



**COLDWELL BANKER
COMMERCIAL
REALTY**



333 Post Road West

Westport, CT



The Offering

Coldwell Banker Commercial Realty is pleased to present a medical office leasing opportunity at 333 Post Road West in Westport, Connecticut. The property sits along one of Westport's most traveled commercial corridors, with direct access to I-95 and the Merritt Parkway, and is proximate to Norwalk Hospital, downtown Westport, established healthcare providers, and a dense, affluent residential base.

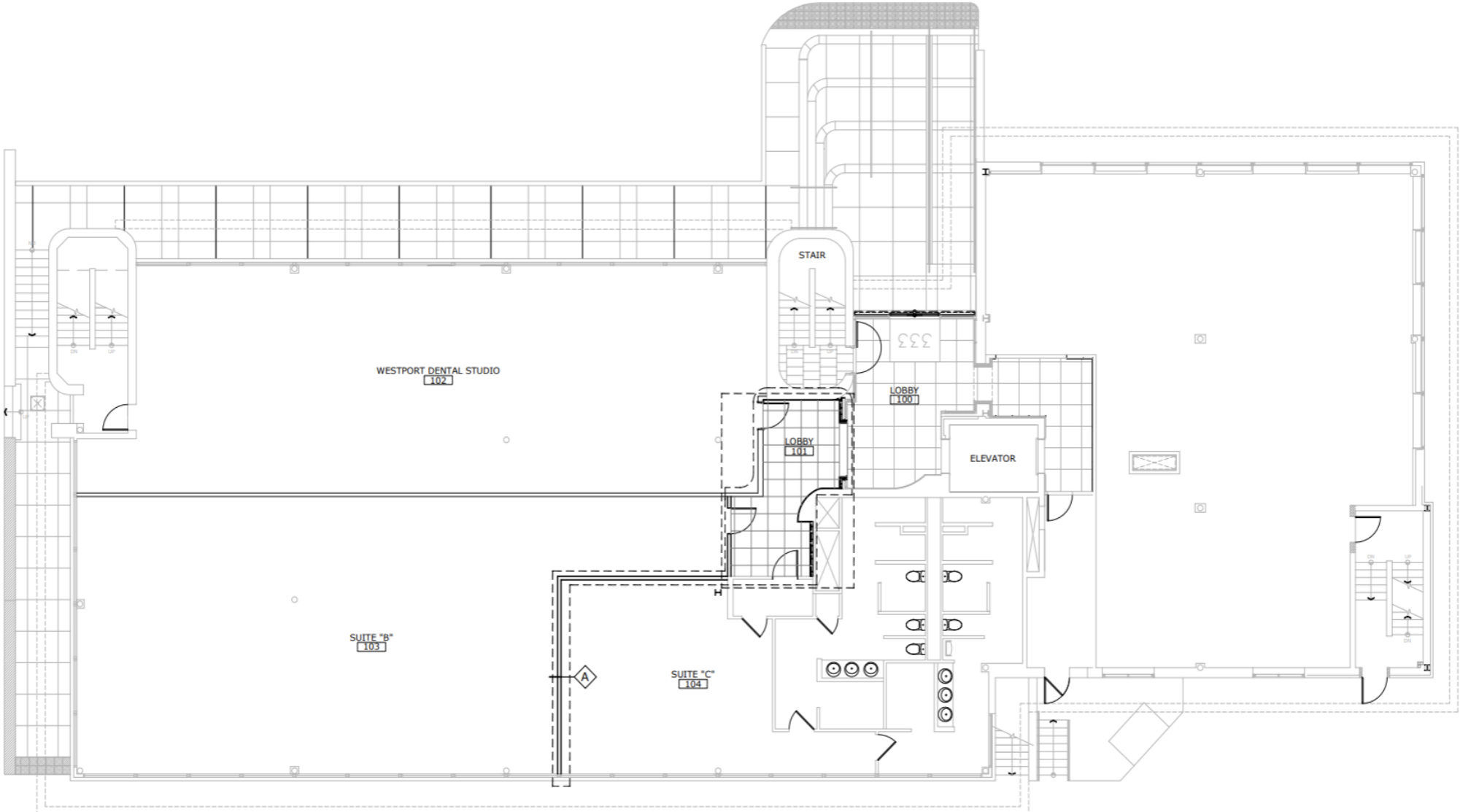
The surrounding trade area offers strong household incomes, a highly educated workforce, and the demographic profile that supports a wide range of medical uses – specialty practices, primary care, physical therapy, and healthcare services operators alike.

A premier first-floor suite is now available in this ADA compliant building. With Northwell as the major tenant, 333 Post Road West offers the visibility, accessibility, and patient base that medical tenants in Fairfield County are looking for.

PROPERTY SUMMARY

LEASE RATE:	\$42.00/SF NNN
CAM:	\$10.10 PSF
RBA:	33,156 SF +/-
ZONING:	GBD

Available Unit



Building Details



CONSTRUCTION & MECHANICAL DETAILS

RBA	33,156 SF
YEAR BUILT	1979
RENOVATED	2025
LAND AREA	2.33 AC
FRONTAGE	400 linear feet on the Post Road
FLOORS	3
TYPE OF CONSTRUCTION	Steel & Concrete
HVAC	VFK Rooftop Gas
SECURITY	24/7 Access

SITE DETAILS

PROPERTY ADDRESS	333 Post Rd W, Westport, CT
ZONING	GBD
SIGNAGE	Rt 1 Monument, Main Lobby Directory
TRAFFIC COUNT	18,481 CPD
PARKING	6.00/1,000 SF

Retailer Map



DRIVE
TIME

4 min
Metro North
Westport

10 min
Metro North
South Norwalk

10 min
Norwalk Hospital

30 min
Westchester
County Airport

55 min
New York
City



Location & Demographics

POPULATION	1 MILE	3 MILES	5 MILES	HH's & Income	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,688	67,310	131,758	TOTAL HOUSEHOLDS	3,094	26,527	49,570
AVERAGE AGE	45	43	42	# PERSONS PER HH	2.5	2.5	2.7
AVERAGE AGE MALE	45	42	41	AVG. HH INCOME	\$229,590	\$201,567	\$211,559
AVERAGE AGE (FEMALE)	46	45	44	AVG. HOUSE VALUE	\$998,453	\$919,403	\$933,574

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