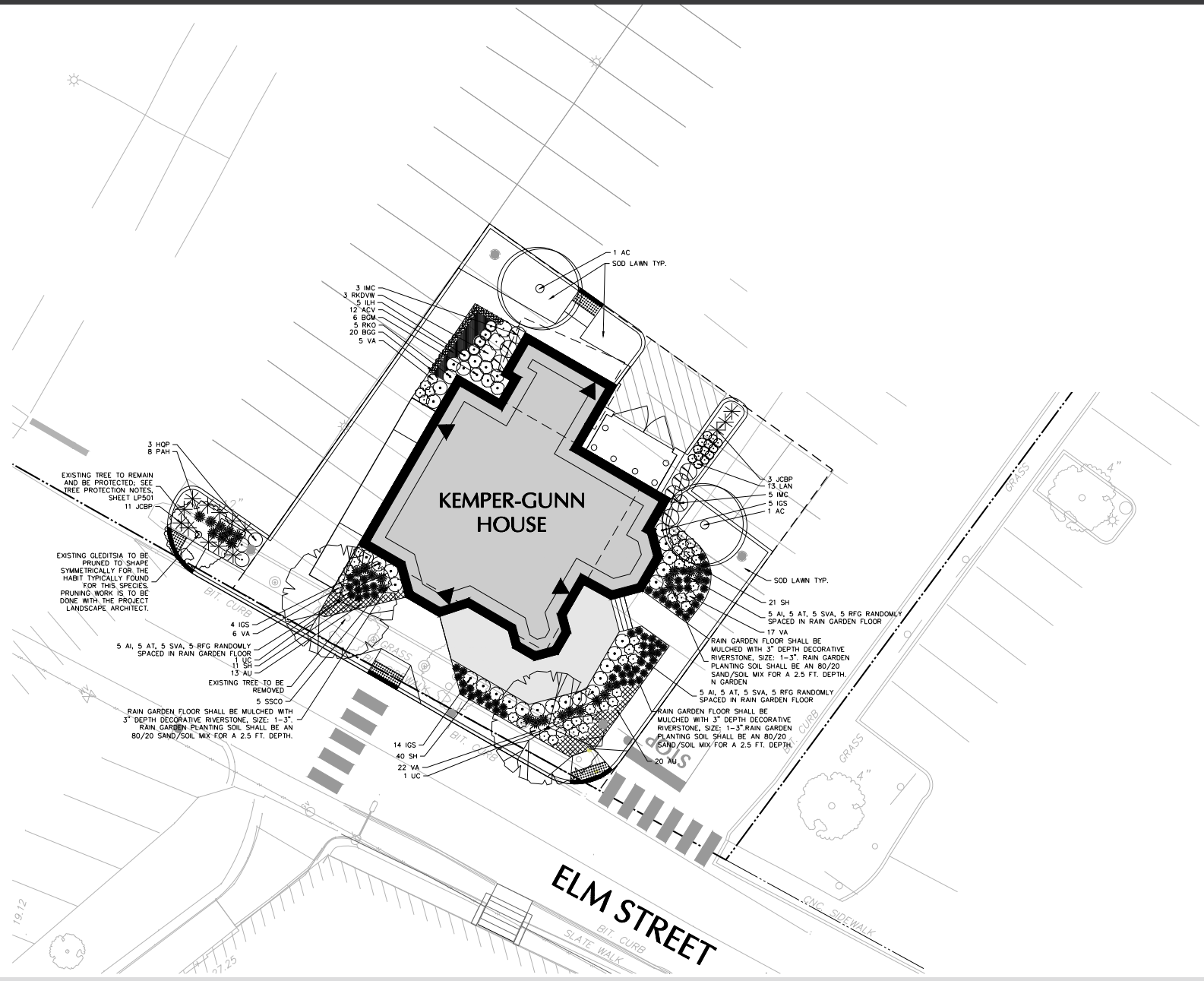
www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

DAN ZELSON | 203.227.2922 | [Dan@CharterRealty.com](mailto:Dan@CharterRealty.com)

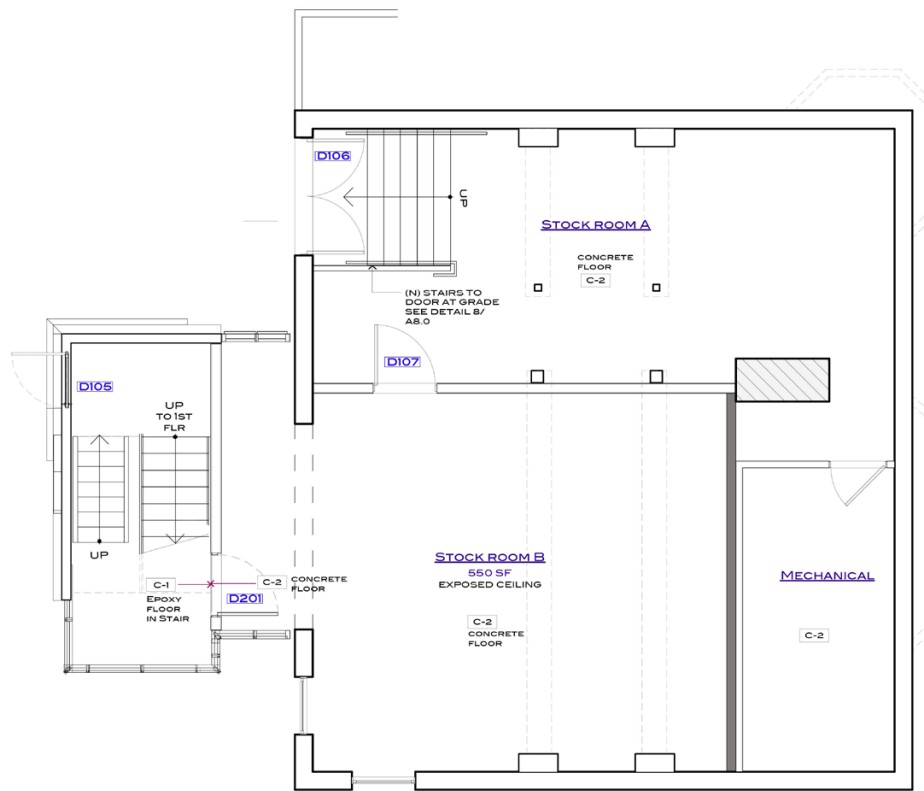
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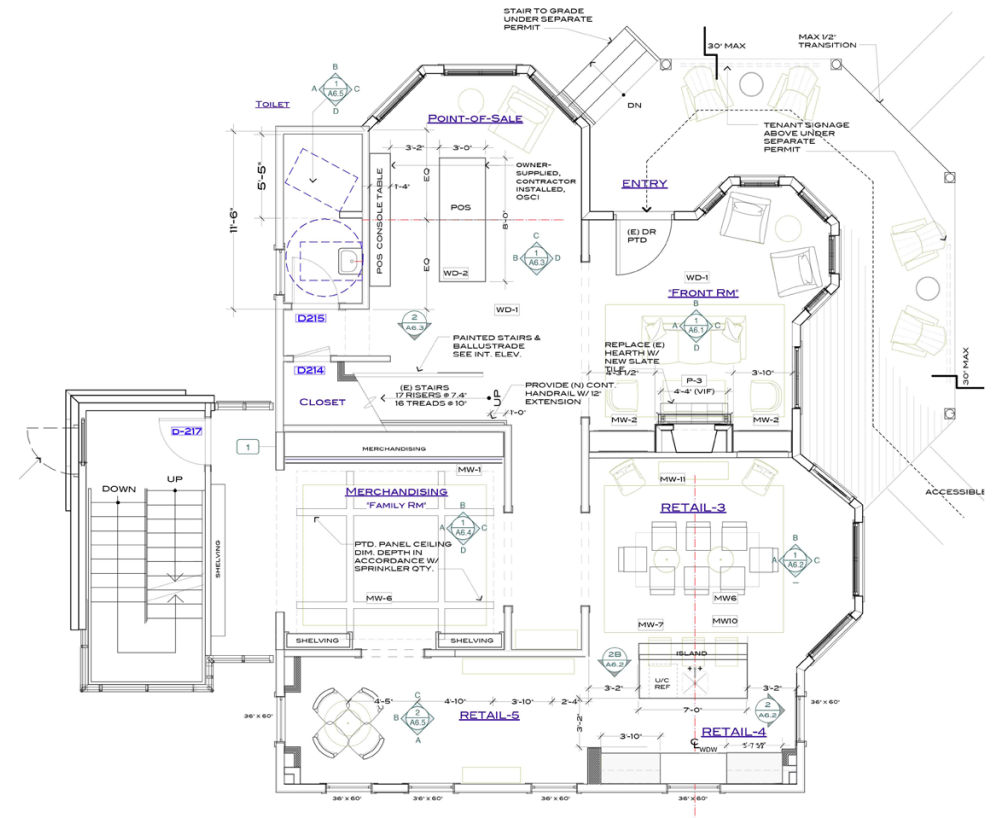


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## BASEMENT

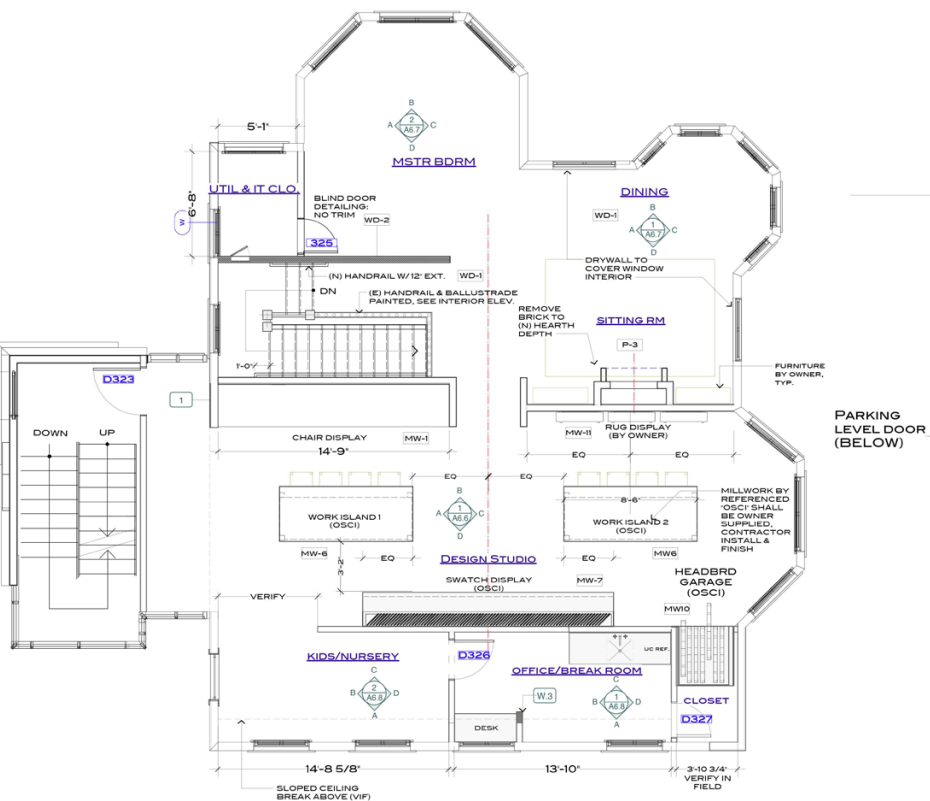


## FIRST FLOOR

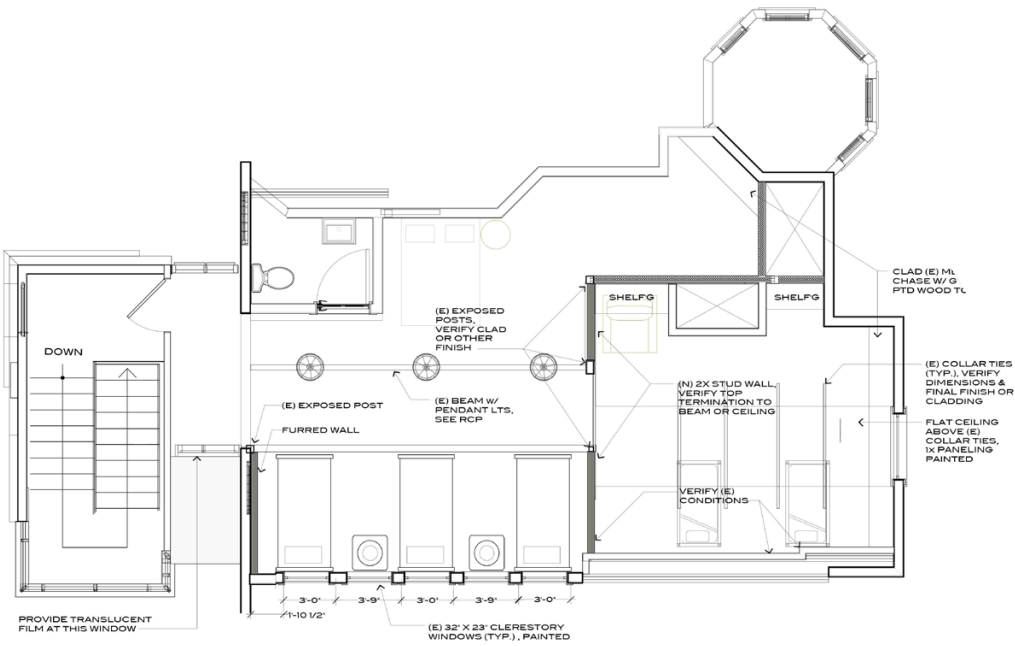


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SECOND FLOOR



THIRD FLOOR



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## 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**

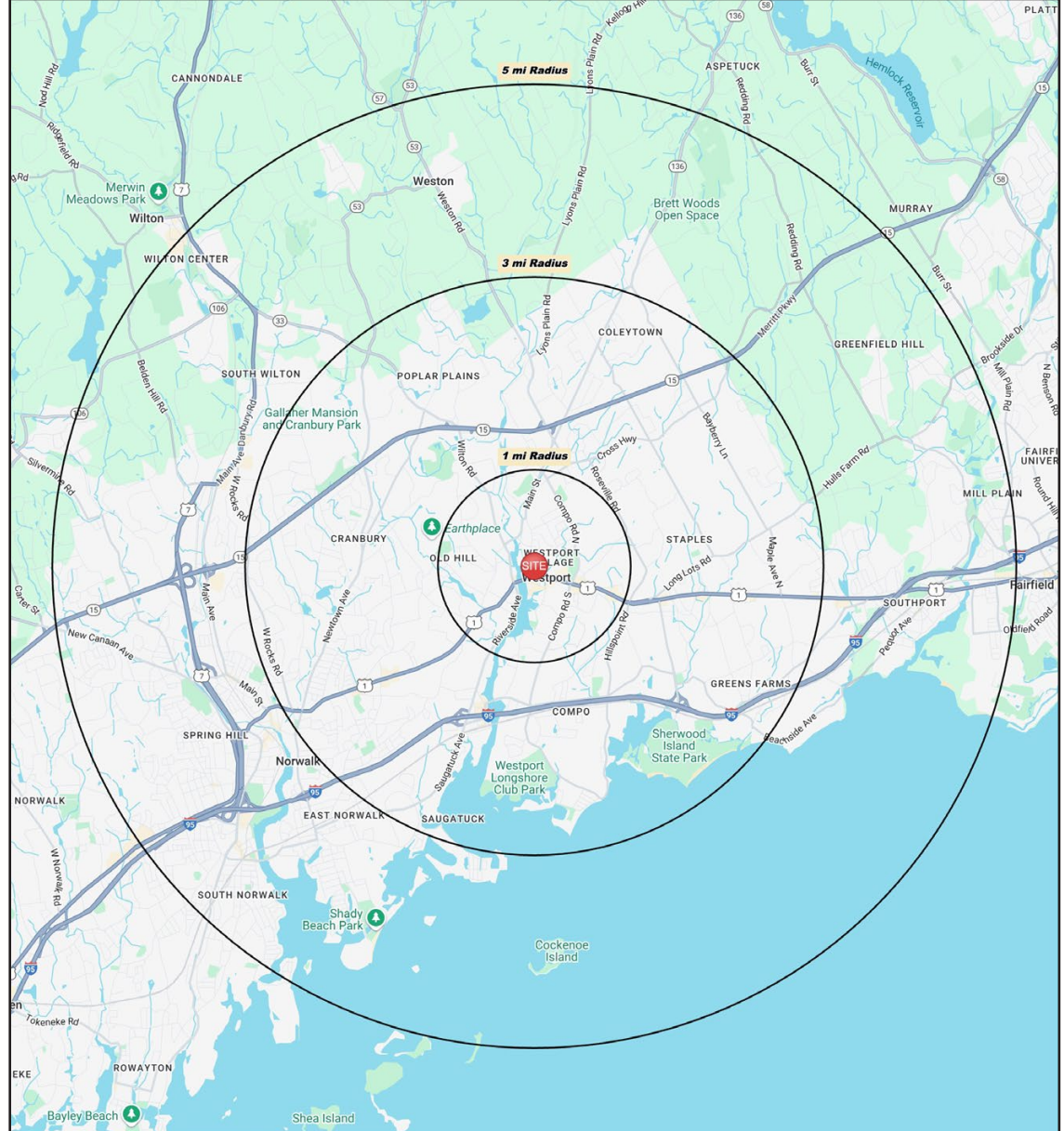
Daytime Population: **137,687**

Median Age: **41.3**



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

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



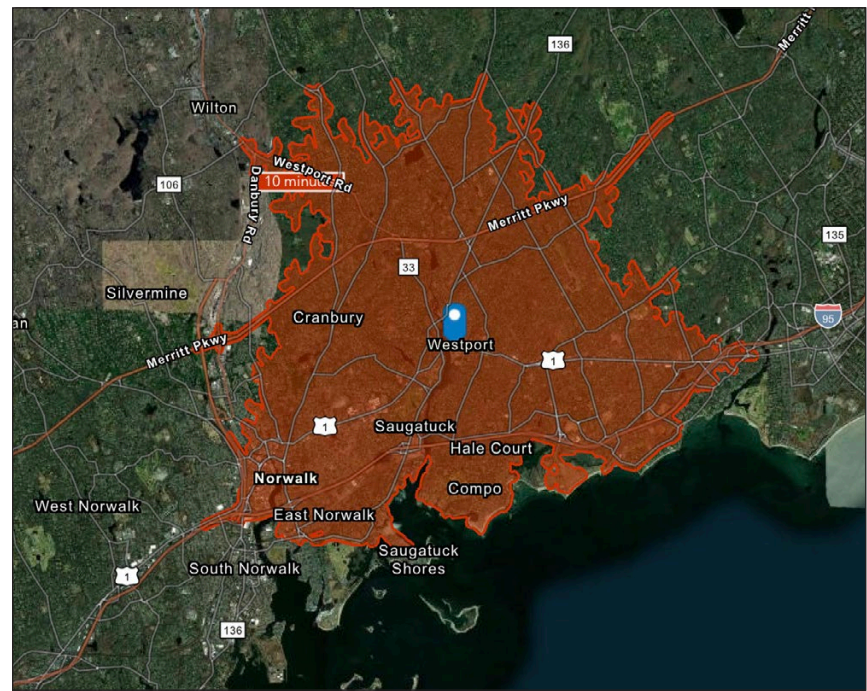
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10 MINUTE DRIVE TIME



## KEY FACTS

34,908

Population

\$189,196

Median Household Income

45.1

Median Age

42,972

Daytime Population

## TAPESTRY SEGMENTS

### Top Tier

7,996 households

#### 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.

#### Household Types

Married couples

#### Typical Housing

Single Family

### Dreambelt

1,448 households

#### 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.

#### Household Types

Married couples

#### Typical Housing

Single Family

### Savvy Suburbanites

1,179 households

#### 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

#### Typical Housing

Single Family

## TOTAL RETAIL SALES

Includes F&B



\$788,637,520

## EDUCATION

Bachelor's Degree  
or Higher



68%

## OWNER OCCUPIED HOME VALUE

Average



\$1,210,774

## ANNUAL HOUSEHOLD SPENDING

\$9,816

Eating  
Out

\$5,707

Apparel &  
Services

\$16,773

Groceries

\$534

Computer &  
Hardware

\$17,612

Health  
Care



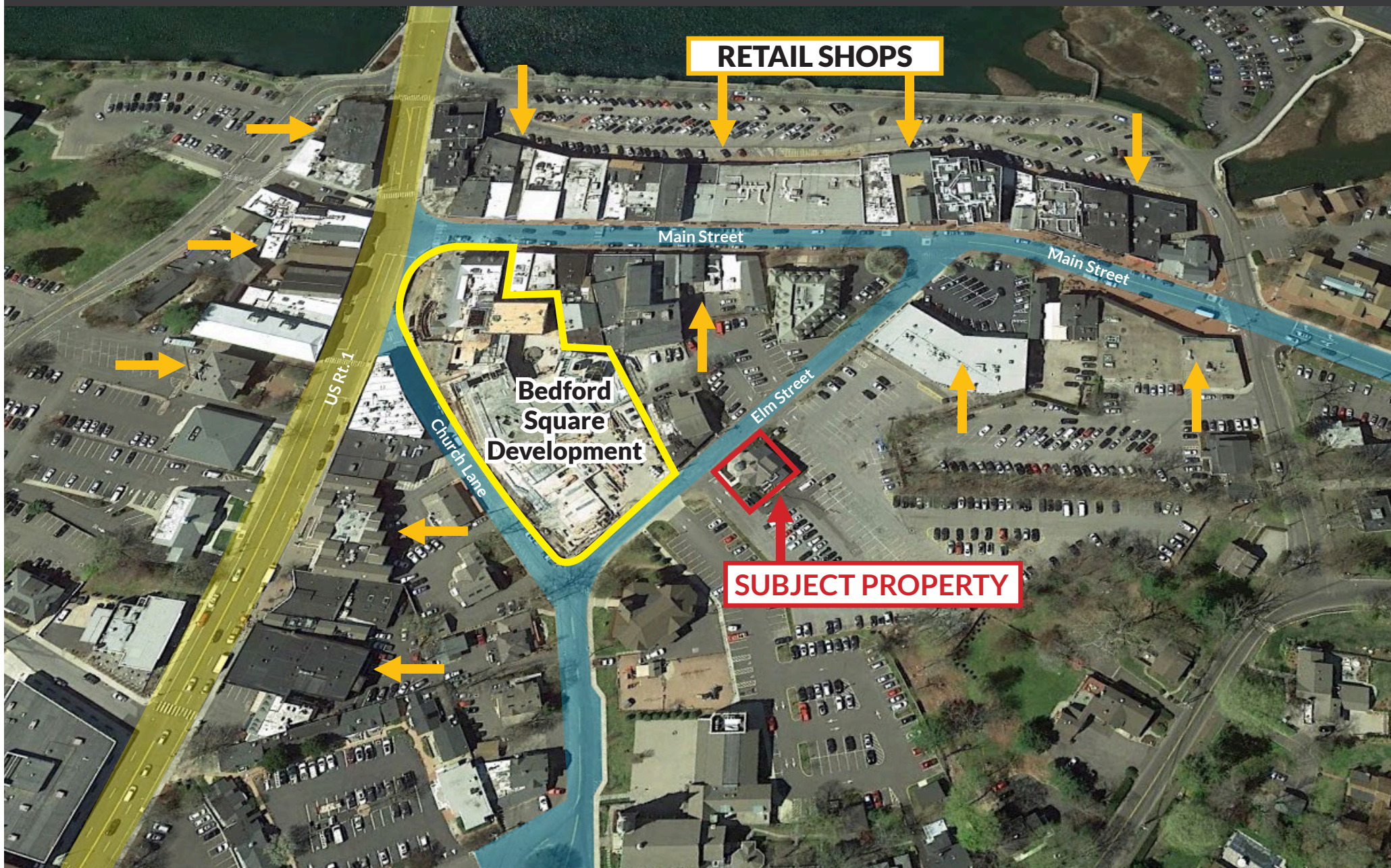
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## CONTACT INFORMATION



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