

Gold Coast Investment Opportunity

Westport, Connecticut

We are pleased to exclusively offer for sale the most prominently located Post Road retail property in one of the country's best demographic areas.

This prime office/retail center, consisting of 30,366 square feet is directly accessible off exit 18 of I-95, via the Sherwood Island Connector. It has 255± feet of frontage on the Post Road (Route 1) at a four-way signalized intersection.

Sherwood 877 Plaza



For further information, please contact
Robert Lewis
203.226.7101 ext. 7
robert@vidalwettenstein.com

VIDAL/WETTENSTEIN, LLC



SIOR

Individual Members
Society of Industrial and Office Realtors

719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

877 Post Road East, Westport, Connecticut

Center Highlights:

Superior Location on Post Road East (Route 1)
High Traffic Count
255' Post Road Frontage
Great Signage on Building and Pylon Sign
2 Curb Cuts for Easy Access
Traffic Light at Main Entry to Center
Direct Access from the Sherwood Island Connector to I-95
Superb Visibility

Offered At: \$12,850,000
(7% Cap Rate on 2019 Pro-forma)

To receive financial information on the property please sign and return the enclosed confidentially agreement to:
robert@vidalwettenstein.com

For further information, please contact:

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877 PRE Center Tenants:

My Eye Doctor
Choice Wines & Liquors
Rings End/Benjamin Moore
Restore Cryotherapy
Johnson Fitness
Sun Reflexology
Ski & Sport of Westport
The Next Street Driving School
Westport Mortgage
Gemm Learning
Red Salon

Average HH Income

1 mile - \$177,904
3 mile - \$171,583
5 mile - \$143,37144

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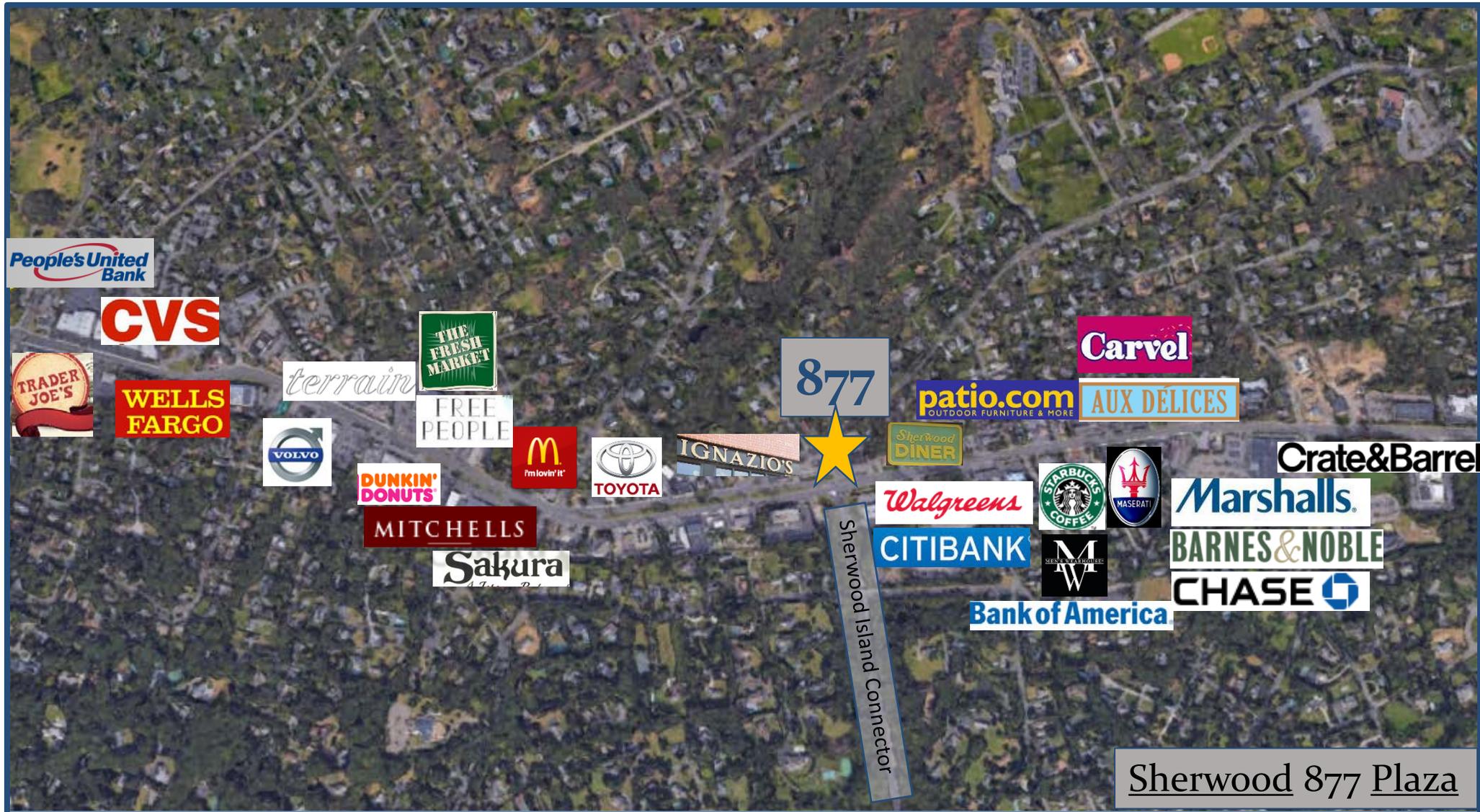


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AREA RETAILERS



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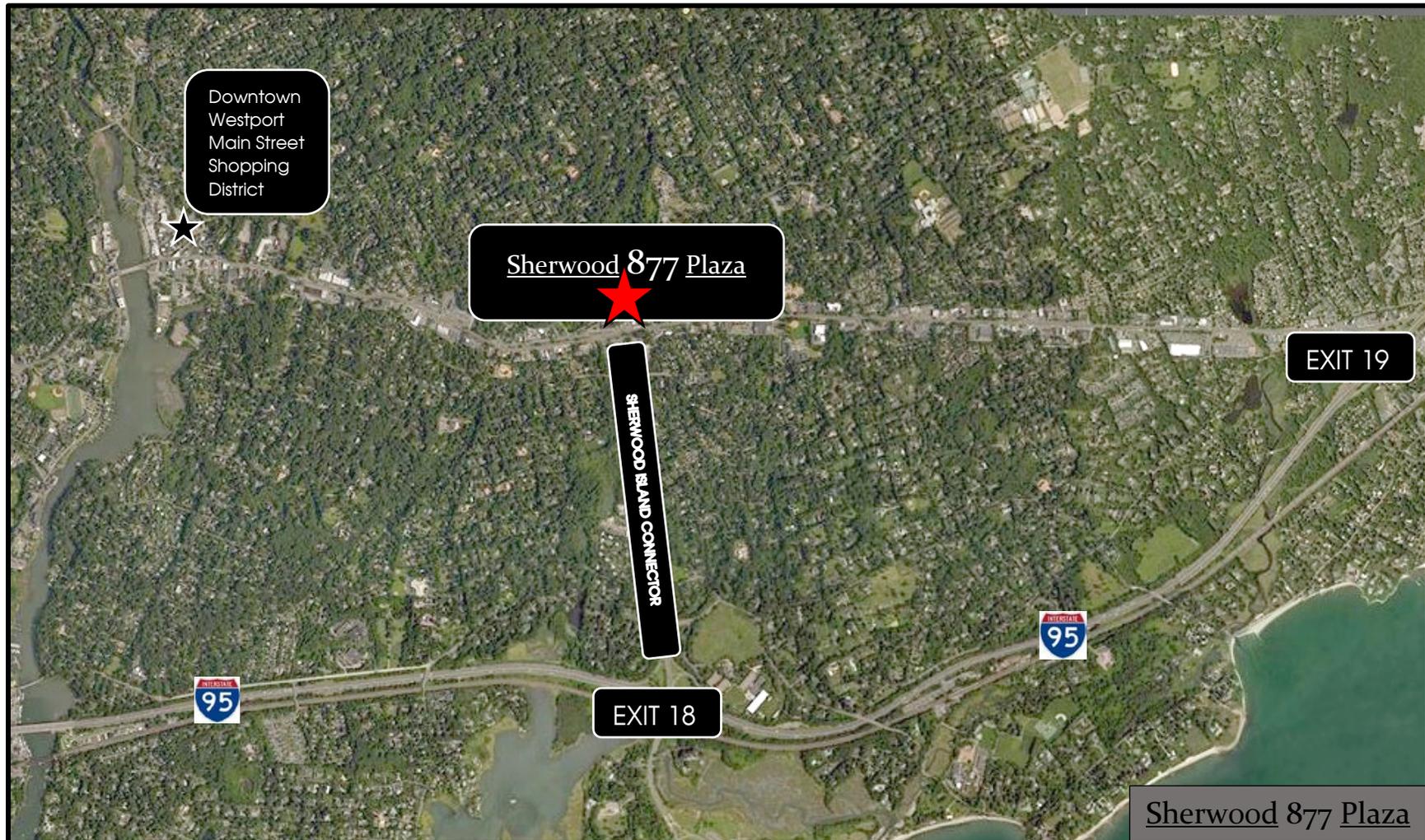


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CONFIDENTIALITY AGREEMENT

Sherwood 877 Plaza

877 Post Road East, Westport, CT

AGREEMENT made this ____ day of September, 2018 by and between 877 Limited Partnership ("Seller), and Vidal/Wettenstein, LLC ("Agent for Seller"), and _____ ("Prospective Purchaser").

WHEREAS, the Prospective Purchaser desires to receive, and Seller has indicated that it is willing to furnish Prospective Purchaser certain information ("Informational Material") relating to 877 Post Road East, Westport, CT ("Property") so that the Prospective Purchaser or its affiliates may evaluate the desirability of purchasing the property;

NOW THEREFORE, in consideration of Seller furnishing such information, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Prospective Purchaser agree to the following conditions:

1. Confidential Information

For purposes of this Agreement, the term "Confidential Information" shall mean (a) written financial information of any kind, whether or not marked or identified as confidential, including financial statements, leases or rent rolls; (b) other written information relating to the Property which has been marked or identified in writing as confidential; (c) in the case of oral communications, information conveyed orally which is identified to be confidential at the time of the communication; (d) information contained in any computer discs and (e) the fact that the Prospective Purchaser has received the Confidential Information, the fact the discussions or negotiations may be taking place regarding the Property, the fact the Property is for sale, and the status of those discussions or negotiations.

2. Use of Confidential Information

Prospective Purchaser shall keep and hold as confidential, and shall require its respective employees, officers, directors, trustees and representatives to keep and hold as confidential, any and all Confidential Information received pursuant to this Agreement, in the same manner and with the same protection as such party maintains its owner confidential information. Prospective Purchaser shall not disclose any Confidential Information to third parties except as set forth below and it shall not use or permit to be used any Confidential Information except for the purpose of the evaluation of the Property by the Prospective Purchaser. Furthermore, unless Seller has consented in writing in advance, Prospective Purchaser shall not discuss with any tenant at the Property any fact or circumstance relating to the Property, the fact that discussions or negotiations may be taking place regarding the Property, the fact that the Property is or may be for sale or the status of those negotiations or discussions.

Prospective Purchaser may disclose Confidential Information to its attorneys, accountants, lender and consultants (such as environmental consultants, structural engineers, mechanical engineers, etc.) who are assisting Prospective Purchaser in the evaluation of the Property for acquisition ("Permitted Parties"), provided each of such Permitted Parties are advised of this Agreement and agree to maintain

confidentiality as set forth herein. Prospective Purchaser shall be responsible for any unauthorized use or disclosure of the Confidential Information by its Permitted Parties.

3. Return of Confidential Information

Prospective Purchaser shall promptly (in no event more than five (5) business days) deliver or cause to be delivered to Seller, after termination of Prospective Purchaser's consideration of the Property or if so requested by Seller at any time, any documents containing Confidential Information which Prospective Purchaser (or to whom it has disclosed the same hereunder) may have.

4. Broker Paid by Prospective Purchaser

If the Prospective Purchaser authorizes a Broker to represent it as its Broker with respect to the purchase of the Property, the Prospective Purchaser agrees to pay any and all compensation claimed by Broker, and both the Prospective Purchaser and the Broker hereby agree to indemnify the Seller and Agent for Seller against any compensation, fee loss, liability or expense, including reasonable attorney's fees, arising from claims by Broker or any other party the Prospective Purchaser or Broker has had dealing within connection with the proposed transaction. If a Broker is retained by the Prospective Purchaser, the Confidential Information may be shared with Broker; however, Broker shall also be bound by this Confidentiality Agreement.

5. Reliance on Confidential Information

Although reasonable efforts have been made by Seller and Agent for Seller to provide true and accurate information, the Prospective Purchaser understands and acknowledges that Seller and Agent for Seller does not make any representation or warranty as to the accuracy or completeness of the Informational Material and that the information used in the preparation of the Confidential Information is not guaranteed as to completeness or any liability for any reason to the Prospective Purchaser or related parties resulting from the use of Confidential Information.

6. Survival

This Agreement shall survive for a period of two (2) years after the cessation of all discussions between Seller and Prospective Purchaser with regard to the Property. This Agreement shall be of no further force or effect on and after the date Prospective Purchaser acquires the Property, if such an acquisition is made.

7. General Terms

If any provision of this Agreement is declared void or unenforceable, such provision shall be severed from this Agreement, which shall otherwise remain in full force and effect. In the event any suit or other action is commenced by the Seller to enforce any provision of this Agreement, the Seller shall be entitled to reimbursement for its costs and reasonable attorney's fees. This Agreement shall be governed by the laws of the State of Connecticut. Seller has no obligation to sell the Property to Prospective Purchaser or any other entity and any discussion regarding this Property can be terminated without notice by seller for any reason or for no reason.

8. Remedies

The Prospective Purchaser recognizes that any actual or threatened disclosure of Confidential Information in violation of this Agreement may cause the Seller irreparable injury and that the Seller shall therefore be entitled to injunctive relief, a decree of specific performance or other equitable relief, upon a proper showing of such violation, without the necessity of showing monetary damages.

9. Entire Agreement

This Agreement sets forth the parties' entire agreement regarding the subject matter hereof, and supersedes all other representations, negotiations, understandings and agreements, written or oral, between the parties concerning the subject matter hereof.

10. Announcements

No announcement shall be made concerning the potential transaction between Seller and Prospective Purchaser without the mutual consent of each, unless required by law, in which case reasonable prior notice shall be given to the other party.

AGENT for Seller:

By:  _____

Robert D. Lewis, Partner
Vidal/Wettenstein, LLC

Acknowledged and Agreed:

PROSPECTIVE PURCHASER

Company: _____

Name: _____ Date: _____

By: _____ (Signature)

Title: _____

Address: _____
