



THE **RETAIL LEASING**
COMPANY
A Division of *Bernard Realty Corp*

AVAILABLE FOR LEASE

116 Main Street, New Canaan CT



PREMIER RETAIL LOCATION

- Prime Location ● High-Visibility Storefront ● Established Retail Corridor ● 5 minute walk to Train Station ●

Space:	Ground Floor Retail: 2,060 sq. ft. Storage Basement: 940 sq. ft.
Condition:	Existing Vanilla Box
Ceiling Height:	10.5ft (approx.)
Storefront:	20ft (approx.)
Available:	Immediately
Lease Price:	\$50/SF NNN (estimated at: \$10/SF)
Zone:	RET A — Retail A (see *Exhibit* for Permitted Uses)
Other:	Buildout for Spa/Salon in Place; Existing Treatment Rooms & Suite can be removed

EXCLUSIVELY LISTED BY BERNARD REALTY

Colin Bernard
203.536.0740

Matt Bernard
203.273.2883

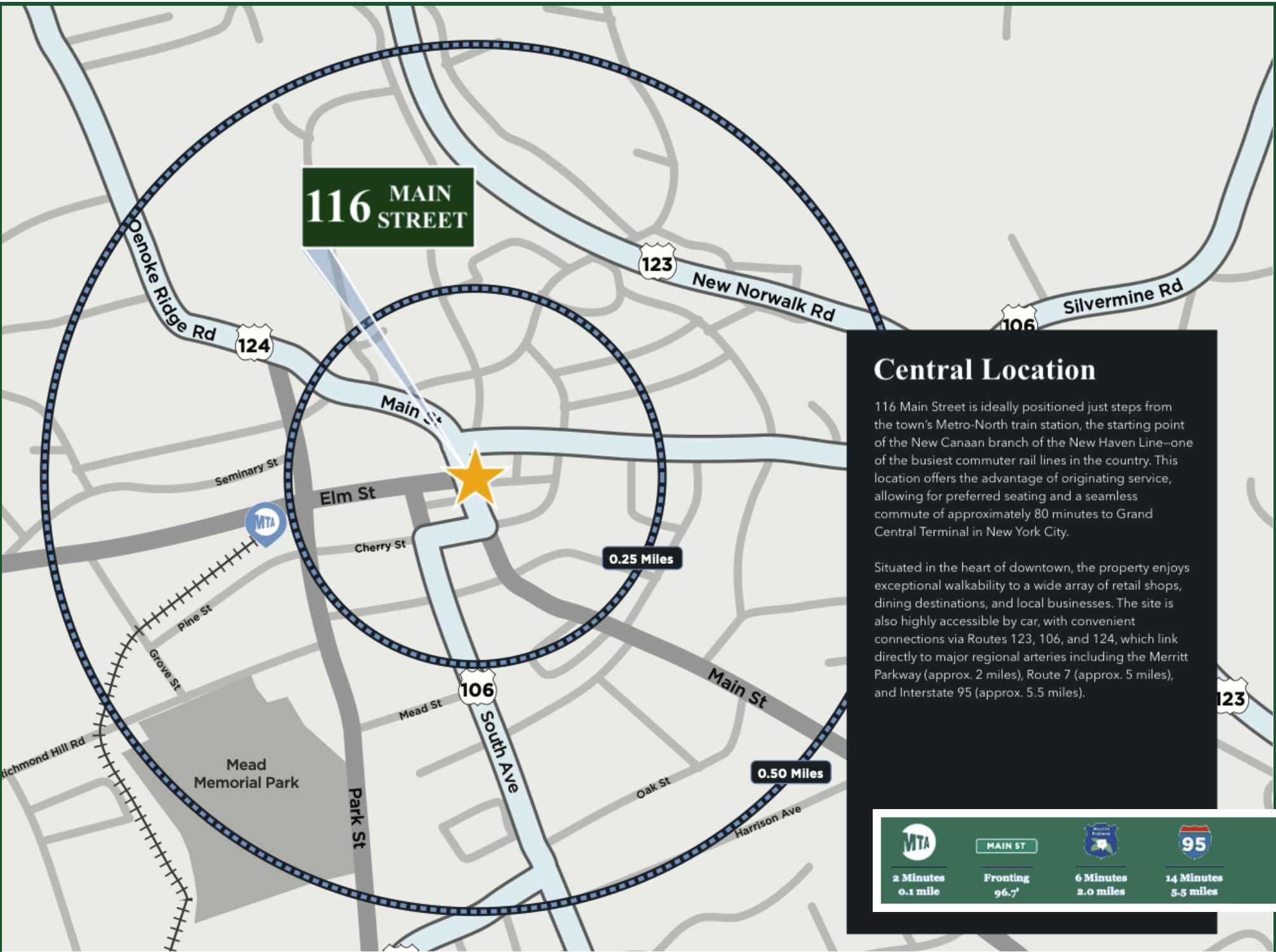
71 Arch Street

Greenwich, CT 06830

Phone: (203) 622-1636

Fax: (203) 622-1981

Information contained herein is from sources deemed to be reliable but subject to errors, omissions, changes of terms, and withdrawal without notice at any time



116 MAIN STREET

Central Location

116 Main Street is ideally positioned just steps from the town's Metro-North train station, the starting point of the New Canaan branch of the New Haven Line—one of the busiest commuter rail lines in the country. This location offers the advantage of originating service, allowing for preferred seating and a seamless commute of approximately 80 minutes to Grand Central Terminal in New York City.

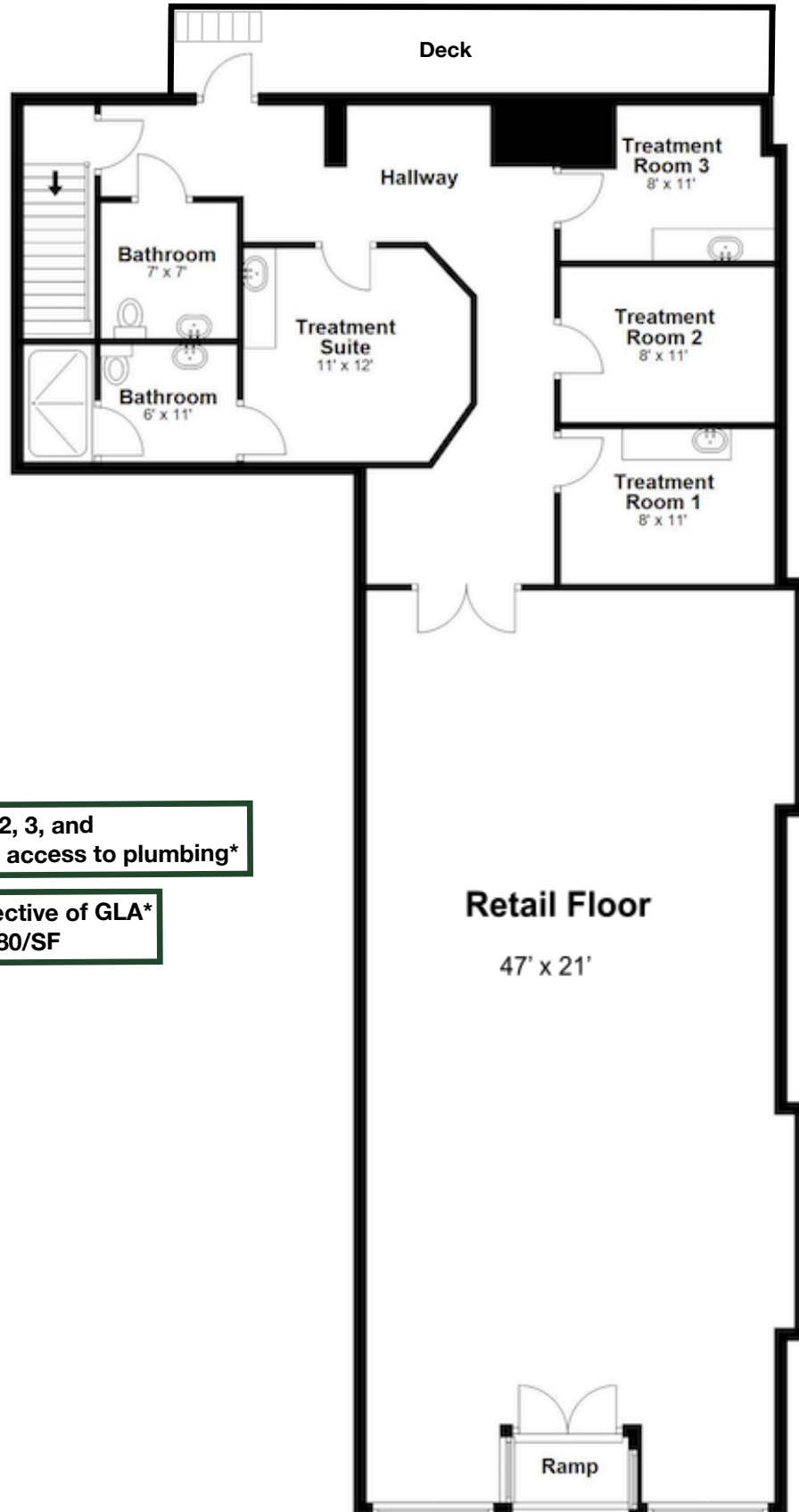
Situated in the heart of downtown, the property enjoys exceptional walkability to a wide array of retail shops, dining destinations, and local businesses. The site is also highly accessible by car, with convenient connections via Routes 123, 106, and 124, which link directly to major regional arteries including the Merritt Parkway (approx. 2 miles), Route 7 (approx. 5 miles), and Interstate 95 (approx. 5.5 miles).

2 Minutes 0.1 mile	Fronting 96.7'	6 Minutes 2.0 miles	14 Minutes 5.5 miles



FLOOR PLANS – Retail

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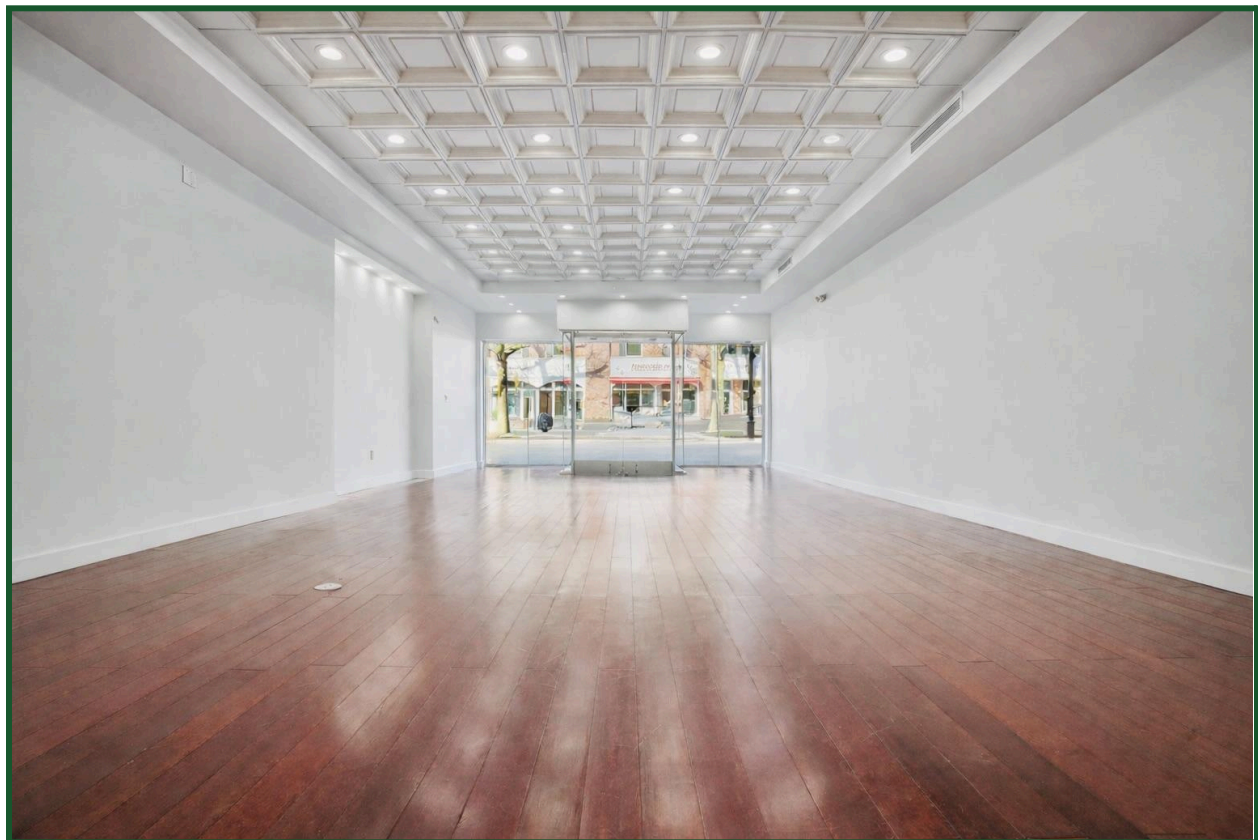
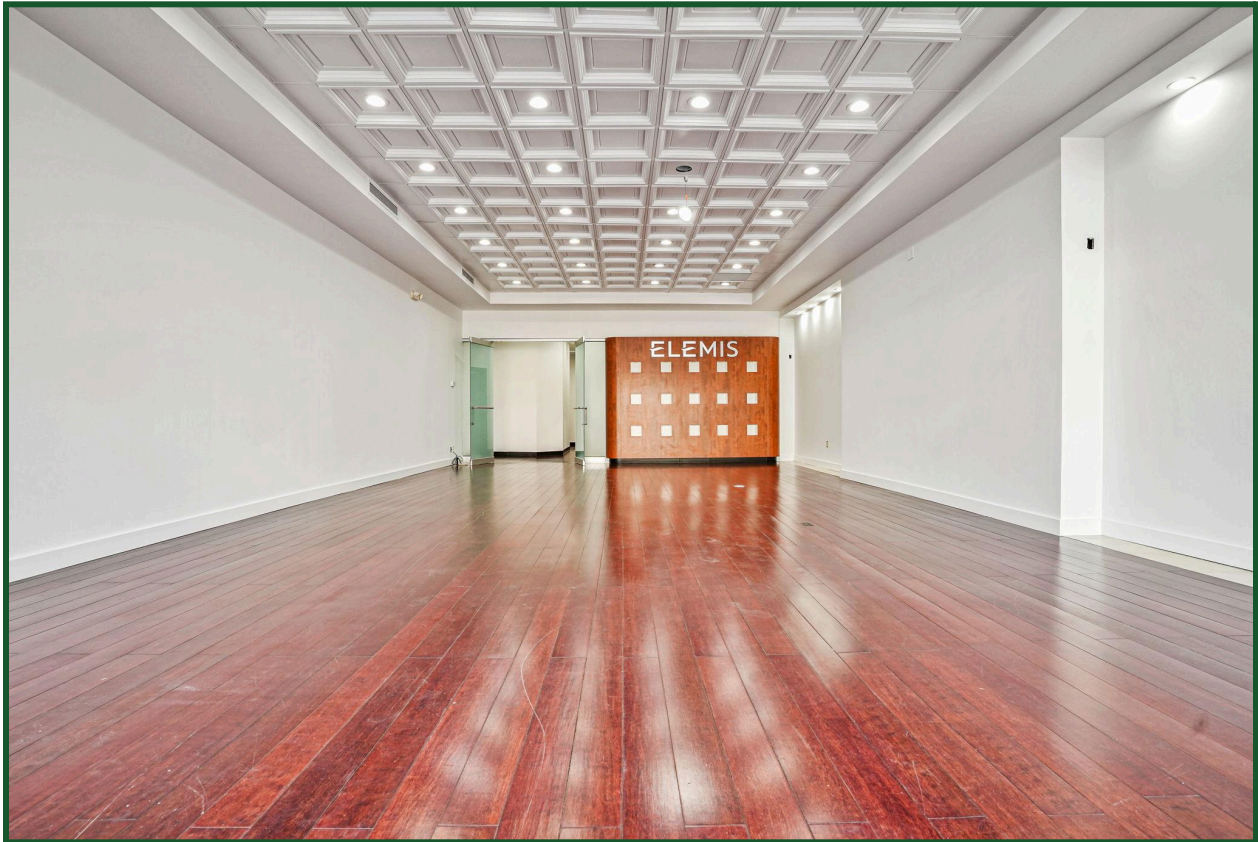
Treatment Rooms 1, 2, 3, and Treatment Suite have access to plumbing

***Floor Plan is not reflective of GLA*
Gross Rentable = 2,080/SF**



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INTERIOR PHOTOS



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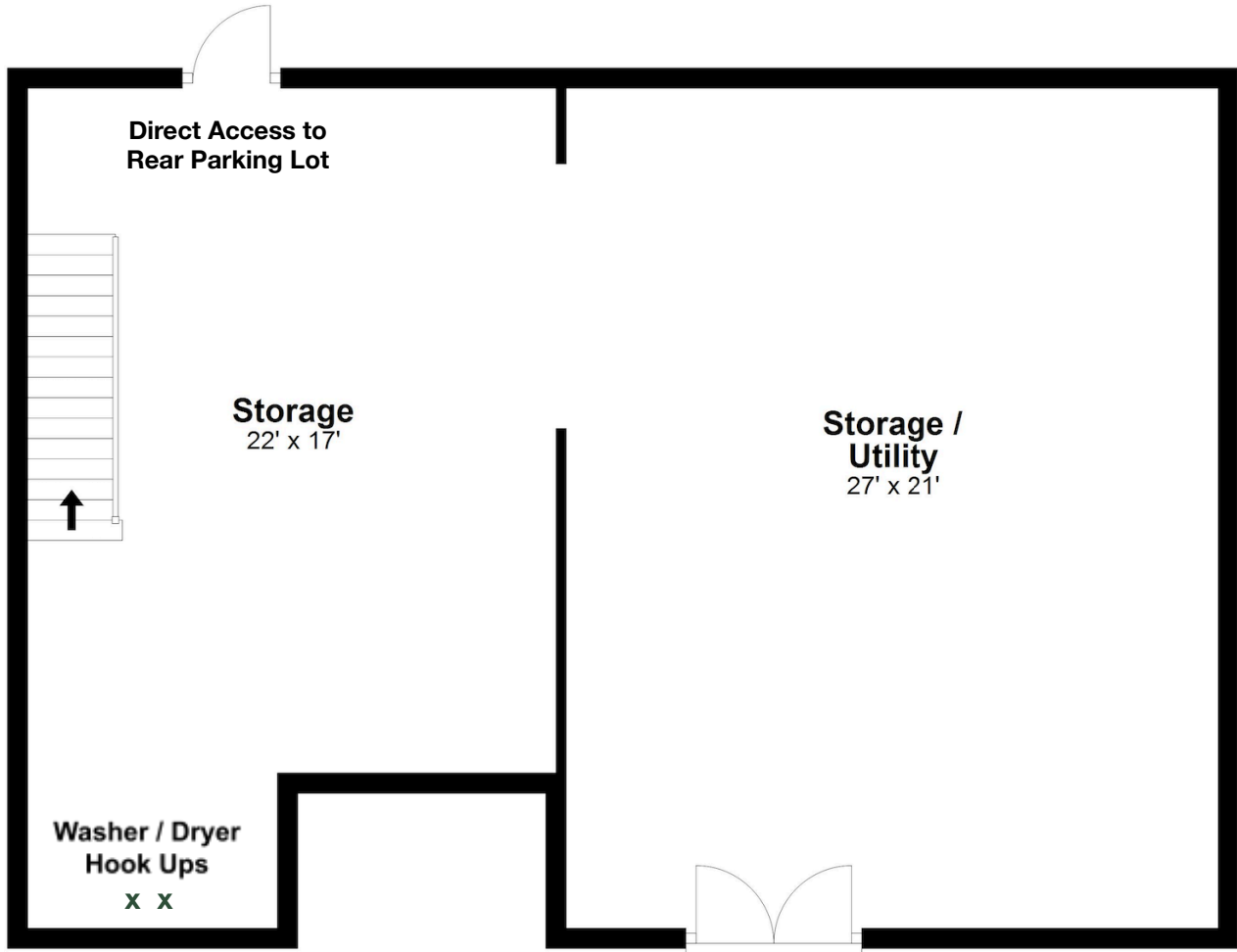
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FLOOR PLANS – Basement



Prime Central Business District Location

116 Main Street is ideally situated in the heart of New Canaan's highly coveted downtown retail district. This premier location offers immediate access to a curated mix of upscale shops, dining, and daily conveniences, all within a highly walkable environment. Positioned just steps from the Metro-North train station—the originating stop on the New Canaan branch—the property benefits from consistent commuter traffic and a direct ~80-minute connection to Grand Central Terminal, further enhancing its visibility and appeal to both local and regional consumers.



BARVIDA
 New Canaan Chicken
 skilandssport.net
 CONSIDER THE COOK
 SARA CAMPBELL
SOLE
 FISHBARRIS
AT&T
 groove
SHOES & MORE
 BRAD & VANDY REH
 FINE JEWELRY
Chef Luis
 NAILS HOLLYWOOD
 HOULIHAN LAWRENCE
 SINCE 1888

THE PLAYHOUSE
 THE SHADY STORE
Rosie elm
 ANN TAYLOR
 RALPH LAUREN
 vineyard vines
 ELMSTREETBOOKS
 New Canaan's Community Bookstore
 THE Linen SHOP
 Adirondack
 STORE & GALLERY
 Fabiana
 SALERNO'S

MTA Metro-North Railroad
 Park Street

THE TOY CHEST
M&T Bank
 Pineschia PIZZA
GOFER
 Ice Cream
 New Canaan Town Hall

Locali
 GREEN TONIC
 STRETCH LAB
 FARMER'S TABLE
 gelatissimo
 artisan gelato
 CAVA
 Tequila Mockingbirds
Chin's Table
 Chef Prasad
 arecology
 GATES
 Retail & E-Shop

NEW CANAAN BICYCLES
FRANCOS
 HEATHER GAUDIO FINE ART
 penny weights
 CD INTERIORS
 DOONEY & BOURKE
 Bank of America
 MORE & MORE
CVS/pharmacy
 Eyes on Elm
 THE WHITNEY SHOP
 Starbucks
 WAVE
 Dolce
 Italian Cafe
 MANFREDI
TOGS
 J. McLaughlin
 Lee's Patisserie
 verizon

G. ALBERT
 LA SOURCE
 craftbottiz
J.CREW
 Found
 benefit
 SHOE-INN
 Taylor's Luggage
 DUNKIN' DONUTS

bluemercury
 MAKEUP • SKINCARE • SPA
CHASE
SPIGA
 Hair Salon & Day Spa

116 Main Street

BREEZE WINES
 CLUB SANDWICH

CHERRY STREET EAST
 Mode Training
 Bon Fleur

Heritage Square

Bankwell

New Canaan Pharmacy



Curated Retail Positioning

New Canaan offers one of the most tightly held and supply-constrained retail environments in Fairfield County, where opportunities along Main Street and Elm Street rarely come to market. The town’s compact and highly curated central business district spans just a few blocks, creating a concentrated, walkable retail corridor that consistently attracts affluent local residents and destination shoppers alike.

Retail in New Canaan benefits from a unique dynamic: a limited inventory of storefronts surrounded by some of the most affluent residential neighborhoods in the region. This imbalance between supply and demand has historically resulted in strong tenant retention and minimal turnover, with available spaces often leasing quickly when they do become available.

The primary retail corridor along Main & Elm Streets represents the core of this demand, where tenants benefit from exceptional visibility, steady pedestrian traffic, and a well-established mix of national brands, specialty boutiques, and high-quality food and beverage operators. This synergy creates a consistent flow of consumers and reinforces the area’s reputation as a premier shopping destination.

With retail vacancy historically hovering at low levels, the New Canaan market provides a compelling environment for retailers seeking long-term stability and strong underlying fundamentals. The combination of limited availability, an affluent customer base, and a highly walkable downtown continues to support rental growth and sustain demand from both established operators and new-to-market concepts.

Population Characteristics

With an estimated 2025 average household income of \$324,774 and average home values nearing \$1,379,555—both nearly four times the national average—New Canaan provides an exceptionally affluent consumer base. Paired with its proximity to New York City and strong transportation access, these fundamentals continue to drive tenant demand and long-term market stability.

2025 — Total Population

Town of New Canaan	Fairfield County	State of Connecticut
6,539	956,856	3,608,872

2025 — Average Household Income

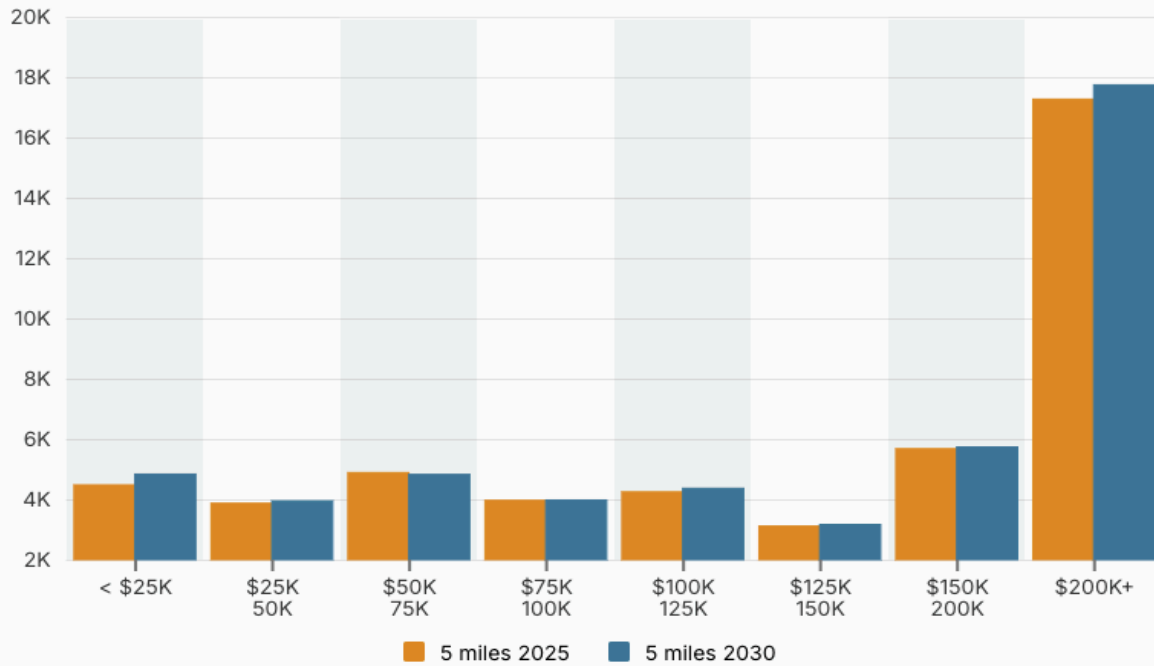
Town of New Canaan	Fairfield County	State of Connecticut
\$324,774	\$191,311	\$138,223

2025 — Average Home Value

Town of New Canaan	Fairfield County	State of Connecticut
\$1,379,555	\$780,734	\$517,884



Households By Income



DOWNTOWN NEW CANAAN CORE

2025 Demographics



Traffic Volume

● 5,000+ vehicles per day ●

Consumer Spending By Industry

Radius	2 miles			5 miles			
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending
Expand All							
Apparel	\$13,366,261	\$2,340	\$810	\$98,360,225	\$2,077	\$763	\$308,521,326
Entertainment, Hobbies & P...	\$38,024,410	\$6,658	\$2,306	\$270,672,159	\$5,716	\$2,100	\$835,643,424
Food & Alcohol	\$70,217,248	\$12,295	\$4,258	\$516,334,076	\$10,905	\$4,006	\$1,623,342,759
Household	\$48,991,526	\$8,578	\$2,971	\$348,812,698	\$7,367	\$2,706	\$1,072,536,132
Transportation & Maintena...	\$66,020,592	\$11,560	\$4,003	\$495,013,201	\$10,454	\$3,841	\$1,514,419,874
Health Care	\$13,384,520	\$2,344	\$812	\$93,616,755	\$1,977	\$726	\$289,106,727
Education & Daycare	\$25,181,010	\$4,409	\$1,527	\$164,871,833	\$3,482	\$1,279	\$515,262,585
Total Specified Consumer ...	\$275,185,567	\$48,185	\$16,686	\$1,987,680,947	\$41,978	\$15,422	\$6,158,832,827



Citi Bank

First County Bank

Merrill Lynch
Kaia Yoga

PARK STREET

Park Street Parking Lot

Playhouse Parking Lot

Houlihan Lawrence
Ardens+White
NC Chicken
American Memories
Consider The Cook
Sara Cambell Ski & Sport
Bravida

Walkway to Parking Lot

Chef Luis
Brad & Yandy Reh Fine Jewelry
Shoes 'n More
Groove
Nails Hollywood
Solé

The Pub
Playhouse Theater

Walkway to Parking Lot

Le Pain Quotidien
Elm
Vineyard Vines
Ann Taylor
Polo Ralph Lauren
Adirondack Store
Elm St Books Rosie
Patisserie Salzberg
Linen Shop

Uncorked The Back End
Laurent Ranch
The Toy Chest
Gopher Ice Cream
Luscious & Co
Pinochio Pizza
The Shade Store

Town Hall

Handwright Gallery
M&T Bank

116 Main Street

EAST AVE

Club Pilates
Nail Page II
Sorelle Gallery
Stretch Lab NC Music
Gates
Canaan Nail & Spa
Greenology
Tequila Mockingbird
Hilderbrand Interiors Cava Wine Bar
Kempo
New Canaan Diner
Farmers Table

ELM STREET

Starbucks
CD Interiors
Eyes on Elm
Verizon Framebridge
Franco's Wine Merchants
More 'N' More
J. McLaughlin
Penny Weights
Little Whitney The Whitney Shop
Dolce Italian Cafe
Bank of America
Van Leeuwen
Dooney & Burke
Manfredi Jewelers
Splash of Pink
Wave

Life Aquatic
New Canaan Bicycle
New Canaan Toy Store
CVS
Inspire Fitness
Nussli
Polestar

Curry Mango
Togs
UCBC Bagels
Earth Garden
Colonial Barber Shop
Cobble Court Interiors
Press Burger

Dunkin Donuts
LaSource
The Agency
Shoe-Inn
Found
J. Crew
Benefit Cosmetics
Taylor Luggage
Nerubet Monogram
G. Albert William
Ravis
NC Healthcare
CraftBottlz
Morgenstern
Fredericks

MORSE COURT

Morse Court Parking Lot

MAIN STREET

That Personal Touch
CLAUDETTE
Sportova
J. Earl & Sons No. 299
AVAILABLE
The Spice & Tea Exchange
Blue Mercury
Chase Bank

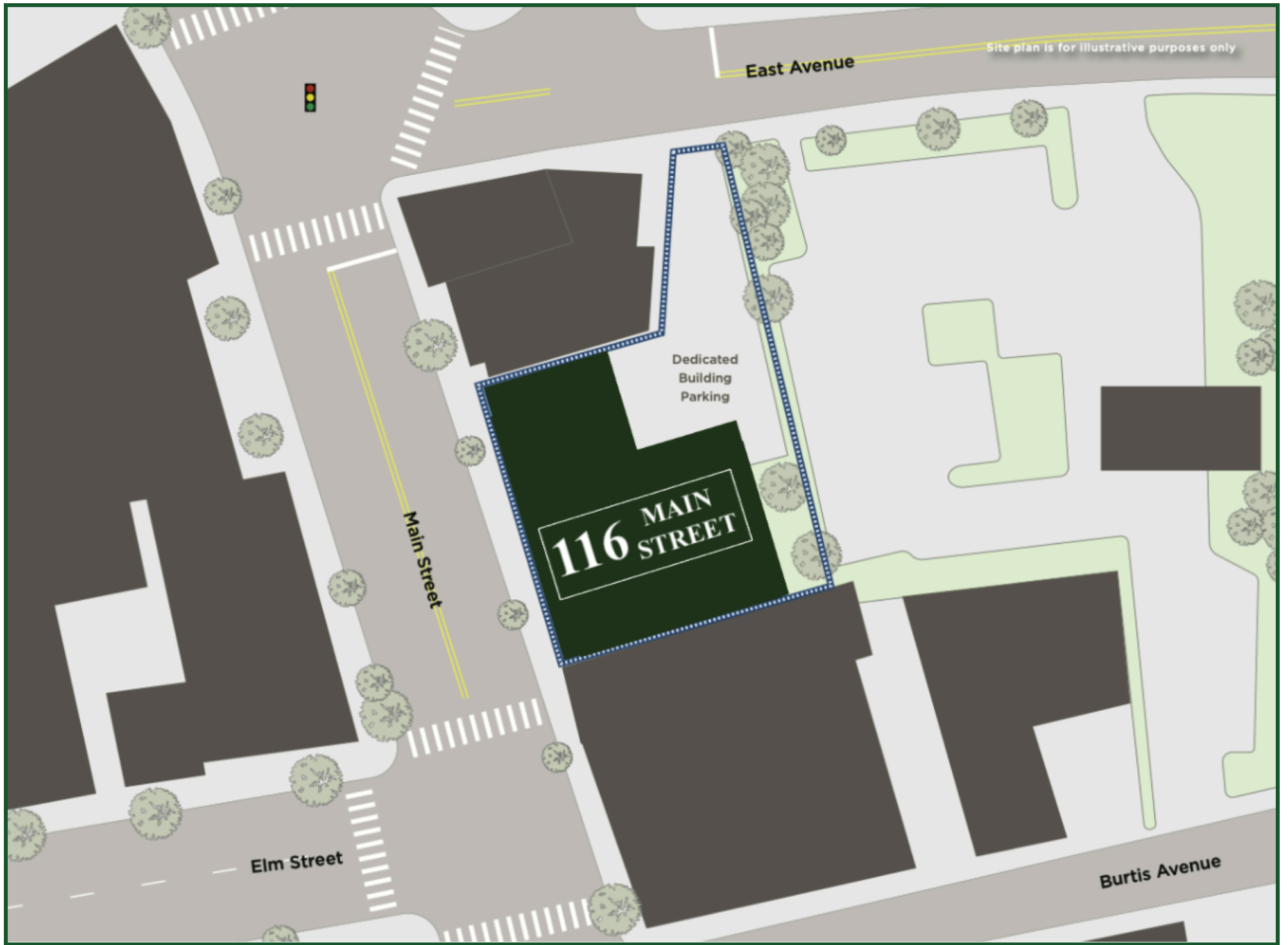
BURTIS AVENUE

Salon Kiklo
Rockwell Art & Framing
Spiga Ristorante

CHERRY STREET

St. Aloysius School / Church

New Canaan Library





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Zoning Exhibit

RETAIL A ZONE (VILLAGE DISTRICT)

New Canaan, Connecticut

OVERVIEW

A highly curated, pedestrian-oriented retail district designed to preserve New Canaan's village character while supporting a vibrant mix of retail, dining, and complementary uses. Limited zoning footprint creates strong barriers to entry and sustained tenant demand.

CORE ATTRIBUTES

- Walkable, high-visibility retail environment
- Strong emphasis on active ground-floor storefronts
- Upper-floor flexibility for office and residential uses
- Design-controlled district to maintain architectural quality

PERMITTED USES

Retail & Dining

- Retail stores ($\leq 5,000$ SF per tenant)
- Restaurants (no drive-thru or vehicle-based service)
- Specialty food shops
- Outdoor dining (Accessory Use // Requires Special Permit)

Fitness & Personal Services

- Wellness, fitness, salon, and service uses permitted
- Ground floor allowed **with retail frontage requirement**
- Minimum 15 ft retail depth (or 20% of space)
- Personal Service without retail component needs Commission approval