



# BEDFORD SQUARE

**AVAILABLE 1,554 RSF & 3,379 RSF**

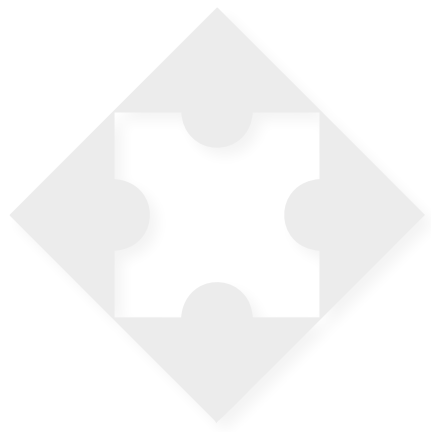
WESTPORT, CT

TOWN OF WESTPORT, FAIRFIELD COUNTY, CT









# BEDFORD SQUARE

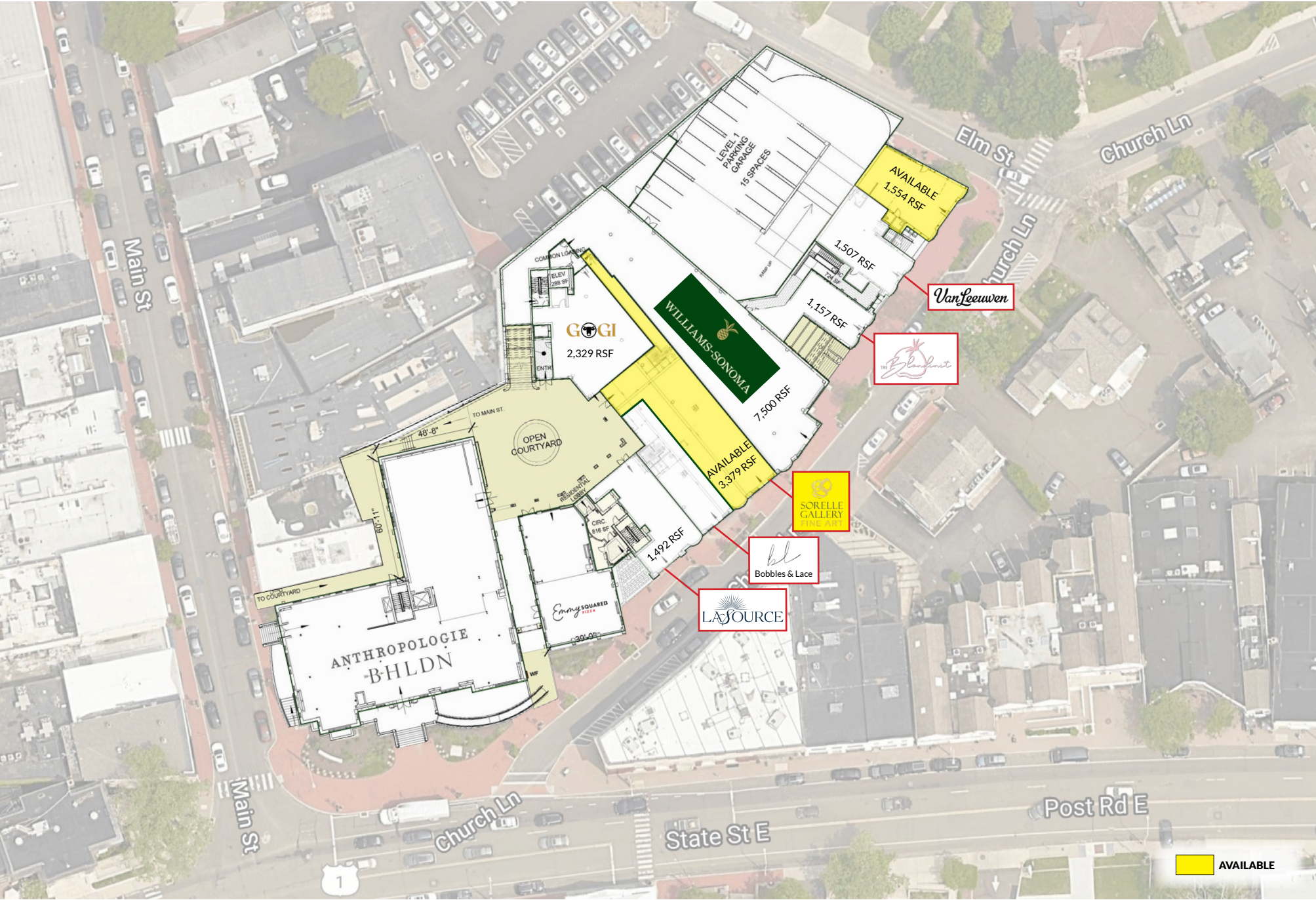
Bedford Square is an iconic mixed use development – a retail, dining and residential destination that will further elevate the exposure and draw of downtown Westport, Connecticut. Featuring a complete renovation and restoration of the stately 1924 Bedford Mansion and historic Firehouse, and an artfully 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





# PROPERTY LEASING PLAN - ELM STREET LEVEL





# DEMOGRAPHICS AT 1, 3 AND 5 MILE RADIUS

## 1 MILE RADIUS:



Total Population: **6,209**

Households: **2,292**

Daytime Population: **11,534**

Median Age: **46.4**



Average Household Income: **\$384,255**

Median Household Income: **\$247,736**

## 3 MILE RADIUS:



Total Population: **47,398**

Households: **17,950**

Daytime Population: **48,478**

Median Age: **44.4**



Average Household Income: **\$295,746**

Median Household Income: **\$193,914**

## 5 MILE RADIUS:



Total Population: **131,555**

Households: **51,287**

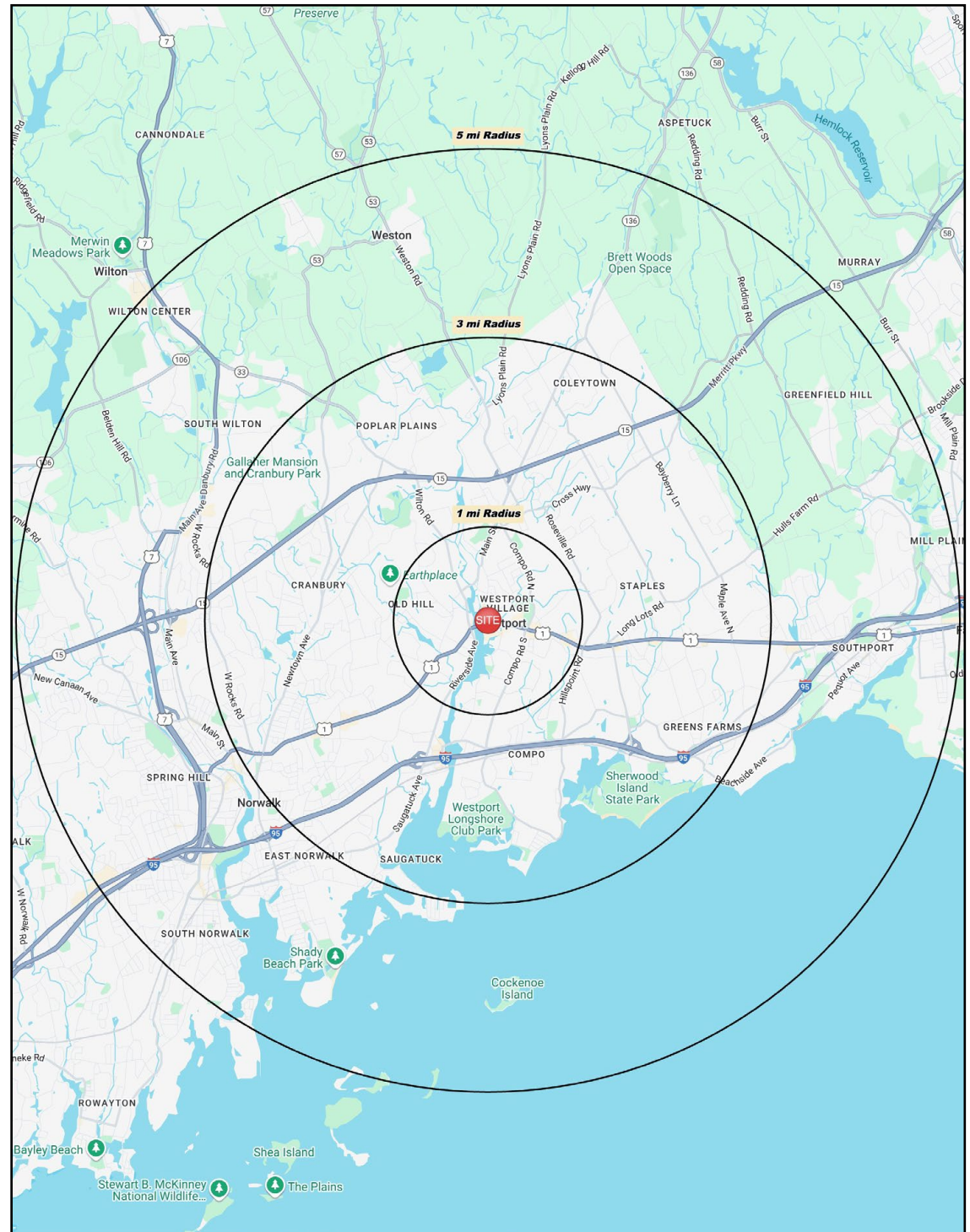
Daytime Population: **138,202**

Median Age: **41.2**



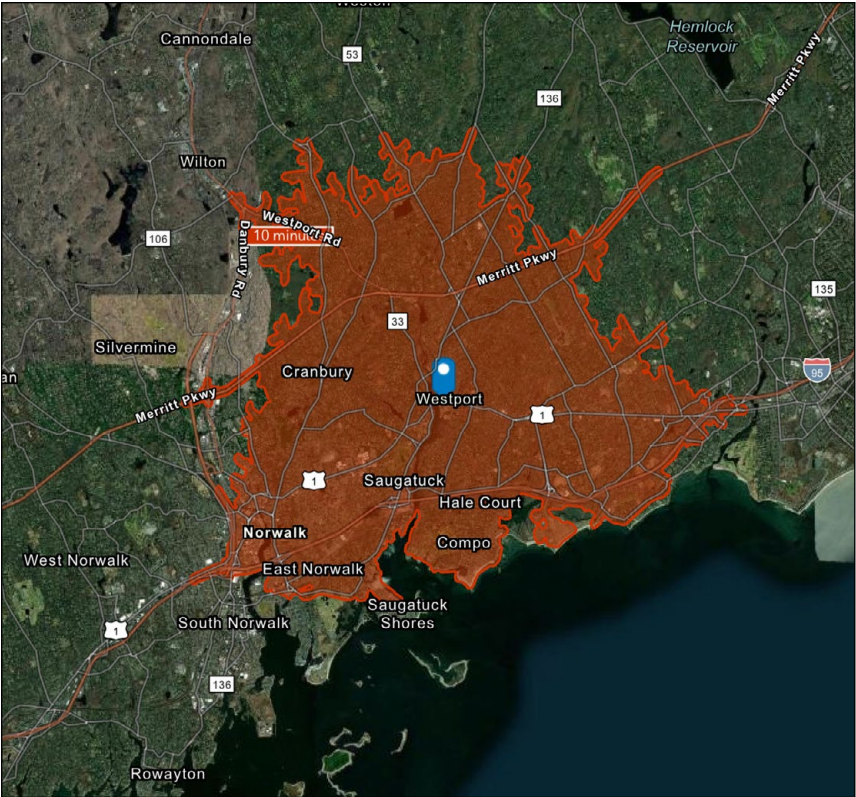
Average Household Income: **\$231,186**

Median Household Income: **\$158,016**





# 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<br><i>0,000 households</i>                                                                                                                                                                                                                                  | Dreambelt<br><i>0,000 households</i>                                                                                                                                                                                                                            | Savvy Suburbanites<br><i>0,000 households</i>                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Socioeconomic Traits</b><br>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. | <b>Socioeconomic Traits</b><br>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. | <b>Socioeconomic Traits</b><br>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. |
| <b>Household Types</b><br>Married couples                                                                                                                                                                                                                            | <b>Household Types</b><br>Married couples                                                                                                                                                                                                                       | <b>Household Types</b><br>Married couples                                                                                                                                                                                                                                        |
| <b>Typical Housing</b><br>Single Family                                                                                                                                                                                                                              | <b>Typical Housing</b><br>Single Family                                                                                                                                                                                                                         | <b>Typical Housing</b><br>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





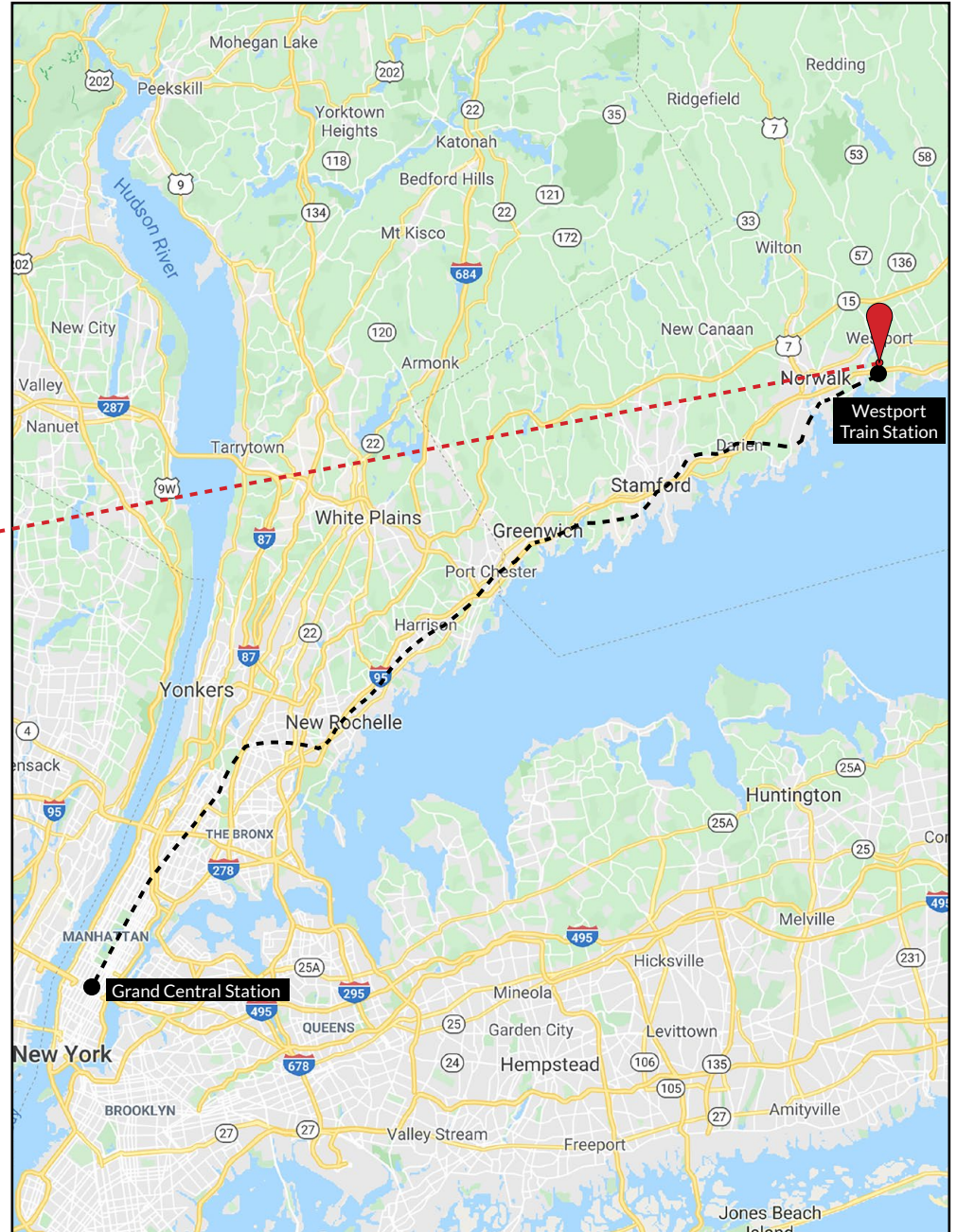
# LOCAL RETAIL





# WESTPORT METRO NORTH TRAIN STATION

## 75 MINUTES FROM WESTPORT STATION TO GRAND CENTRAL STATION

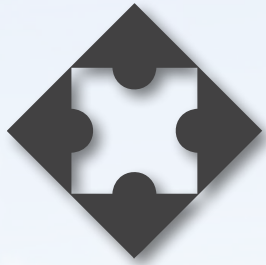




# BEDFORD SQUARE PHOTOS







# BEDFORD SQUARE



**CHARTER  
REALTY**

**CHARTER REALTY**

Dan Zelson | (203) 227-2922 | [Dan@CharterRealty.com](mailto:Dan@CharterRealty.com)

[www.CharterRealty.com](http://www.CharterRealty.com)

Bedford Square | 59 Post Rd E, Westport, CT 06880