JOHN D. HASTINGS INC.
Commercial Real Estate • Appraisals • Management
203.226.8325
245 Main Street, Westport, CT
Fax 203.227.7856
www.johndhastings.com

UNIQUE RETAIL/OFFICE/FLEX SPACE
WESTPORT, CONNECTICUT



38 Franklin Street

- **1,000+/-S.F. 1st floor flex space @ $35/S.F. NNN + Utilities (LEASED)**
- **924+/-S.F. 1st floor retail/office space @ $25/S.F. NNN + Utilities**
- **1,000+/- S.F. 2nd floor office space @ $25/S.F. Gross + Electric (LEASED)**
- **Ideal site for a variety of uses, including fitness training, service type businesses (with ability to park a number of vans and/or small trucks) and restaurants**
- **Ample and easily accessible parking**
- **Short walk to a wide variety of amenities in Saugatuck area of Westport and the Metro-North Railroad Station.**
- **Wonderful location for serving customers in Fairfield County/Southwestern CT**

Contact Exclusive Agent

Christopher Maglione
(203)858-9701
cmaglione@johndhastings.com

The above is subject to errors, omissions, change of price, prior rental or sale withdrawal without notice and/or any changes without notice by our principals.


HASTINGS

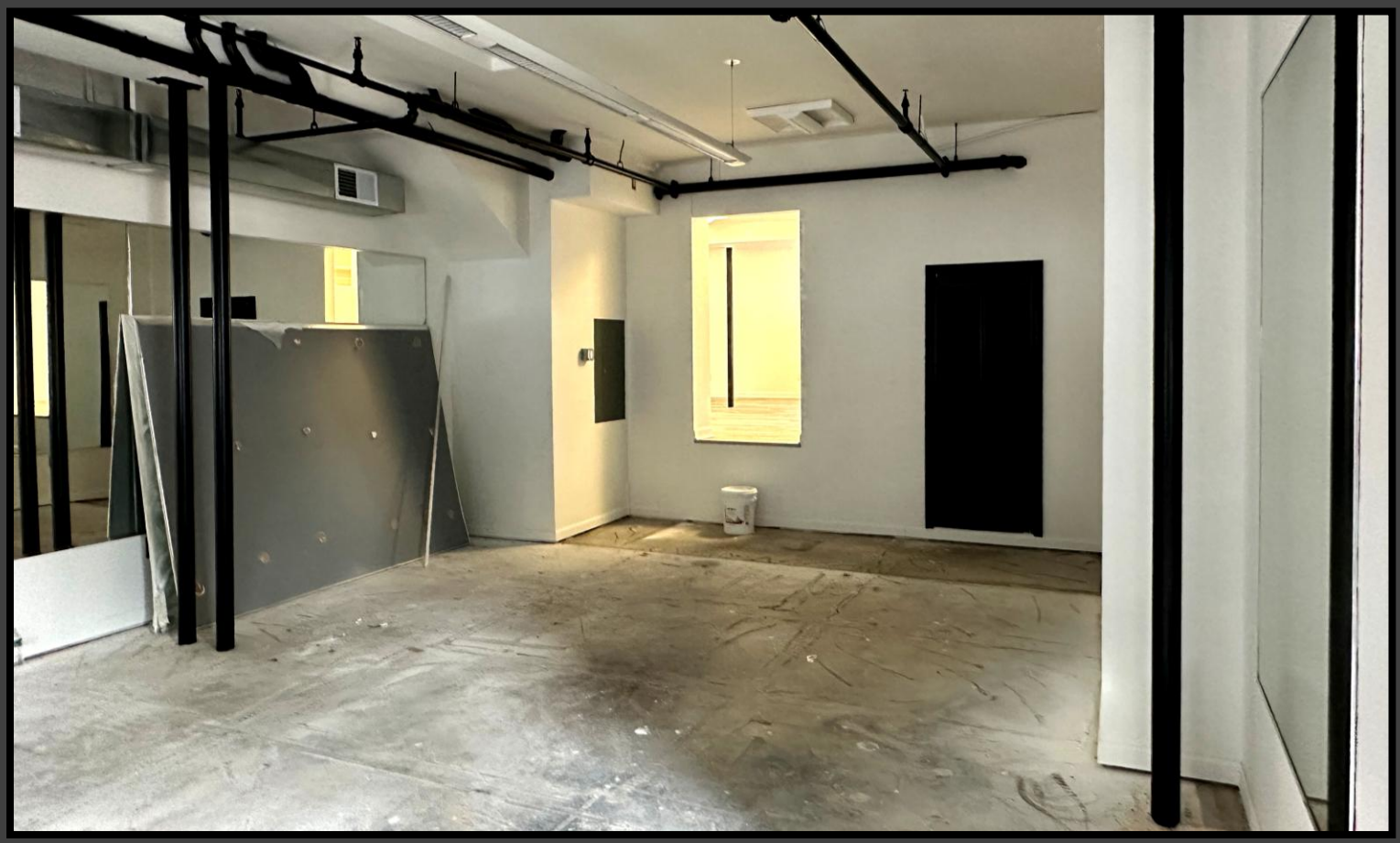


FIRST FLOOR





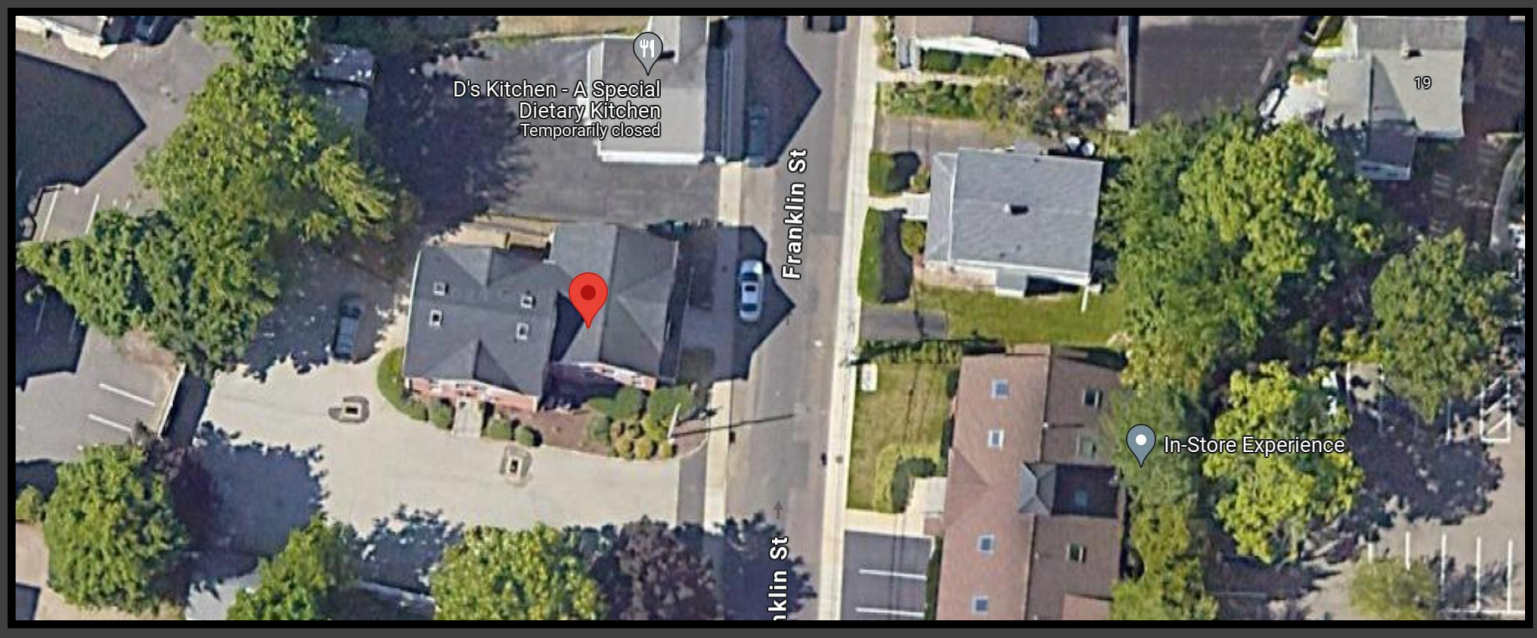


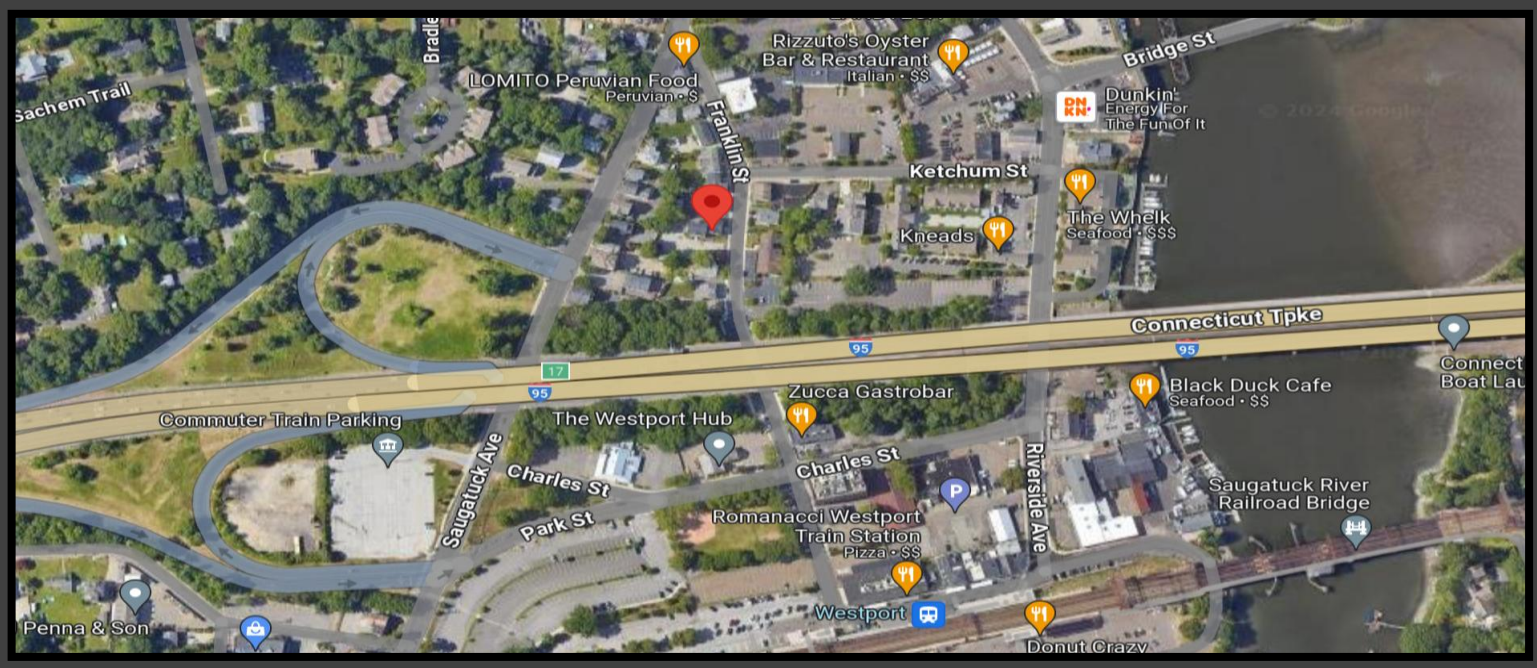


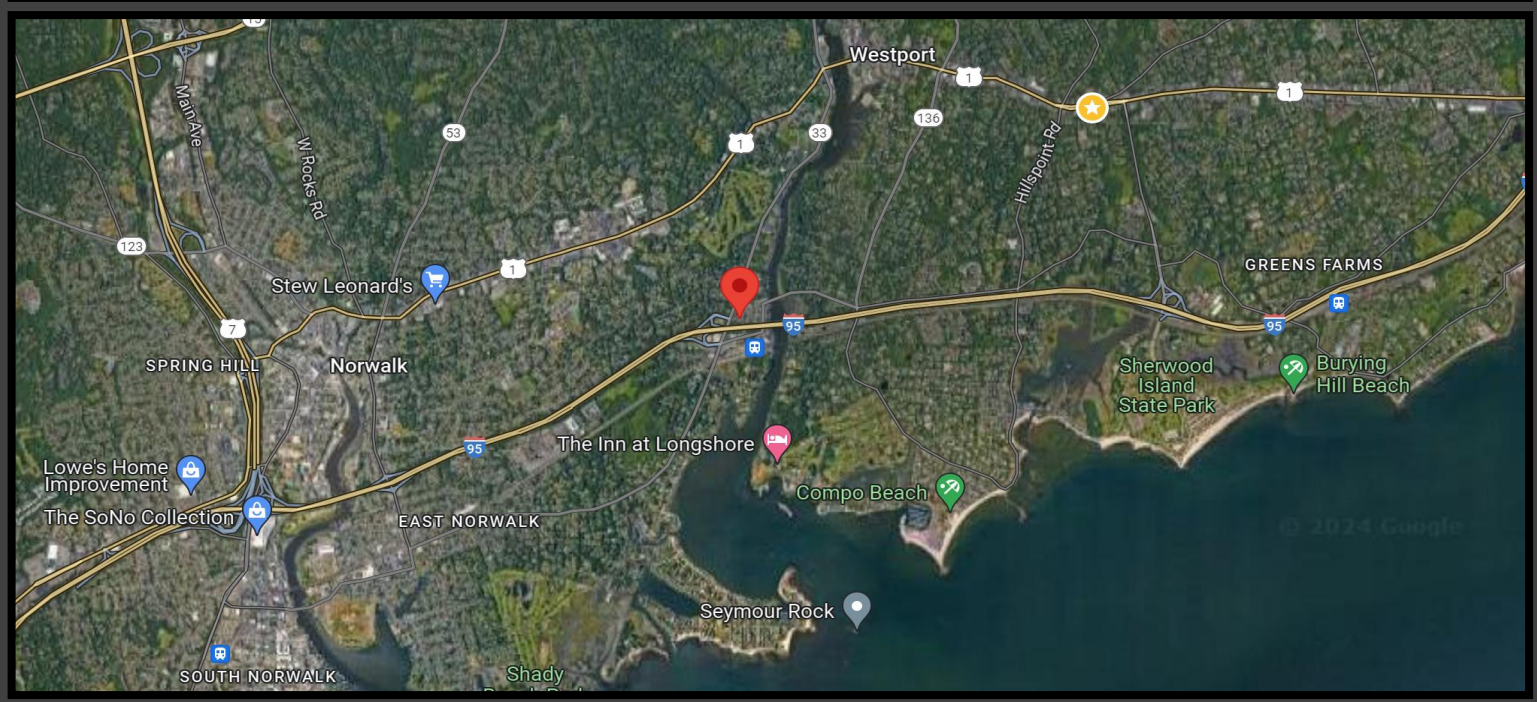
SECOND FLOOR






D's Kitchen - A Special Dietary Kitchen
Temporarily closed
Franklin St
In-Store Experience


Rizzuto's Oyster Bar & Restaurant
Italian · $$
LOMITO Peruvian Food
Peruvian · $
Franklin St
Bridge St
Dunkin'
Energy For The Fun Of It
Ketchum St
The Whelk
Seafood · $$$
Kneads
Connecticut Tpke
Commuter Train Parking
The Westport Hub
Zucca Gastrobar
Black Duck Cafe
Seafood · $$
Saugatuck Ave
Charles St
Park St
Riverside Ave
Saugatuck River Railroad Bridge
Romanacci Westport Train Station
Pizza · $$
Penna & Son
Westport
Donut Crazy


Westport
Main Ave
W Rocks Rd
Hillspoint Rd
Stew Leonard's
GREENS FARMS
SPRING HILL
Norwalk
Sherwood Island State Park
Burying Hill Beach
The Inn at Longshore
Lowe's Home Improvement
The SoNo Collection
EAST NORWALK
Compo Beach
Seymour Rock
SOUTH NORWALK
Shady