



112 Main Street

New Canaan, Connecticut

Cushman & Wakefield's Capital Markets Group is pleased to offer for sale 112 Main Street in New Canaan, Connecticut for \$6,350,000.

112 Main Street is a 12,146± SF (plus 6,206± SF basement) retail/office building ideally located within the heart of New Canaan's fashionable "Town Center," surrounded by numerous upscale boutiques and national retailers such as J.Crew, Ralph Lauren and Vineyard Vines and easily accessible to the nearby high demographic towns of Darien, Wilton, Westport and Ridgefield. The Property's strategic location fronting Main Street (100'±), at its intersection with Elm Street, makes it a prime suburban location for both retail and professional/service offices. The appeal of the Property is further enhanced by having ample on-site tenant parking behind the building, as well as its proximity to the area's main transportation routes and the New Canaan Metro-North Train Station (0.2± miles).

Building Area	12,146± SF + 6,206± SF Basement & Full Attic
Site Area	0.25± Acres
Floors	2 Floors + Basement
Year Built	1880
Year Renovated	2018
Tenancy	13 Tenants / 89.5% Occupied
On-Site Parking	7 Spaces
Sale Price	\$6,350,000

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HIGHLIGHTS

Prominent Main Street Site—
100'± Frontage Across from Elm Street

On-Site Parking & Access
to Multiple Municipal Parking Lots

Coveted Downtown Setting

Optimal Local & Regional Connectivity

Outstanding Demographics

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