236, 251, 253, 257 RIVERSIDE AVENUE, WESTPORT, CT 06880
THE ANCHORAGE

Property Description
Coldwell Banker Commercial NRT presents for Sale The Anchorage in Westport, Connecticut. The Anchorage is an office complex consisting of three buildings on a .77-acre parcel and an additional parking lot on a .58-acre parcel directly across the street. Located along the Saugatuck River, The Anchorage offers water views and excellent visibility along Route 33.

Property Highlights
- Three Multi-Tenant Office Buildings
- Waterfront Property on Saugatuck River
- Strong Tenant Roster
- 88 Surface Parking Spaces

Offering Summary
<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size:</td>
<td>1.35 Acres</td>
</tr>
<tr>
<td>Year Built:</td>
<td>1972</td>
</tr>
<tr>
<td>Building Size:</td>
<td>26,165 SF</td>
</tr>
<tr>
<td>Zoning:</td>
<td>GBD, RORD3</td>
</tr>
<tr>
<td>Price / SF:</td>
<td>$215.94</td>
</tr>
</tbody>
</table>

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THE ANCHORAGE

FOR SALE
$5,650,000

Bryan Atherton, SIOR, CCIM  
203.209.3337  
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THE ANCHORAGE
251 RIVERSIDE AVENUE

Year Built: 1972

Building Size: 5,875 SF

Class: B

Stories: 2
236, 251, 253, 257 RIVERSIDE AVENUE, WESTPORT, CT 06880

THE ANCHORAGE

253 RIVERSIDE AVENUE

Year Built: 1972

Building Size: 5,932 SF

Class: B

Stories: 2
236, 251, 253, 257 RIVERSIDE AVENUE, WESTPORT, CT 06880

THE ANCHORAGE

257 RIVERSIDE AVENUE

Year Built: 1980

Building Size: 14,903 SF

Class: B

Elevator: Yes

Stories: 3
236, 251, 253, 257 RIVERSIDE AVENUE, WESTPORT, CT 06880

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COMMUNITY PROFILE

Westport is a community that supports a live, work, play lifestyle and has long attracted those who enjoy the convenience of being near New York City, while at the same time living in a New England community that is both citizen-centric and business-friendly.

Westport’s professional and financial services are a major segment of the local economy. Some of the major companies include Bridgewater Associates, Terex, Canaan Partners, BNY Mellon, Newman's Own, and Maplewood Senior Living.

Downtown Westport is a unique combination of mom-and-pop-shops, local chains and national retailers, distinctive eateries, indoor and outdoor entertainment venues, galleries, a museum, historical landmarks, and natural beauty- all within a short walk.

MARKET AT A GLANCE

• Rated in the Top 3 Business Friendly Towns in Connecticut
• 40 Miles Outside New York City
• Two Metro North Stations serving Stamford & Grand Central
• Thriving Financial Services Hub
### DEMOGRAPHICS MAP & REPORT

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**THE ANCHORAGE**

![Map of the area around The Anchorage](image)

#### POPULATION

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total population</td>
<td>3,306</td>
<td>118,887</td>
<td>284,394</td>
</tr>
<tr>
<td>Median age</td>
<td>42.7</td>
<td>40.6</td>
<td>39.9</td>
</tr>
<tr>
<td>Median age (Male)</td>
<td>42.8</td>
<td>40.1</td>
<td>39.2</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>42.4</td>
<td>41.1</td>
<td>40.6</td>
</tr>
</tbody>
</table>

#### HOUSEHOLDS & INCOME

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total households</td>
<td>1,197</td>
<td>47,192</td>
<td>104,733</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>2.8</td>
<td>2.5</td>
<td>2.7</td>
</tr>
<tr>
<td>Average HH income</td>
<td>$245,541</td>
<td>$141,880</td>
<td>$172,651</td>
</tr>
<tr>
<td>Average house value</td>
<td>$998,641</td>
<td>$680,280</td>
<td>$741,825</td>
</tr>
</tbody>
</table>

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