

381 Boston Post Road

D A R I E N , C O N N E C T I C U T

Office Building with Route 1 Frontage



Asking Price:
\$4,600,000



Building Area:
8,000± SF + 4,100± SF
fully furnished lower level



Site Area:
0.91± acres



Route 1 Frontage:
121.5±



Parking:
32 spaces

Cushman & Wakefield's Capital Markets Group is pleased to present the opportunity to purchase 381 Boston Post Road in Darien, Connecticut for \$4,600,000.

381 Boston Post Road is an 8,000± SF office building that includes a fully finished 4,100± SF basement and has 32 parking spaces. The 0.91-acre site is strategically located immediately off of Exit 13 of Interstate 95 (115,900± VPD) on the heavily traveled Boston Post Road (Route 1—14,900± VPD) and is less than a mile from the Darien Metro-North Train Station.

This highly visible site with 122'± of frontage on the northern side of Route 1 sets the property amid 1+ MSF of retail, dining, lodging and services, including the Hilton DoubleTree Hotel, Costco, Trader Joe's, Orvis and Home Depot, to name a few. The property's location is also proximate to a diverse labor market and the affluent neighboring residential communities in the towns of New Canaan, Wilton and Westport, as well as within minutes of historic South Norwalk ("SoNo"), the SoNo Collection Mall and downtown Darien.

381 Boston Post Road can be delivered vacant for an owner-occupant.

381 Boston Post Road

DARIEN, CONNECTICUT

Owner-Occupant
Opportunity

Direct Access to Exits 12 &
13 of Interstate 95

Outstanding Visibility &
Convenience—Central
Route 1 Corridor Setting

Exceptional Demographics

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