

# 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

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,412	46,342	127,614
MEDIAN HH INC	\$236,122	\$191,569	\$157,525
AVERAGE HH INC	\$404,282	\$302,559	\$234,454



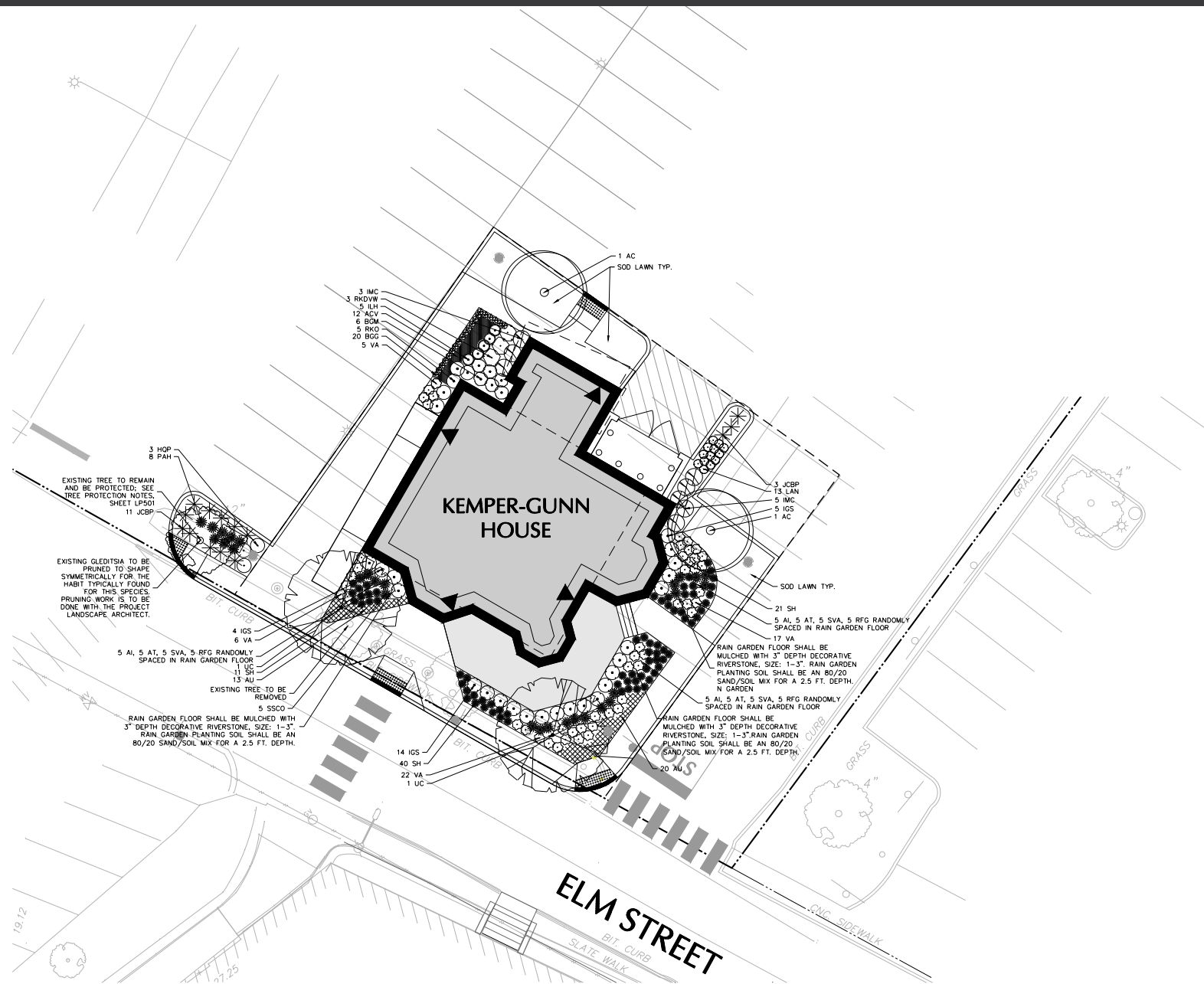
www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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

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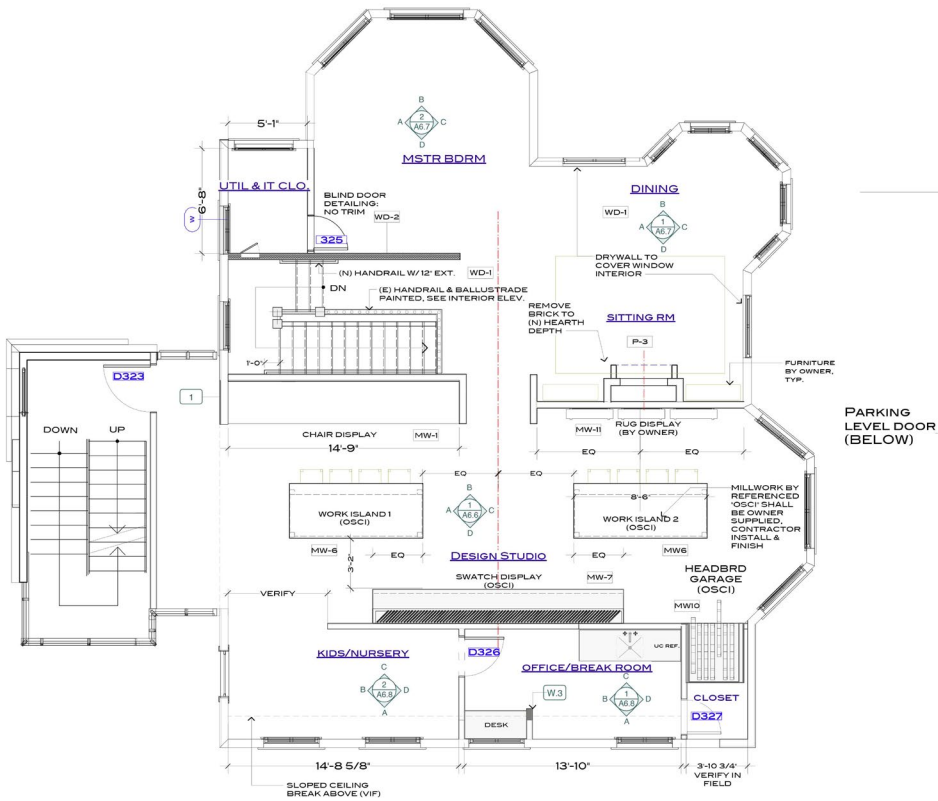
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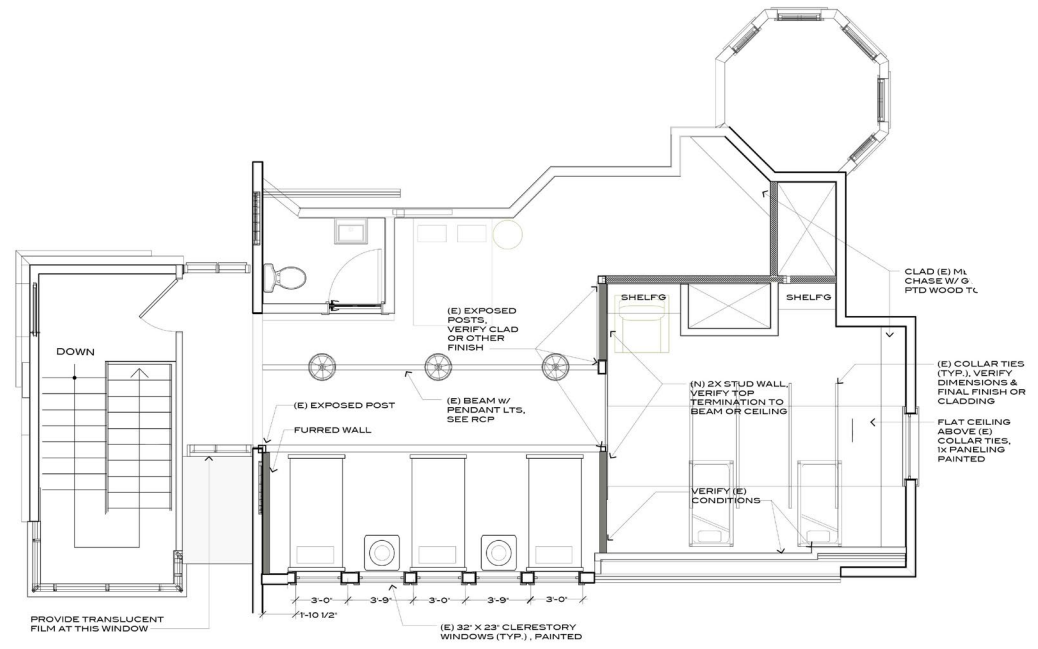


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**SECOND FLOOR**



**THIRD FLOOR**



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## TRADE AREA DEMOGRAPHICS

### 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**

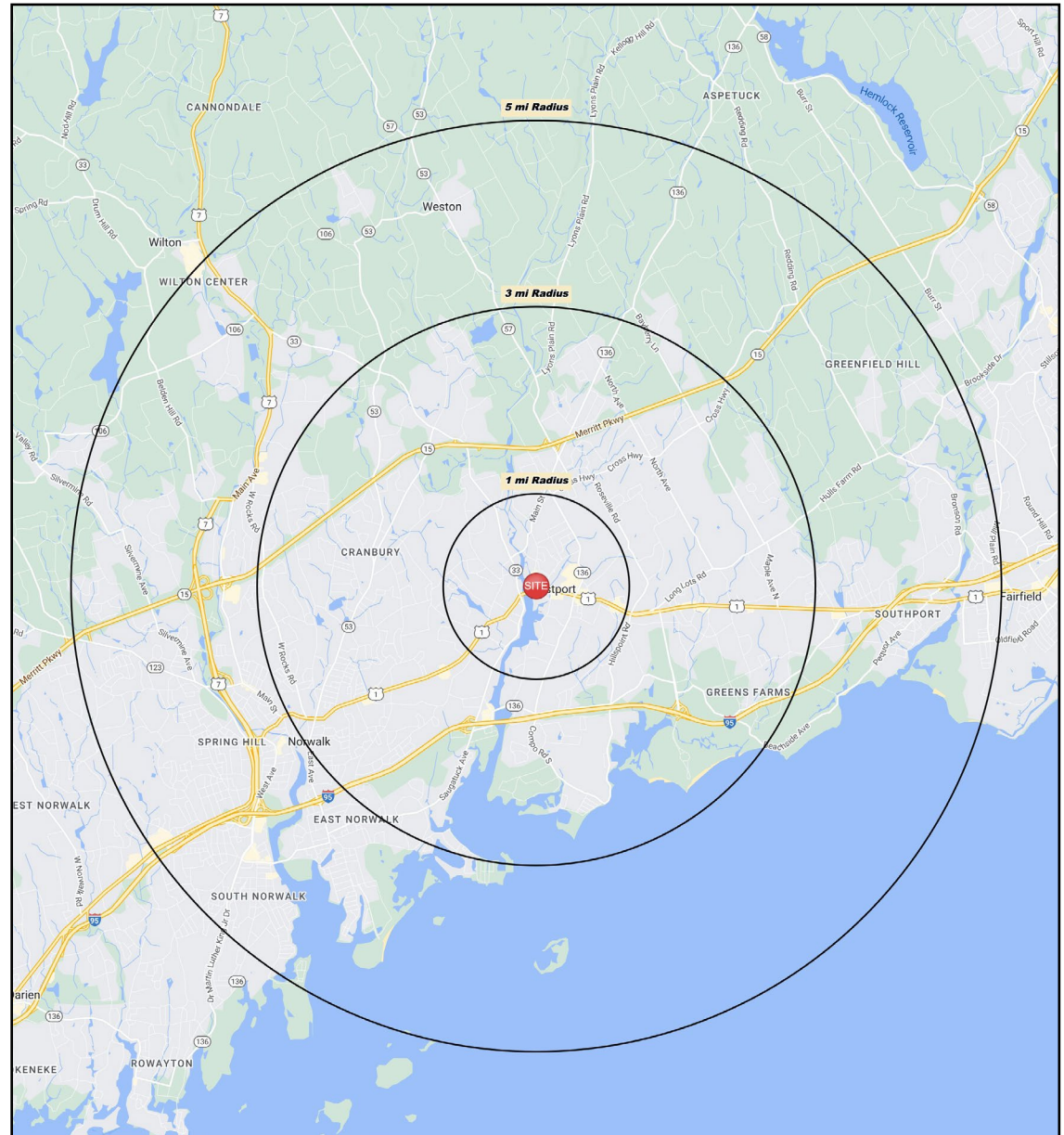
Daytime Population: **142,577**

Median Age: **41.4**



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

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



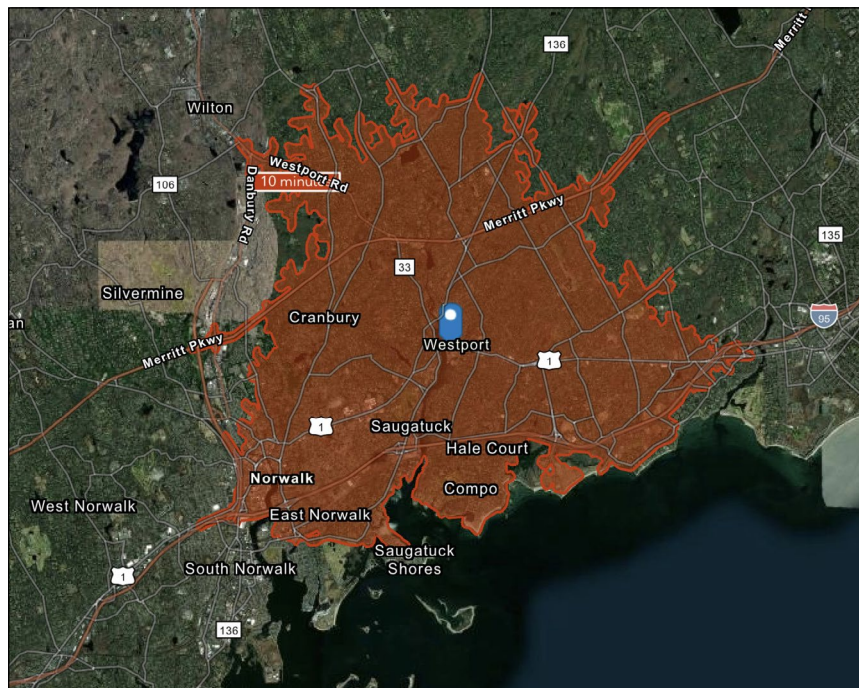
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10 MINUTE DRIVE TIME



## KEY FACTS

56,417

Population

44.5

Median Age

\$146,008

Median Household Income

73,758

Daytime Population

## TAPESTRY SEGMENTS

Top Tier <i>9,834 Households</i>	Urban Chic <i>3,765 Households</i>	Pleasantville <i>5,598 Households</i>
<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

### 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



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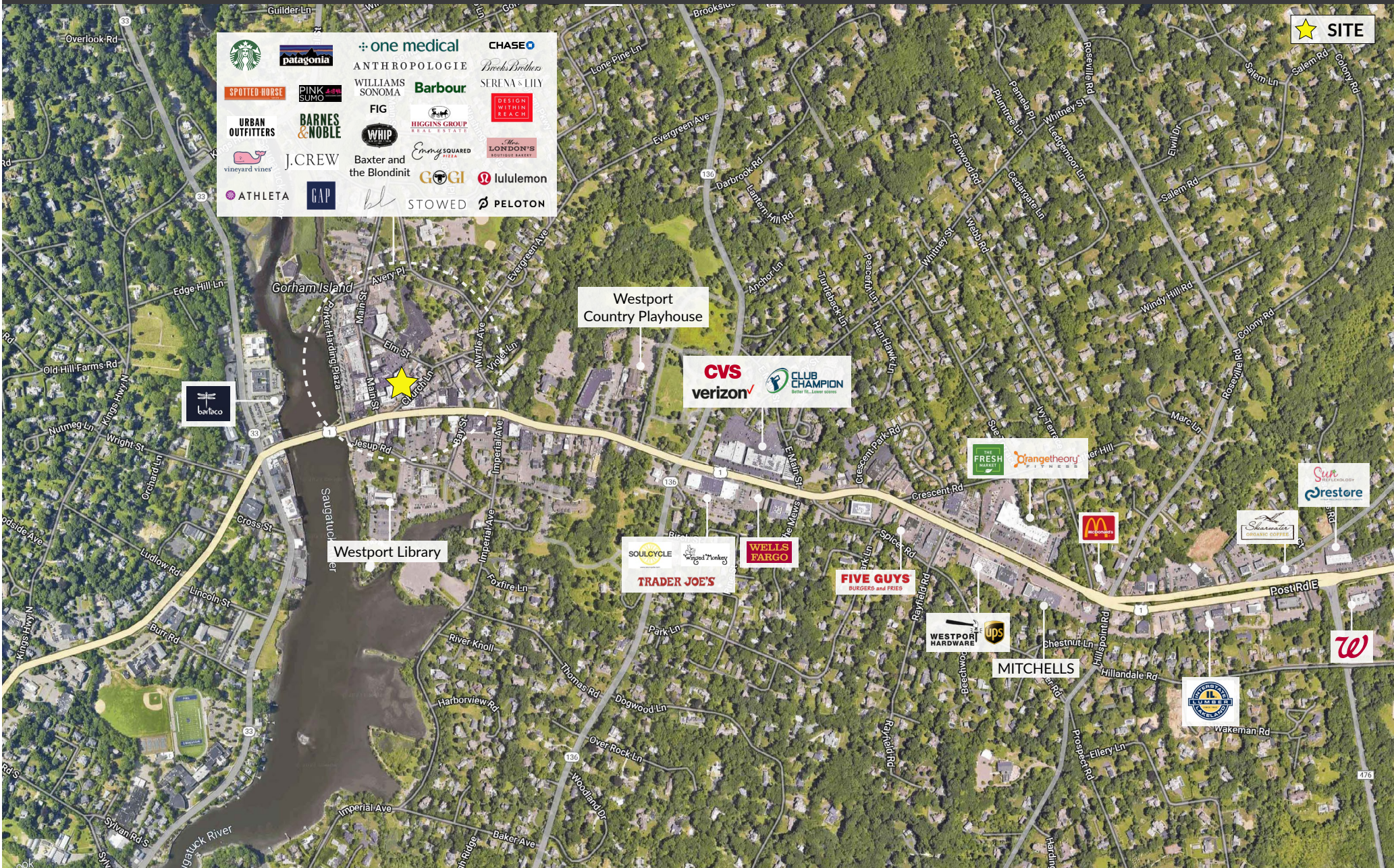


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