

BEDFORD — SQUARE —

WESTPORT, CT



59 POST RD E WESTPORT, CT 06880

**BRAND
STREET**
PROPERTIES

BEDFORD — SQUARE —

WESTPORT, CT

Bedford Square is an award winning, 125,000 SF mixed-use development in Westport, CT. The property includes a mix of ground floor retail, office space and luxury apartment units. Completed in 2017, Bedford Square is an adaptive reuse redevelopment of the 100-year-old historic Bedford Mansion and firehouse. In addition to the multi-level commercial and residential space, the project features a 100-car underground parking garage and an internal courtyard/public gathering space. The property includes a 3-story Anthropologie store, Williams Sonoma, Emmy Squared, a mix of professional office tenants and 24 residential apartment units.



WILLIAMS SONOMA



BOBBLES & LACE

Emmy SQUARED
PIZZA



HIGGINS GROUP
PRIVATE BROKERAGE

one medical

ANTHROPOLOGIE



POPULATION

1 MILE **5,928**

3 MILES **46,640**

5 MILES **129,310**



MEDIAN HOUSEHOLD INCOME

1 MILE **\$234,593**

3 MILES **\$192,701**

5 MILES **\$159,835**



RESIDENTS WITH BACHELOR'S DEGREE OR HIGHER

1 MILE **83%**

3 MILES **64%**

5 MILES **57%**



LOCAL TRADE AREA

BEDFORD — SQUARE —

1

BLUEMERCURY
CHANEL BEAUTY
GREAT STUFF
OKA
SUNGLASS HUT
FAHERTY
VINEYARD VINES

2

7 FOR ALL MANKIND
ATHLETA
BLUEMERCURY
BRIDGEWATER CHOCOLATES
BROCHU WALKER
GAP
GG & JOE
J.CREW
JOHNNY WAS
LA FENICE
LOCAL TO MARKET
L'OCCITANE
LULULEMON
MADEWELL

2

ROWAN
RYE RIDGE
SHOE-INN
SKIN LAUNDRY
SPLENDID
STARBUCKS
SUNDANCE
TALBOTS
TD BANK
THEORY
VINCE
WEST ELM

3

ALL BIRDS
BROOKS BROTHERS
CHASE BANK
COLD FUSION
EILEEN FISHER
GLOWBAR
LUX BOND & GREEN
MADISON REED
NÔMADE
SAVVY+GRACE
SERENA & LILY
SIMON PEARCE
UNSUBSCRIBED

4

BESPOKE DESIGNS
BUNGALOW
CASA ME
FINALMENTE TRATTORIA
JENNI KAYNE
JERRA THAI
MAMAN
PENFIELD COLLECTION
SWOON
THE FLAT
THE TAILORED HOME

5

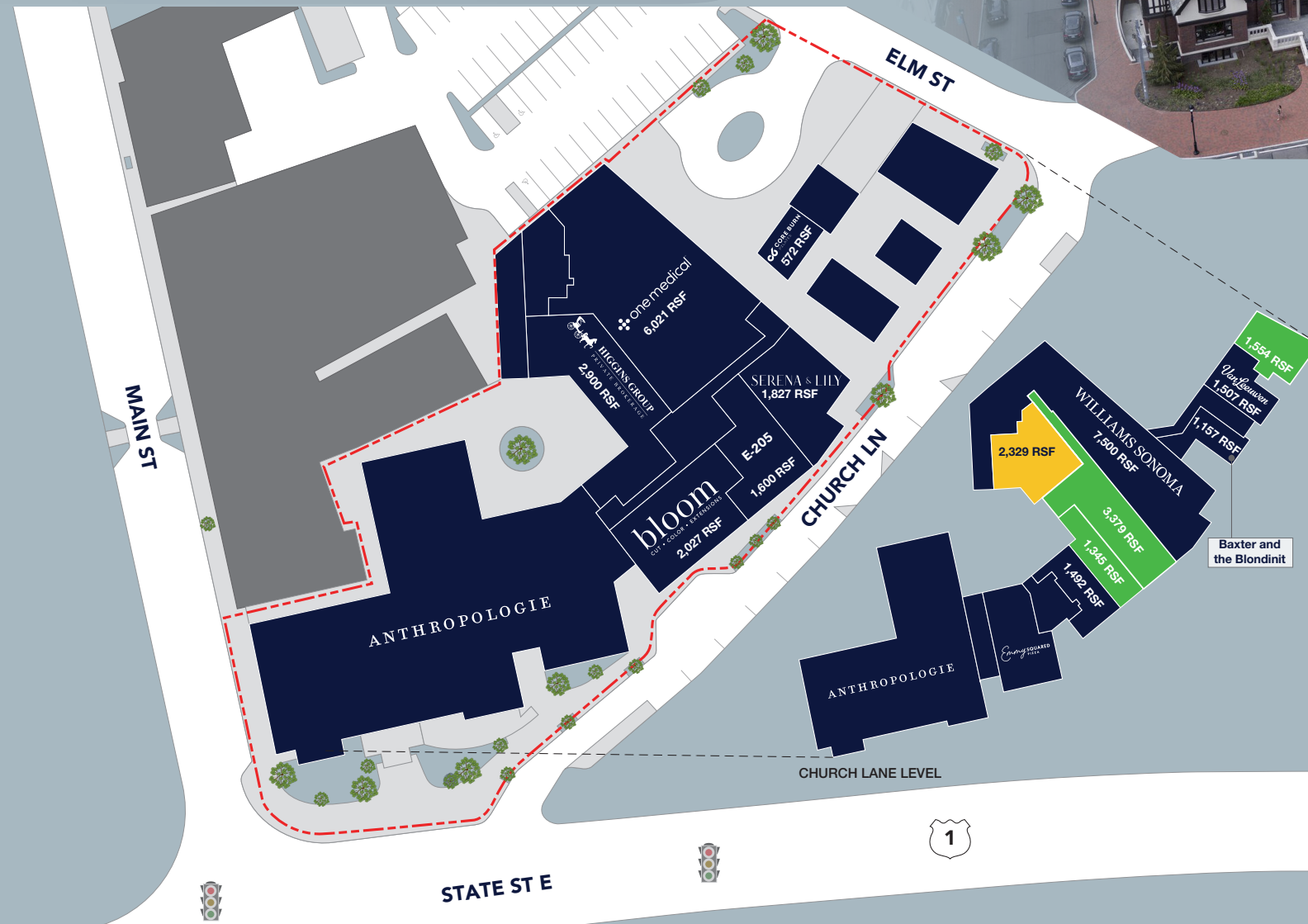
BANK OF AMERICA
BARNES & NOBLE
BLUE & CREAM
DESIGN WITHIN REACH
DON MEMO
DOVECOTE
FIG
FRED
JOIE
LOVESAC
PAPER SOURCE
ROTHBARD
SOLEIL TOILE
SOUTH MOON UNDER
TIFFANY & CO

6

AROGYA
PINK SUMO
SPECS
SPOTTED HORSE
URBAN OUTFITTERS
WEST



SITE PLAN



SUITE	TENANT	SF
1	Anthropologie	40,758
CH-11	Available	1,345
CH-19	Available	3,379
CH-25	Williams Sonoma	7,424
CH-7	LaSource	1,492
E-20	One Medical	5,913
E-201	Serena & Lily	1,827
E-205	2045 Studio	1,600
E-207	Bloom Salon	2,027
E-30	Higgins Group	2,900
E-34	Lease Out	2,329
G-1	The Blondinit	1,157
G-2	Van Leeuwen	1,507
G-3	Available	1,554
G-4	Core Burn Pilates	542



CONTACT

CONNOR NOLAN
203-900-8604
cnolan@brandst.com

BrandSt.com

**BRAND
STREET**
PROPERTIES