



PLAYHOUSE SQUARE

275 Post Road East | Westport, Connecticut

Property Features:

- › Playhouse Square offers tenants a presence in the only shopping center in downtown Westport
- › Dignified presence on Route 1 with traffic counts of approximately 41,000 cpd
- › Walking distance to Main Street
- › Signalized entrance and exit with a pylon sign directly on Post Road East (Route 1)
- › Area retailers include: Tiffany & Co., Restoration Hardware, J. Crew, Brooks Brothers, Banana Republic, Gap, Talbots, Pottery Barn, Klaffs, Ann Taylor and many more high end national retailers

Area Demographic:

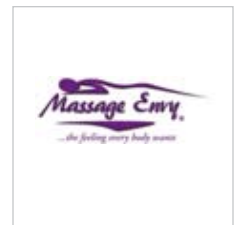
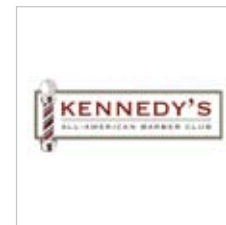
Radius	Population	Avg HH Income
1 mile	5,228	\$226,282
3 miles	39,993	\$213,339
5 miles	114,449	\$161,691

Lease Details:

Space A:	2,800± sf
Space B:	1,900± sf
Space C:	1,800± sf
Space D:	1,200± sf

Rent: \$38.00 psf nnn

New Tenants:

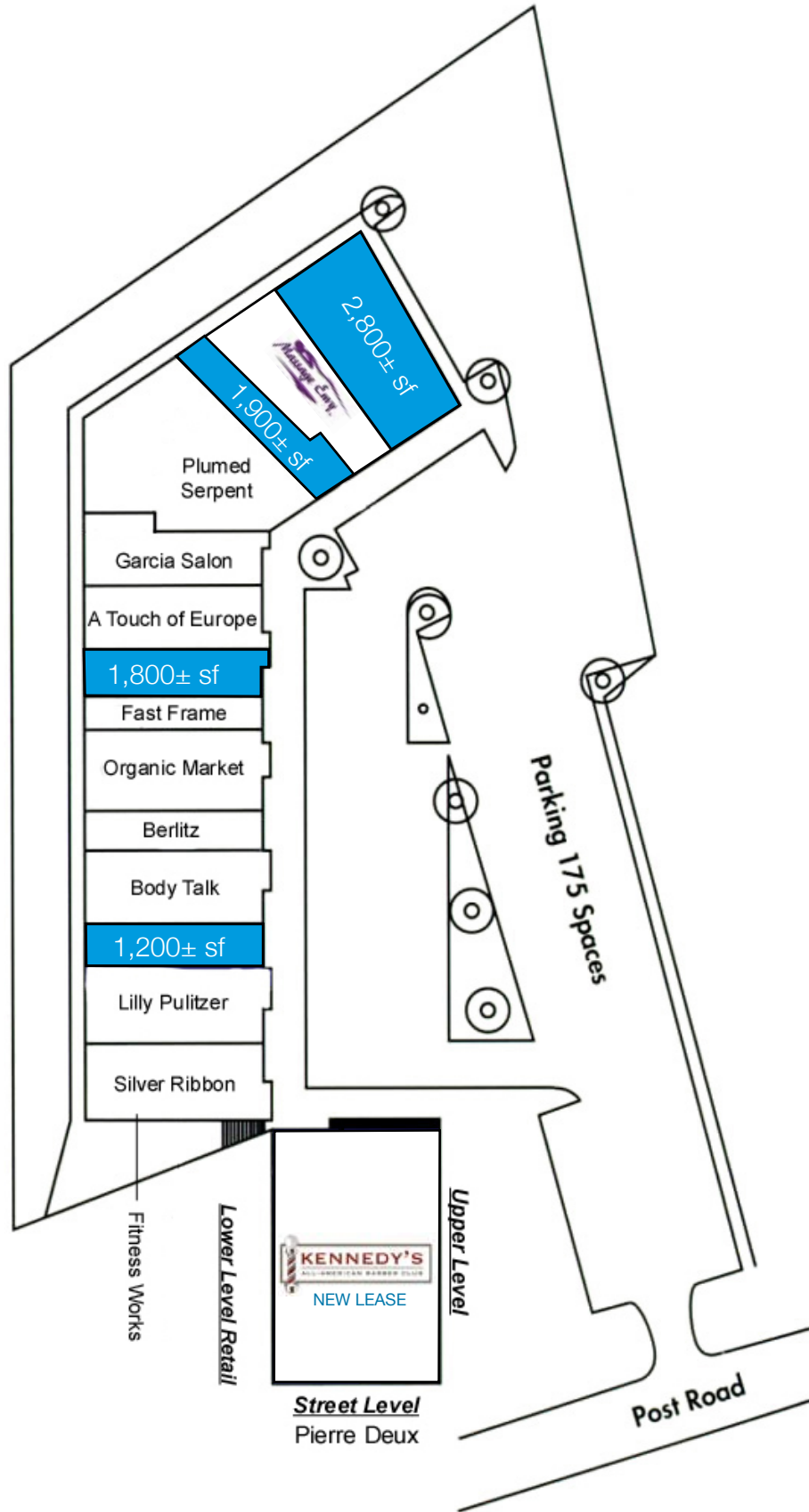


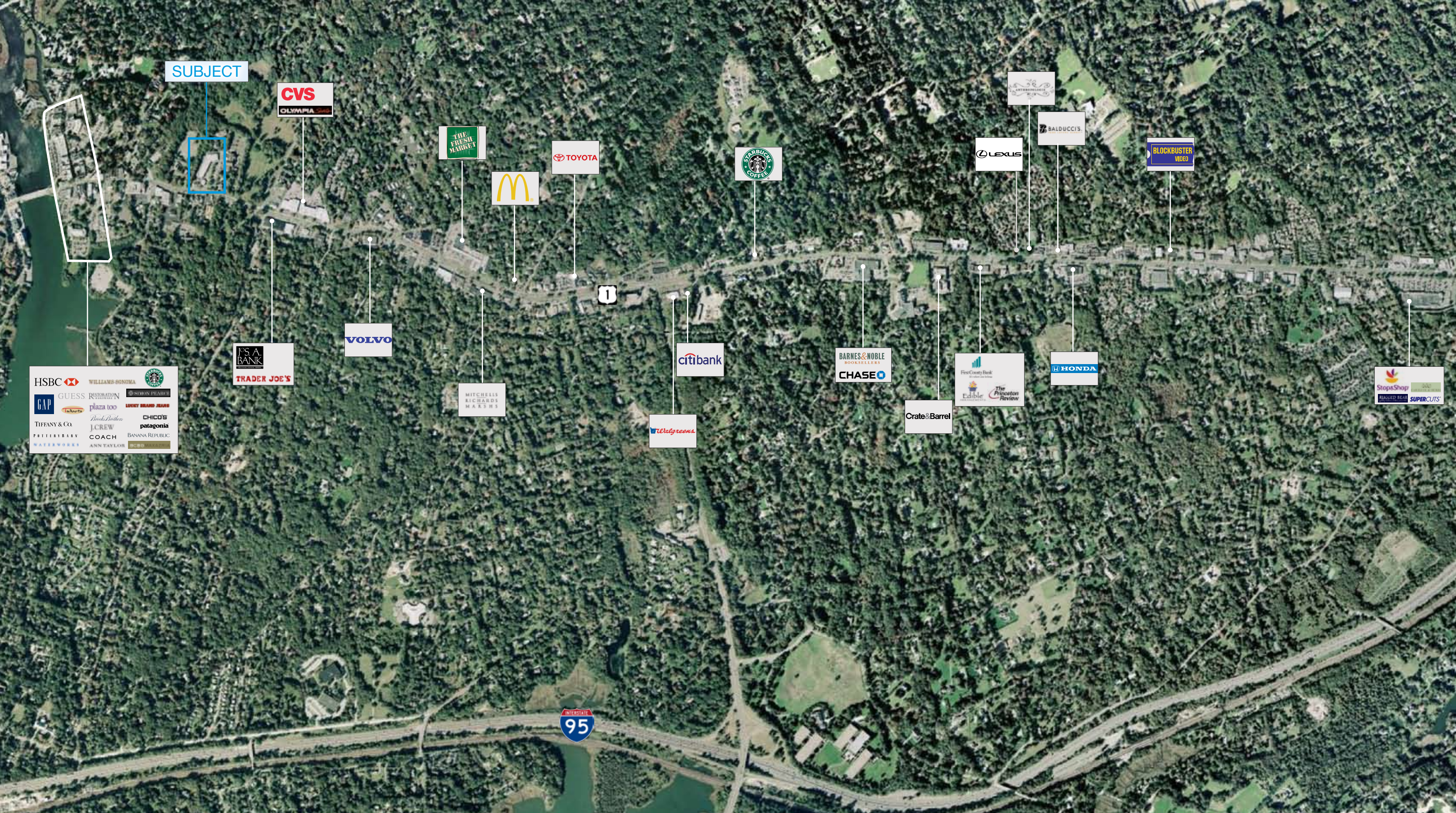
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SUBJECT

CVS
OLYMPIA

THE FRESH MARKET

McDonald's

TOYOTA

STARBUCKS COFFEE

LEXUS

BALDUCCI'S

BLOCKBUSTER VIDEO

J.P. BANK
TRADER JOE'S

VOLVO

MITCHELLS RICHARDS MARSH

CITIBANK

Walgreens

BARNES & NOBLE BOOKSELLERS
CHASE

First County Bank
Edible
The Princeton Review

HONDA

Crate & Barrel

StopsShop
SUPER CUTS

HSBC
WILLIAMS-SONOMA
GAP
GUESS
RESTORATION
plaza too
TIFFANY & CO.
PETER DINKlage
WATERWORKS
STARBUCKS
SHIMON PERLES
LUCKY BRAND JEANS
CHICO'S
patagonia
J.CREW
COACH
ANN TAYLOR
BANANA REPUBLIC

95

	1 mile	3 miles	5 miles
Population: 2009			
Total Population	5,228	39,993	114,449
Male Population	47.7%	48.4%	48.8%
Female Population	52.3%	51.7%	51.2%
Median Age	43.1	43.6	41.3
Population Density (per sq. mi.)	1,664.1	1,414.5	1,457.2
Employees	7,594	28,573	80,638
Establishments	944	3,272	8,226

Income: 2009			
Median HH Income	\$135,173	\$123,474	\$93,542
Per Capita Income	\$87,493	\$80,018	\$62,278
Average HH Income	\$226,282	\$213,339	\$161,691

Households: 2009			
Total Households	2,052	14,659	43,367
Average Household Size	2.50	2.69	2.59
Household Growth 1990 - 2000	4.5%	4.9%	6.7%

Housing: 2009			
Owner Occupied Housing Units	76.0%	80.6%	68.0%
Renter Occupied Housing Units	14.9%	10.8%	23.4%
Vacant Housing Units	9.1%	8.6%	8.6%

Race: 2009			
White	92.8%	90.7%	82.3%
Black	1.8%	3.1%	8.8%
American Indian, Eskimo, Aleut	0.0%	0.1%	0.1%
Asian	3.6%	3.7%	4.0%
Hawaiian or Pacific Islander	0.0%	0.1%	0.1%
Other	0.6%	0.9%	2.6%
Multirace	1.1%	1.4%	2.1%

Ethnicity: 2009			
Hispanic	3.6%	5.6%	13.6%
Non-Hispanic	96.4%	94.4%	86.4%