

# AVAILABLE FOR SALE OR LEASE

12 Lubrano Place, Norwalk, CT

- Seller Financing Available

Gated  
Entrance

To arrange a tour contact:  
Scott Zakos 203-226-7101 Ext 4  
[scott@vidalwettenstein.com](mailto:scott@vidalwettenstein.com)

Silvester Garza 203-226-7101 Ext 8  
[silvester@vidalwettenstein.com](mailto:silvester@vidalwettenstein.com)



## VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://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.



# 12 Lubrano Place, Norwalk, CT

## .34± ACRES FOR SALE

## 14,712 SF of Land for Lease Will Divide

### Turn Key Contractor Yard With a 1,750 SF Building

- Immediate occupancy
- Zone: I1
- 12'+ ceiling height
- Secure fence
- Building has full HVAC
- 200 Amps – 3 phase
- Oil heat
- City water and city sewer
- The asking price is \$1,600,000.
- Taxes: \$10,381.99
- Lease rate: call for details



Location: Convenient to exit 14 & 15 of I-95



# 12 Lubrano Place, Norwalk, CT

## .34 ACRES



## VIDAL/WETTENSTEIN, LLC



**SIOR** Individual Members  
Society of Industrial & Office Realtors



719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://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.



# 12 Lubrano Place, Norwalk, CT

## .34 ACRES



Gated  
Entrance



**SIOR** Individual Members  
Society of Industrial & Office Realtors

## VIDAL/WETTENSTEIN, LLC

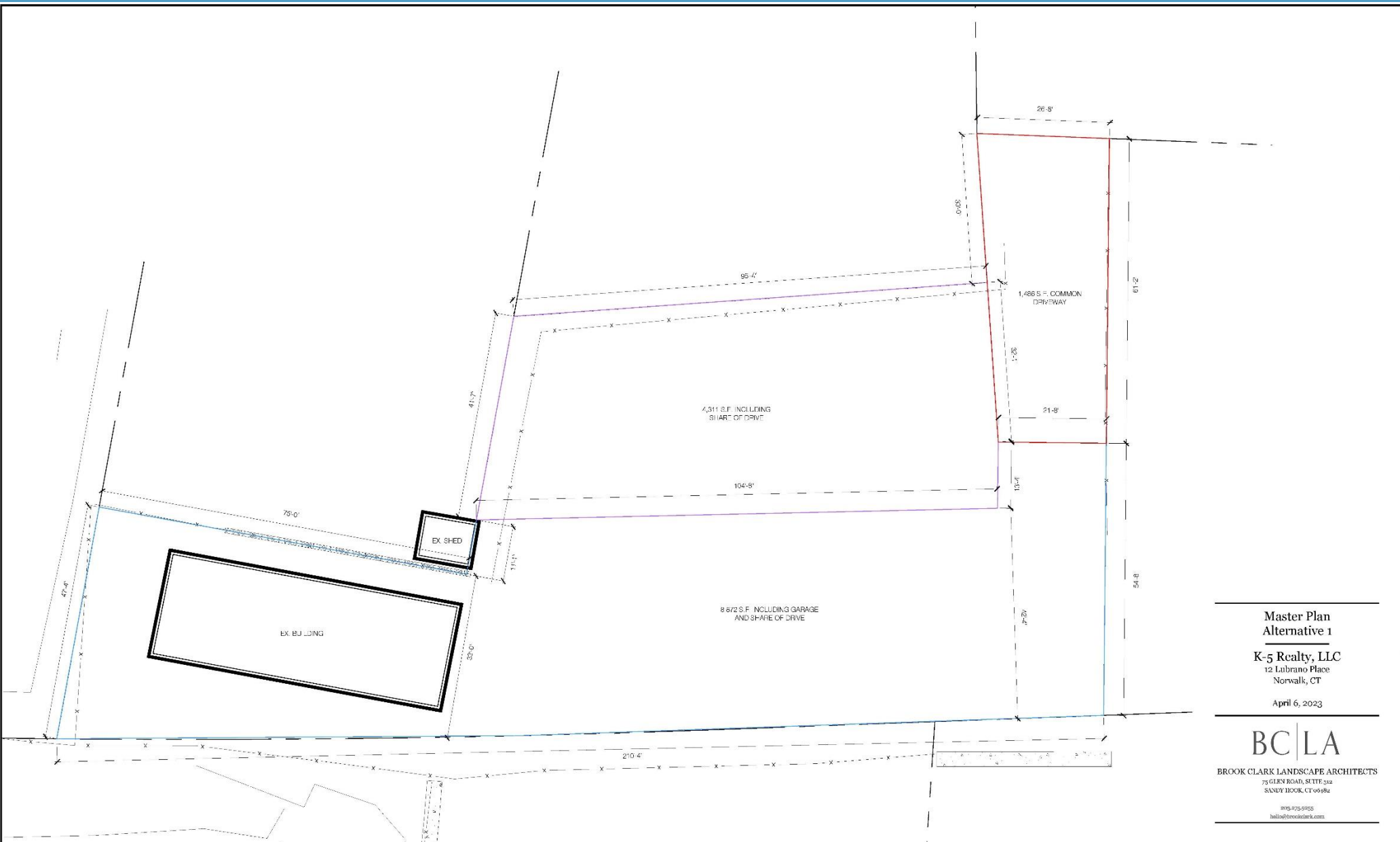


719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

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



# 12 Lubrano Place, Norwalk, CT

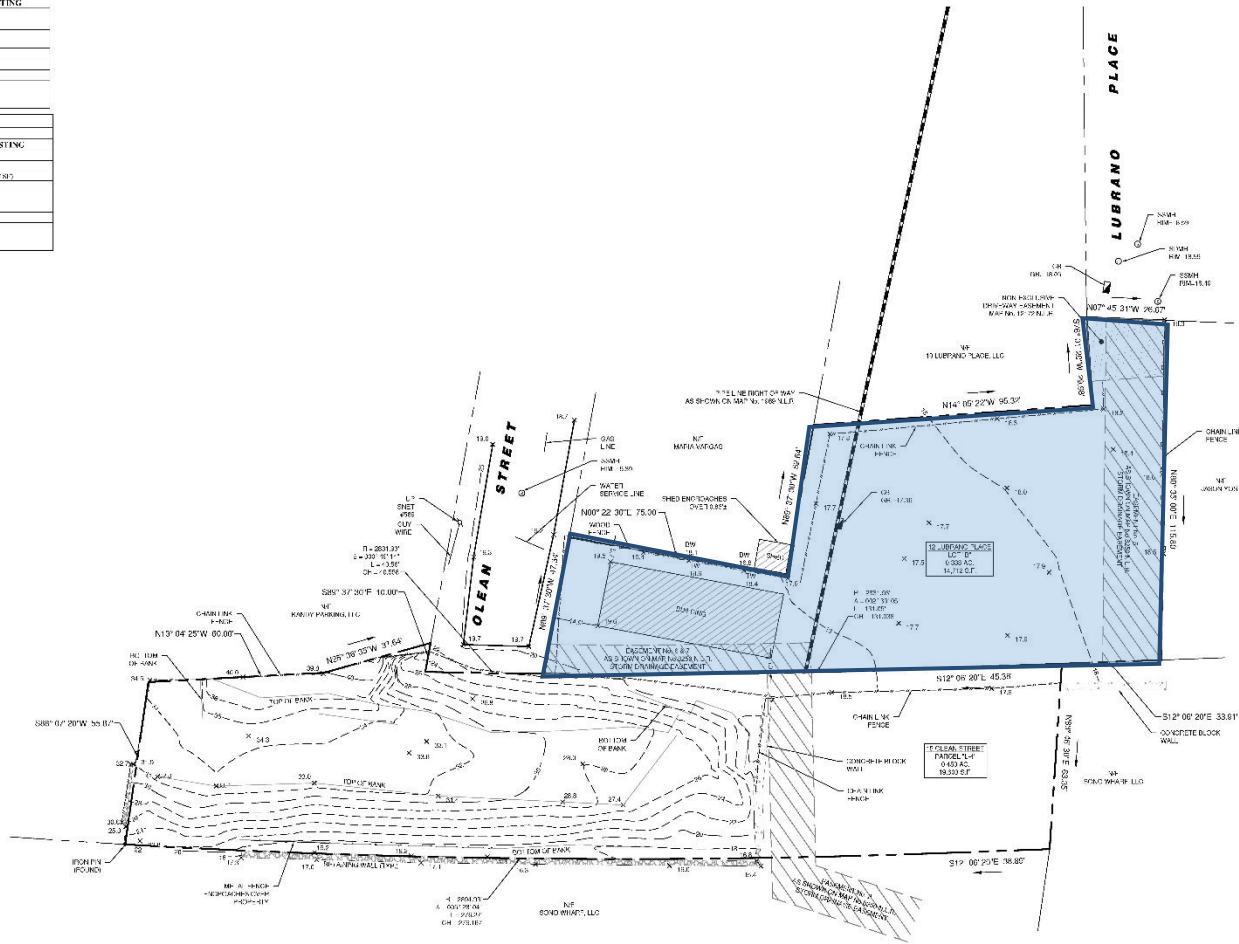


# 12 Lubrano Place, Norwalk, CT

ZONING DATA - 15 OLEAN STREET		
ZONING DISTRICT: INDUSTRIAL #1		
DIMENSIONAL	REQUIRED/ALLOWED	EXISTING
COVERAGE	100% MIN	100% MIN
LOT WIDTH	50	50
COVERAGES	MAX	50% EXIST 50% MIN
YARDS	FRONT	30' MIN (MIN 10' MIN)
	SIDE	N/A
	REAR	N/A
HEIGHT	MAXIMUM	4 STORIES
		N/A

ZONING DATA - 12 LUBRANO PLACE		
ZONING DISTRICT: INDUSTRIAL #1		
DIMENSIONAL	REQUIRED/ALLOWED	EXISTING
COVERAGE	100% MIN	100% MIN
LOT WIDTH	50	50
COVERAGES	MAX	50% EXIST 50% MIN
YARDS	FRONT	30' MIN (MIN 10' MIN)
	SIDE	N/A
	REAR	N/A
HEIGHT	MAXIMUM	4 STORIES
		N/A



## SURVEY NOTES:

- THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 28, 2018.
- THIS SURVEY IS A ZONING LOCATION & TOPOGRAPHIC SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY CLASS T-2 AND IS INTENDED TO IDENTIFY OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
- THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE, ANY USE OTHER THAN THAT FOR WHICH IT WAS INTENDED IS A MISUSE OF THIS INFORMATION AND THE SURVEYOR'S QUALIFICATION AND VOTE.
- UNDERGROUND IMPROVEMENTS OR OVERHEAD BENEFITS IF ANY ARE NOT SHOWN.
- UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE

**LOCATION MAP**  
(173)

**PROPERTY INFORMATION:**

OWNER: KANDY PARKING, LLC  
ADDRESS: 113 D. PARK STREET & 12 LUBRANO PLACE  
NORWALK, CT

**15 OLEAN STREET**  
LOT AREA: 15,600 SF 3,400 AC  
12 LUBRANO PLACE  
LOT AREA: 4,712 SF 3,358 AC  
TOWN: 1  
D.L.C.: 1K 0040 PG 222

**SETBACK LINES:**

30' FRONT LOT LINE - CHAIN OF TITLE  
5' SIDE RESIDENTIAL  
10' REAR

**LANDTECH**  
SURVEYING & ENGINEERING, LLC  
300 S. MAIN STREET, SUITE 100, NORWALK, CT 06854  
TEL: 203.881.1111 FAX: 203.881.1112  
WWW.LANDTECH.SURVEYING.COM

**KANDY PARKING, LLC**

**PROJECT LOCATION:**

**15 OLEAN STREET &  
12 LUBRANO PLACE  
NORWALK, CT**

**ZONING LOCATION SURVEY &  
TOPOGRAPHIC SURVEY**

**PROJECT NO:** 22348-01

**DATE:** 11/05/2022 **DESIGN BY:** LAM **DATE:** 11/05/22 **T.A.D.:**

**SCALE:** 1" = 20'

**N**

**TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AND NOTED HEREON**

**THOMAS A. DELLUS, LAND SURVEYOR**  
C.T. REGISTRATION NO. 70086

THE SURVEY AND DECLARATION SHOWN HEREON IS TRUE AND CORRECT WITHOUT THE NECESSARY SURVEYING AND MEASURING INSTRUMENTS AND METHODS.



# 12 Lubrano Place, Norwalk, CT





## **ARTICLE 70, Use Regulations Controlling Industrial Zones**

### **§ 118-700. Industrial Zone No. 1.**

A. Purpose and intent. The primary purpose of this zone is to provide areas which permit manufacturing and more intense commercial operations, as well as related uses, including warehouse, supportive office and/or potentially direct sales. The provisions of this zone are designed to recognize the need for manufacturing space while ensuring that these areas are compatible with adjacent residential neighborhoods and with the capacity of available infrastructure.

B. Uses and structures.

(1) Principal uses and structures. In an Industrial No. 1 Zone, premises shall be used and buildings shall be erected which are used, designed or intended to be used for one (1) or more of the following uses and no other. A Site Plan approval is required for any proposed structure or addition to an existing structure, having a gross floor area of fifty thousand (50,000) square feet or more, or proposed use, or change in use, requiring fifty (50) additional parking spaces or more, or on any parcel that directly abuts a residential zone. In addition, properties located within the coastal zone boundary, shall be subject to coastal site plan review and all other requirements of § 118-1110 herein.

- a) Brew Pub/Distillery
- b) Building materials sale and storage yards.
- c) Commercial Vehicle Storage Yard.
- d) Indoor contractor parking facility.
- e) Manufacturing (boutique, light and heavy) provided that:
  - i. The operations and activities are not noxious or offensive due to emission of noise, pollutants or waste.
  - ii. Subject to review and approval of an environmental impact report.
  - iii. Warehousing and retail sales/showroom space is accessory to the principal manufacturing use.
  - iv. Office use supporting the principal use, cannot be located on the ground floor.
- f) Municipal sewage treatment facilities.
- g) Printing establishments, subject to review and approval of an environmental impact report.
- h) Public utility supply and storage facilities.
- i) Research and development facilities.
- j) Transportation and bus storage terminals, subject to review and approval of an environmental impact report.
- k) Warehouse.



(2) Special Permit uses and structures. The following uses shall be permitted by Special Permit in accordance with the provisions of § 118-1450, Special Permits, and shall comply with the Schedule Limiting Height and Bulk of Buildings, Commercial and Industrial, EN53 and any additional standards set forth herein:

- a) Animal care centers, provided that:
  - i. The use is fully enclosed within a structure(s),
  - ii. The parcel is a minimum of two hundred (200) feet from any residentially zoned parcel,
  - iii. Adequate provisions are made to control noise and odors emanating from the facility
- b) Commercial Recreation establishments, that were previously approved and properly permitted, are considered conforming uses within the Industrial No. 1 Zone are therefore exempt from Article 80 of these regulations.
- c) Concrete plants.
- d) Distribution Facilities.
- e) Earth Processing and Contractor Materials Storage Yard, provided that:
  - i. The parcel is less than 20,000sf.
  - ii. All such equipment and material shall be stored in an environmentally safe manner behind the front setback line and no closer than five (5) feet to the side or rear property lines, or ten (10) feet when abutting a residential zone.
  - iii. All such stockpiles shall be limited to a maximum height of twenty (20) feet and covered when not in use. When in use, adequate measures to control dust must be employed.
  - iv. Native, vegetative screening shall be utilized to ensure that materials and equipment and vehicles are screened from adjacent properties.
  - v. Any accessory retail sales of materials such topsoil, plant material, etc., is clearly incidental to the principal use.
  - vi. The storage of empty refuse containers that are used exclusively for the collection and disposal of construction debris in the construction trade are located within one hundred (100) feet of an existing Solid Waste Transfer Station that has been approved by the Department of Energy and Environmental Protection (DEEP) or its predecessor the Department of Environmental Protection (DEP); and
    - a. Neither the contractor's storage yard nor the Solid Waste Transfer Station are adjacent to residentially zoned property; and



- b. Neither the contractor's storage yard nor the Solid Waste Transfer Station are located within one thousand five hundred (1,500) feet of Interstate 95 (I-95).
  - f) Municipal utility plant or storage yard.
  - g) Oil and Petroleum storage facilities.
  - h) Propane gas storage, other than public utilities, of more than thirty thousand (30,000) gallons and natural gas storage of more than thirty thousand (30,000) cubic feet.
  - i) Rock crushing/processing facilities; provided that:
    - i. All rock crushing is done indoors within a facility that attenuates all sound emanating from the activities,
    - ii. All necessary measures are taken to ensure that any dust generated from the activity is wholly contained within the structure and is performed to ensure operator safety,
  - j) Solid waste transfer stations, recycling and composting centers and related facilities.
  - k) Structure exceeding sixty-five (65) feet in height.
- (3) Accessory uses and structures. Accessory uses and structures which are incidental to and customarily associated with the principal use of the premises shall be permitted subject to the following conditions:
- a) Ancillary retail, wholesale and office use is permitted within warehouses and manufacturing facilities, provided that such uses do not occupy more than 50% of the ground floor of the building.
  - b) Outside storage as an accessory use shall be limited to a maximum height of twenty (20) feet, shall be limited in area to not more than twenty (20) percent of the gross floor area of the principal structure, shall be confined to side and rear yards only and shall be effectively screened from view from adjacent properties.
  - c) Testing and communications towers for research and development purposes to a maximum height of one hundred (100) feet. Testing towers may be attached to a building with the same maximum height restriction, provided that, if built on top of a building, the height of that building shall count in the calculation of the height of the tower. Towers shall not exceed length and width dimensions of sixty by sixty (60 x 60) feet.
  - d) Commercial communication antennas are permitted as an accessory use when located on existing building or structure, subject to the height limitation of that zone, except that antennas mounted on existing buildings which meet or exceed the height limitation of that zone, may extend above the existing building height by no more than fifteen (15) feet. In addition, the color of the building shall be incorporated into the design of the antenna.



- e) Municipal kennels are permitted as an accessory use when located on the same parcel as a municipal wastewater treatment plant, provided that the use is fully enclosed within a structure and that adequate provisions are made to control noise and odors emanating from the facility, subject to approval by the Zoning Commission. [Added effective 12-18-1998]

(4) Additional standards for the Industrial No. 1 Zone.

- a) All special permit uses, and at the Commission's discretion certain Site Plan uses, shall provide an Environmental Impact Report, prepared by a qualified, licensed professional, for any use that is proposed to have emission of smoke, particulate matter, noise, dust, glare, fumes, odor, ionizing radiation, vibration, heat or any other pollutant or waste. Such report shall contain a written assessment of the environmental impacts of the proposed uses and demonstrates how the project will comply with local, state and federal environmental regulations.
- b) The area within required yards, except for required parking, vehicle and pedestrian accessways, shall be landscaped with lawns, native trees and shrubs. In addition, there shall be a minimum of ten (10) feet of vegetative screening between Commercial Vehicle Storage Yards or Earth Process and Contractor's Materials Storage yards when they abut a residential zone and they also shall be screened from view from the street. All landscaping shall be depicted on a plan prepared by a qualified professional.
- c) No side or rear yard shall be required where a lot abuts a railroad right-of-way.
- d) All premises used as a junkyard or for storage of motor vehicles shall be maintained in strict accordance with the Regulation Concerning the Licensing of and Operation of Motor Vehicle Junk Yards, issued by the Commissioner of Motor Vehicles, State of Connecticut, as now in effect or as hereafter revised.
- e) No side or rear yard shall be required where a lot abuts a railroad right-of-way.
- f) New developments on lots adjacent to the inner harbor [EN55](#) shall provide public access to the waterfront. Public accessways shall be an average of fifteen (15) feet in width and in the form of landscaped walks, boardwalks or piers designed to encourage active use by the public. Where access along the waterfront would, in the determination of the Commission, expose the public to hazardous conditions, the Commission may consider alternative forms of access to be provided. Reasonable time-of-day restrictions may be established regarding such public accessways where justified for reasons of security or public safety.



## **§ 118-710. Industrial Zone No. 2.**

A. Purpose and intent. The primary purpose of this zone is to provide areas which permit manufacturing and compatible commercial operations, as well as related uses, including warehouse, supportive office, ancillary direct sales and limited residential as a way to supplement land values. The provisions of this zone are designed to recognize the need for manufacturing space while ensuring that these areas are compatible with adjacent residential neighborhoods and with the capacity of available infrastructure.

B. Uses and structures.

(1) Principal uses and structures. In an Industrial No. 2 Zone, premises shall be used and buildings shall be erected which are used, designed or intended to be used for one (1) or more of the uses listed below and no other. A Site Plan approval is required for any proposed structure or addition to an existing structure, having a gross floor area of twenty-five thousand (25,000) square feet or more, or proposed use, or change in use, requiring fifty (50) additional parking spaces or more, or for a parcel of land twenty thousand (20,000) square feet or more that directly abuts a residential zone. In addition, properties located within the coastal zone boundary, shall be subject to coastal site plan review and all other requirements of § 118-1110 herein.

- a) Adult Daycare
- b) Artist Live/Workspace
- c) Brew Pub/Distillery
- d) Building materials sale and storage yards with a lot area less than twenty thousand (20,000) square feet.
- e) Commercial Vehicle Storage Yard, including boat storage, with a lot area less than twenty thousand (20,000) square feet.
- f) Dwelling Units, provided that:
  - i. No dwelling units are located on the ground floor of any building.
  - ii. The ground floor contains another permitted principal or special permit use.
  - iii. A minimum of fifty (50) percent of the total building gross floor area is dedicated to a site plan or special permit use(s).
  - iv. There is not more than one (1) dwelling unit per one thousand six hundred and fifty (1,650) square feet of lot area; except that Artist Live/Workspace(s) shall be exempt from the density calculation, provided that the application is referred to the Arts Commission for review and consideration. If the Arts Commission does not endorse the application, a 2/3 majority vote of the Planning & Zoning Commission is required for approval.
  - v. Dwelling Units are located within the same structure(s) as the principal use on the property.



- vi. Such units are subject to workforce housing requirements.
  - g) Indoor contractor parking facility subject to review and approval of an environmental impact report.
  - h) Manufacturing (boutique and light) provided that:
    - i. The operations and activities are not noxious or offensive due to emission of noise, pollutants or waste.
    - ii. Subject to review and approval of an environmental impact report.
    - iii. Warehousing and retail sales/showroom space is accessory to the principal manufacturing use.
    - iv. Office use supporting the principal use, cannot be located on the ground floor.
  - i) Marinas
  - j) Offices, including medical offices, provided that for new construction, office space does not occupy more than 50% of the ground floor.
  - k) Printing establishments subject to review and approval of an environmental impact report.
  - l) Public utility supply and storage facilities.
  - m) Research and development facilities.
  - n) Transportation maintenance terminals, subject to review and approval of an environmental impact report.
  - o) Vocational/Trade School.
  - p) Warehouse less than twenty thousand (20,000) square feet.
- (2) Special Permit uses and structures. The following uses shall be permitted by Special Permit in accordance with the provisions of § 118-1450, Special Permits, and shall comply with the Schedule Limiting Height and Bulk of Buildings, Commercial and Industrial, EN53 and any additional standards set forth herein:
- a) Animal care centers, provided that:
    - i. The use is fully enclosed within a structure(s),
    - ii. The parcel is a minimum of two hundred (200) feet from any residentially zoned parcel,
    - iii. Adequate provisions are made to control noise and odors emanating from the facility,
    - iv. An environmental impact report is reviewed and approved.
  - b) Automobile Repair and Service, excluding filling stations.
  - c) Building materials sale and storage yards with a lot area greater than twenty thousand (20,000) square feet.

- d) Commercial Recreation establishments, that were approved and properly permitted, located on properties formerly within the Industrial No. 1 or Restricted Industrial Zone, are considered conforming uses within the Industrial No. 2 Zone and are therefore exempt from Article 80 of these regulations
  - e) Commercial Vehicle Storage Yard, including boat storage, with an area greater than twenty thousand (20,000) square feet, provided that the lot area does not exceed two (2) acres.
  - f) In order to encourage the preservation of structures contributing to positive aspects of community character, the Commission may, by Special Permit, allow a minimum area or dimensional requirement, (such as yard setback or parking requirement) or a maximum requirement to be exceeded, provided:
    - i. The subject structure(s) are listed on a local, state or national historic inventory;
    - ii. The extent of the requirement to be exceeded or reduced shall be clearly identified on the application presented to the Commission;
    - iii. Any Special Permit granted by the Commission shall only remain effective so long as the subject structure(s) is preserved and maintained as the principal structure on the property;
    - iv. Any deviation from the standards approved by the Commission shall be restricted to the minimum amount deemed necessary to encourage preservation of the historic structure(s);
    - v. The Commission determines that:
      - a. The structure(s) in question contributes to community character or possesses a degree of historic significance (which may be evidenced by its age, architectural uniqueness, or cultural value).
      - b. If preserved, the structure would represent a cultural benefit to the community, and
      - c. The structure in question requires some measure of regulatory relief to allow for its preservation.
  - g) Municipal utility plant or storage yard, subject to review and approval of an environmental impact report.
  - h) Warehouse greater than twenty thousand (20,000) square feet.
- (3) Accessory uses and structures. Accessory uses and structures which are incidental to and customarily associated with the principal use of the premises shall be permitted subject to the following conditions:



- a) Ancillary retail and wholesale is permitted within warehouses and manufacturing facilities, provided that such uses, including office use, do not occupy more than 50% of the ground floor of the building.
- b) Outside storage as an accessory use shall be limited to a maximum height of twenty (20) feet, shall be limited in area to not more than twenty percent (20%) of the gross floor area of the principal structure, shall be confined to side and rear yards only and shall be effectively screened from view from adjacent properties.
- c) Testing and communications towers for research and development purposes to a maximum height of one hundred (100) feet. Testing towers may be attached to a building with the same maximum height restriction, provided that, if built on top of a building, the height of that building shall count in the calculation of the height of the tower. Towers shall not exceed length and width dimensions of sixty by sixty (60 x 60) feet.
- d) Commercial communication antennas are permitted as an accessory use when located on existing building or structure, subject to the height limitation of that zone, except that antennas mounted on existing buildings which meet or exceed the height limitation of that zone, may extend above the existing building height by no more than fifteen (15) feet. In addition, the color of the building shall be incorporated into the design of the antenna.

(4) Additional standards for the Industrial No. 2 Zone.

- a) An Environmental Impact Report, prepared by a qualified, licensed professional, shall be submitted for any proposed special permit use or as required by the Commission, for any use that is proposed to have emission of smoke, particulate matter, noise, dust, glare, fumes, odor, ionizing radiation, vibration, heat or any other pollutant or waste. Such report shall contain a written assessment of the environmental impacts of the proposed uses and demonstrates how the project will comply with local, state and federal environmental regulations.
- b) The area within required yards, except for required parking, vehicle and pedestrian accessways, shall be landscaped with lawns, native trees and shrubs.
- c) No side or rear yard shall be required where a lot abuts a railroad right-of-way.
- d) Approved and properly permitted uses formerly within the Industrial No. 1 or Restricted Industrial Zone, may, in response to changing industry trends and needs, manufacture and sell new materials and products and use new techniques and methods to create such products; provided that, any new materials or processes employed, are not noxious, hazardous, or result in dust or noise that violates any provision of these regulations or other City ordinance or State statute. Such new products, materials, methods and techniques shall not constitute an expansion of a legally

nonconforming use but shall be considered a permissible intensification. Such intensifications can only be granted by the Commission through the approval of a special permit. Further, owners of approved and properly permitted uses in existence at the time of the adoption of these regulations or zone changes, may relocate existing buildings, material piles and machinery throughout their properties and may construct new structures; provided that:

- i. Any new or relocated structures proposed within a flood zone, must fully comply with all applicable flood zone regulations,
  - ii. Any material relocated within a flood zone must also be stored such that they are flood compliant,
  - iii. No relocation is closer than ten (10) feet to any property line,
  - iv. A vegetative screen is placed between the properties,
  - v. Any buildings shall comply with all existing and applicable bulk and height standards.
- e) All premises used as a junkyard or for storage of motor vehicles shall be maintained in strict accordance with the Regulation Concerning the Licensing of and Operation of Motor Vehicle Junk Yards, issued by the Commissioner of Motor Vehicles, State of Connecticut, as now in effect or as hereafter revised.
- f) No side or rear yard shall be required where a lot abuts a railroad right-of-way.
- g) New developments on lots adjacent to the inner harbor [EN55](#) shall provide public access to the waterfront. Public accessways shall be an average of fifteen (15) feet in width and in the form of landscaped walks, boardwalks or piers designed to encourage active use by the public. Where access along the waterfront would, in the determination of the Commission, expose the public to hazardous conditions, the Commission may consider alternative forms of access to be provided. Reasonable time-of-day restrictions may be established regarding such public accessways where justified for reasons of security or public safety.



## General

ACS, 2015–2019	Norwalk	State
Land Area <i>mi</i> <sup>2</sup>	23	4,842
Population Density <i>people per mi</i> <sup>2</sup>	3,876	738
Number of Households	34,187	1,370,746
Median Age	40.4	41.0
Median Household Income	\$85,769	\$78,444
Poverty Rate	10%	10%

## Economy

### Top Industries

CT Department of Labor, 2019	Employment	Employers	Av. Wages
1 Health Care & Social Assistance	6,191	291	\$60,910
2 Retail Trade	6,103	348	\$60,825
3 Profess., Sci., & Tech Services	3,958	490	\$119,415
4 Accommodation & Food Services	3,559	308	\$26,843
5 Information	3,270	128	\$127,603
All Industries	43,536	3,632	\$97,073

### SOTS Business Registrations

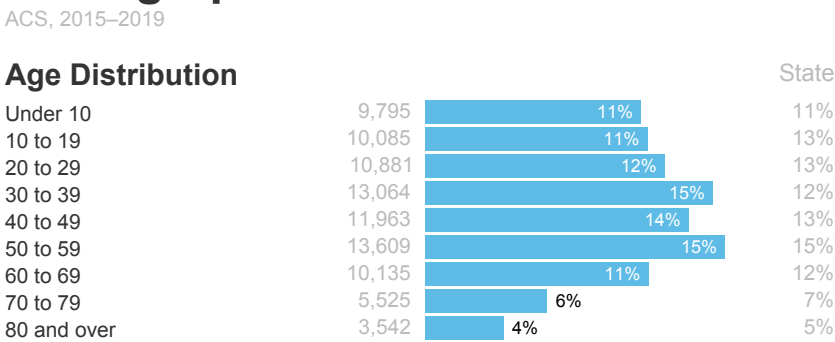
Secretary of the State, June 2021

Total Active Businesses		14,012					
New Business Registrations by Year							
2001	557	2006	738	2011	737	2016	944
2002	675	2007	824	2012	876	2017	903
2003	677	2008	711	2013	776	2018	987
2004	726	2009	733	2014	858	2019	1,064
2005	738	2010	663	2015	934	2020	1,128

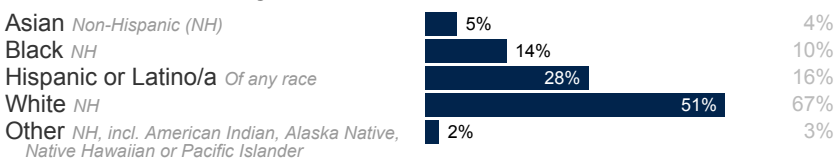
### Key Employers

- Data from municipalities, 2021
- 1 Factset Research Systemsm Inc.
  - 2 Stew Leonard's
  - 3 SDG Corporation
  - 4 G & L Distributors
  - 5 Aon Hewitt

## Demographics



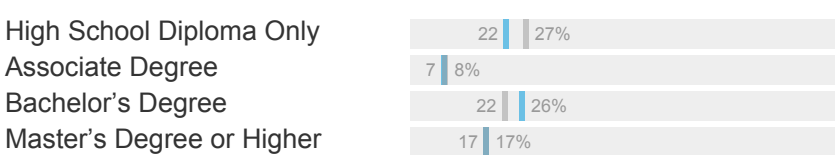
### Race and Ethnicity



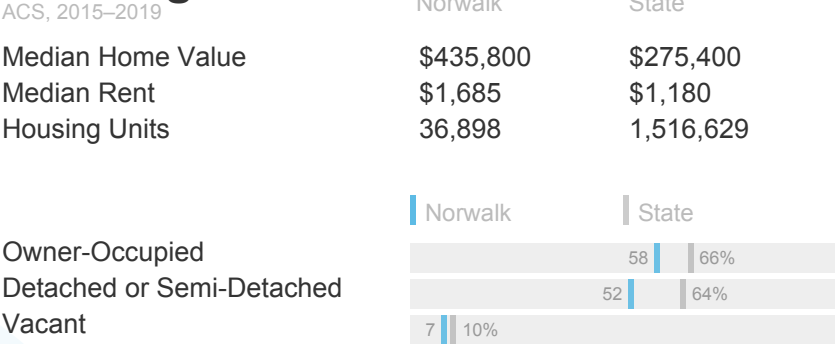
### Language Spoken at Home



### Educational Attainment



## Housing



## Schools

CT Department of Education, 2020-21	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
School Districts				
Norwalk School District	PK-12	11,579	198	90%
Side By Side Charter School	PK-8	235	38	
Statewide	-	513,079	15,300	88%

### Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

	Math	ELA
Norwalk School District	41%	48%
Side By Side Charter School	51%	52%
Statewide	48%	56%

## Labor Force

CT Department of Labor, 2020

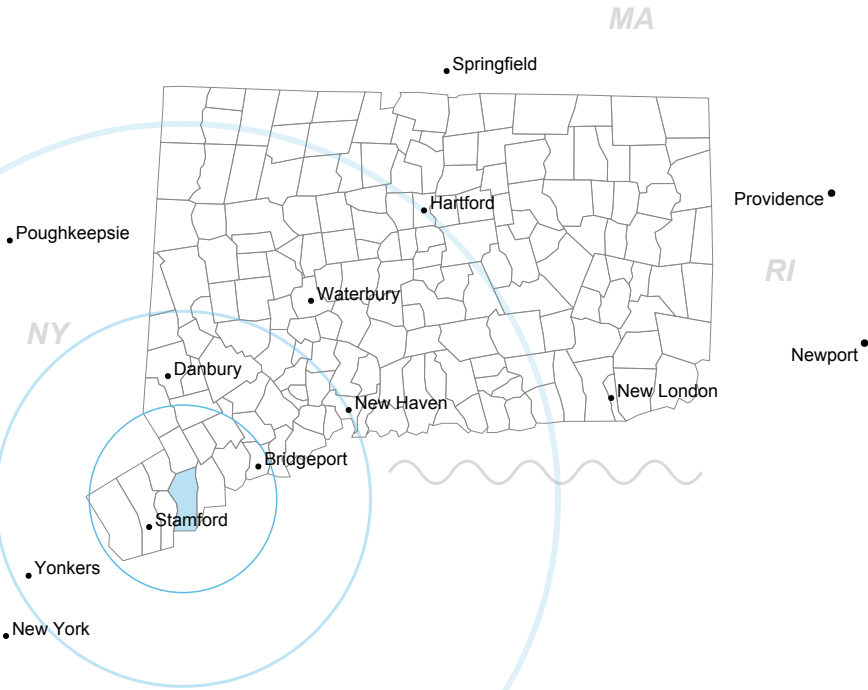
Employed	45,674	1,724,621
Unemployed	4,034	148,010

Unemployment Rate  
Self-Employment Rate\*

\*ACS, 2015–2019



## Catchment Areas of 15mi, 30mi, and 60mi

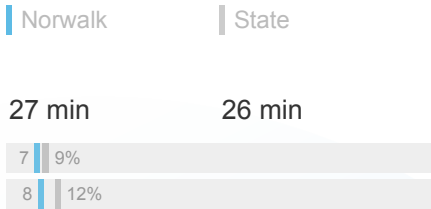


## Access

ACS, 2015–2019

Mean Commute Time *Pre-Covid* 27 min 26 min

No Access to a Car  
No Internet Access



## Commute Mode

Public Transport  
Walking or Cycling  
Driving  
Working From Home *Pre-Covid*



## Public Transit

CTtransit Service  
Other Public Bus Operations  
Train Service

Local  
Norwalk Transit District / Housatonic Area Regional Transit (HART), Coastal Link (Norwalk-Bridgeport-Milford)  
Metro-North

## Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

### Municipal Revenue

Total Revenue	\$392,340,354
Property Tax Revenue	\$312,363,371
per capita	\$3,512
per capita, as % of state av.	116%
Intergovernmental Revenue	\$61,472,755
Revenue to Expenditure Ratio	109%

Boston\*

### Municipal Expenditure

Total Expenditure	\$360,819,808
Educational	\$228,163,260
Other	\$132,656,548

### Grand List

Equalized Net Grand List	\$19,248,812,949
per capita	\$216,165
per capita, as % of state av.	141%
Comm./Indust. Share of Net Grand List	20%

Actual Mill Rate 25.26  
Equalized Mill Rate 16.25

### Municipal Debt

Moody's Rating	Aaa
Total Indebtness	\$236,971,340
per capita	\$2,661
per capita, as % of state av.	103%
as percent of expenditures	66%

Annual Debt Service \$26,235,447  
as % of expenditures 7%

Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties.  
[ctdata.org/sitefinder](https://ctdata.org/sitefinder)

## About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for 2016-2019 are available from [profiles.ctdata.org](https://profiles.ctdata.org).

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org).

These Profiles can be used free of charge by external organizations, as long as *AdvanceCT* and *CTData Collaborative* are cited. No representation or warranties, expressed or implied, are given regarding the accuracy of this information.