

148 East Avenue, Norwalk, Connecticut

Medical Professional Units for Sale or Lease

RIVERVIEW EAST

PRICE DRASTICALLY REDUCED
YET AGAIN!



- Beautifully renovated atrium lobby
- One of Fairfield counties premier medical buildings
- Abundant on-site parking
- Excellent location for professional /medical use

Sale Price: \$535,000 for unit 2 of 2,050± sq. ft.
\$150,000 for unit 1 of 1,248± sq. ft.
\$685,000 Units 1 & 2, 3,298± sq. ft.

Lease Price: \$18.00 per sq. ft. plus utilities & condo fees

To Arrange a Tour Contact:
Randy Vidal
203.226.7101 ext. 3, randy@vidalwettenstein.com

David Fugitt, SIOR
203.226-7101 ext 5, david@vidalwettenstein.com

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



SIOR

Individual Members
Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

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

148 East Avenue, Norwalk, Connecticut

BUILDING AMENITIES:

Full service including concierge services and dedicated patient drop-off. There are four Hospital Bed Elevators. Building has front desk security coverage during working hours, after hours the building can be accessed with a valid key code on certain doors. All of the doors and stairwells have CCTV (video surveillance).

LOCATION OVERVIEW

Highway: Convenient location off of I-95 exit 16 and close to Merritt Parkway.

Train Station: Two minutes from East Norwalk station and eight minutes from South Norwalk train station.

Hospitals: Five minutes to Norwalk Hospital, 20 minutes to Bridgeport Hospital & within 30 minutes to Stamford Hospital, as well as many other medical services in Fairfield County.



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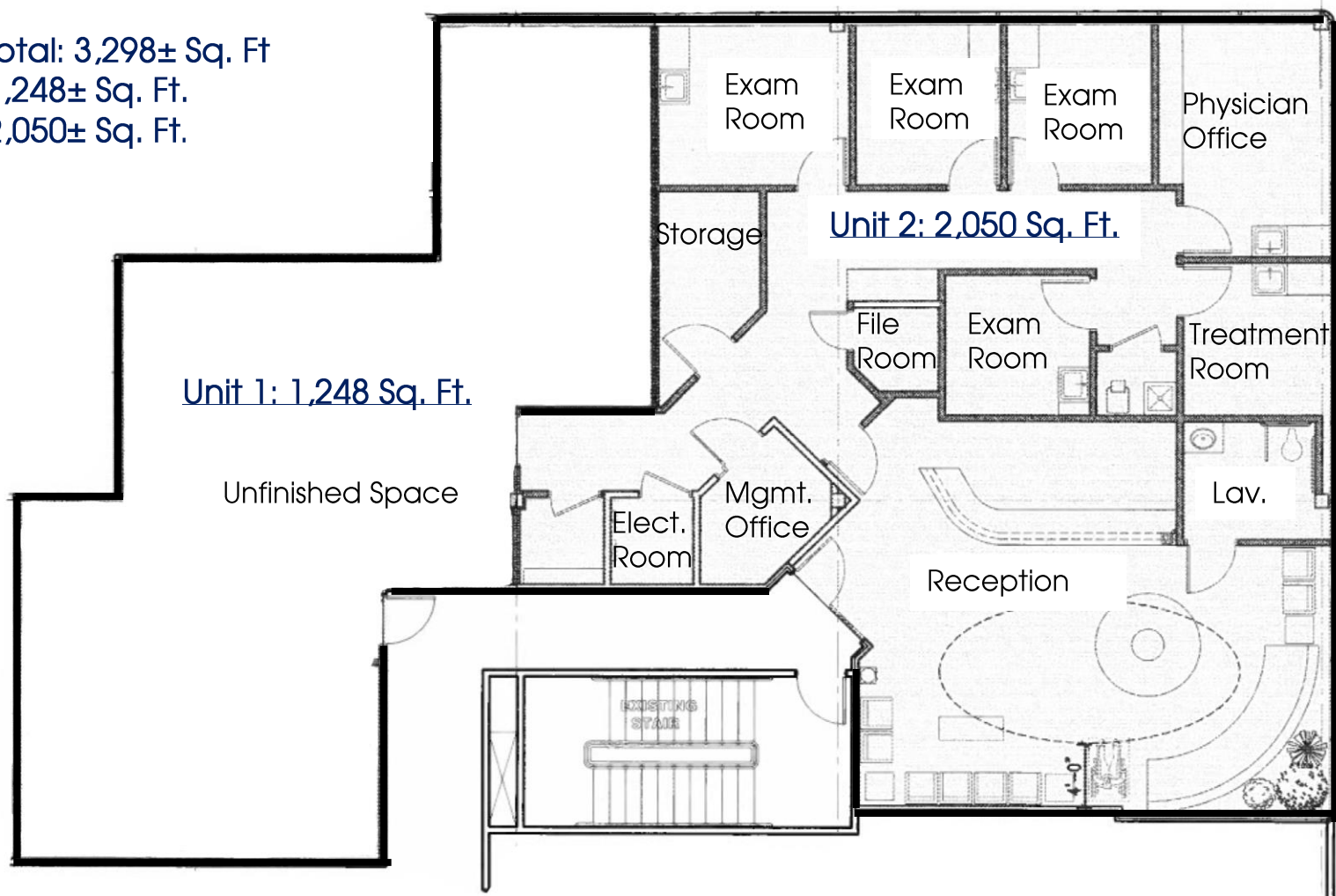
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For Sale: Total: 3,298± Sq. Ft.
or Unit 1: 1,248± Sq. Ft.
or Unit 2: 2,050± Sq. Ft.



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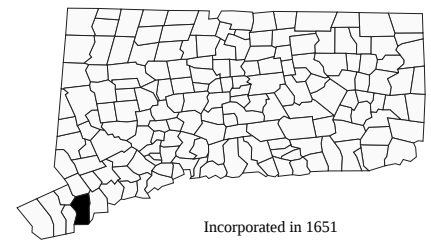
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Norwalk, Connecticut

CERC Town Profile 2017 *Produced by The CT Data Collaborative*

Town Hall
P.O. Box 5125
Norwalk, CT 06856
(203) 854-7701

Belongs To
Fairfield County
LMA Bridgeport - Stamford
Western Planning Area



Incorporated in 1651

Demographics

Population

	Town	County	State
2000	82,951	882,567	3,405,565
2010	85,603	916,829	3,574,097
2011-2015	87,701	939,983	3,593,222
2020	86,302	944,692	3,604,591
'15 - '20 Growth / Yr	-0.3%	0.1%	0.1%

	Town	County	State
Land Area (sq. miles)	23	625	4,842
Pop./Sq. Mile (2011-2015)	3,836	1,504	742
Median Age (2011-2015)	40	40	40
Households (2011-2015)	34,137	334,320	1,352,583
Med. HH Inc. (2011-2015)	\$76,987	\$84,233	\$70,331

Race/Ethnicity (2011-2015)

	Town	County	State
White Alone, Non-Hispanic	48,192	602,311	2,487,119
Black Alone, Non-Hispanic	13,541	105,683	370,501
Asian	3,987	47,398	150,670
Native American	319	2,234	8,908
Other/Multi-Race	5,112	89,549	283,800
Hispanic (Any Race)	21,360	171,720	526,508

	Town	County	State
Poverty Rate (2011-2015)	8.4%	9.0%	10.5%

Educational Attainment (2011-2015)

	Town	County	State
High School Graduate	15,552	25%	673,973
Associates Degree	3,953	6%	183,289
Bachelors or Higher	25,891	41%	925,607

Age Distribution (2011-2015)

	0-4	5-14	15-24	25-44	45-64	65+	Total
Town	4,876 6%	9,171 10%	10,480 12%	25,585 29%	25,288 29%	12,301 14%	87,701 100%
County	54,513 6%	128,603 14%	121,995 13%	233,955 25%	268,138 29%	132,779 14%	939,983 100%
State	191,445 5%	446,058 12%	492,864 14%	885,518 25%	1,035,059 29%	542,278 15%	3,593,222 100%

Economics

Business Profile (2015)

Sector	Units	Employment
Total - All Industries	3,418	46,072
23 - Construction	271	1,354
31-33 - Manufacturing	118	1,323
44-45 - Retail Trade	354	6,415
51 - Information	105	3,772
54 - Professional, Scientific, and Technical Services	467	4,110
62 - Health Care and Social Assistance	284	6,272
Total Government	44	4,256

Top Five Grand List (2014)

	Amount
Connecticut Light and Power Inc.	\$350,349,854
Merritt 7 Venture LLC	\$222,594,200
Thirty Five Glover Partners	\$69,008,830
Metropolitan Life Insurance	\$65,992,100
Twenty-Five Glover Partners	\$61,698,460
Net Grand List (SFY 2014-2015)	\$11,860,740,743

Major Employers (2014)

Norwalk Hospital	Cablevision
GE Capital	Diageo
Stew Leonard's	

Education

2016-2017 School Year

	Grades	Enrollment
Norwalk School District	PK-12	11,498

Smarter Balanced Test Percent Above Goal (2015-2016)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	52.0%	52.8%	41.5%	47.9%	23.0%	40.3%
ELA	51.7%	53.9%	48.7%	55.5%	40.9%	55.5%

Pre-K Enrollment (PSIS)

	2016-2017
Norwalk School District	274

Rate of Chronic Absenteeism (2015-2016)

	All
Connecticut	9.6%
Norwalk School District	10.2%

4-Year Cohort Graduation Rate (2014-2015)

	All	Female	Male
Connecticut	87.2%	90.1%	84.4%
Norwalk School District	89.6%	90.6%	88.5%

Norwalk, Connecticut

CERC Town Profile 2017



Connecticut
Economic
Resource Center

Government

Government Form: Mayor - Council

Total Revenue (2015)	\$350,494,312	Total Expenditures (2015)	\$342,818,203	Annual Debt Service (2015)	\$25,858,384
Tax Revenue	\$294,521,123	Education	\$190,790,463	As % of Expenditures	7.5%
Non-tax Revenue	\$55,973,189	Other	\$152,027,740	Eq. Net Grand List (2015)	\$16,956,223,841
Intergovernmental	\$42,239,791	Total Indebtedness (2015)	\$216,345,930	Per Capita	\$191,628
Per Capita Tax (2015)	\$3,324	As % of Expenditures	63.1%	As % of State Average	129.3%
As % of State Average	119.1%	Per Capita	\$2,445	Moody's Bond Rating (2015)	Aaa
		As % of State Average	100.6%	Actual Mill Rate (2015)	25.04
				Equalized Mill Rate (2015)	17.35
				% of Net Grand List Com/Ind (2015)	20.5%

Housing/Real Estate

Housing Stock (2011-2015)

	Town	County	State
Total Units	35,800	363,556	1,491,786
% Single Unit (2011-2015)	48.6%	58.0%	59.2%
New Permits Auth (2015)	350	2,598	6,077
As % Existing Units	1.0%	0.7%	0.4%
Demolitions (2015)	36	602	1,230
Home Sales	NA	7,243	26,310
Median Price	\$410,000	\$416,000	\$270,500
Built Pre-1950 share	31.2%	29.0%	29.3%
Owner Occupied Dwellings	21,088	228,381	906,227
As % Total Dwellings	61.8%	68.3%	67.0%
Subsidized Housing (2015)	4,363	33,890	172,556

Distribution of House Sales

	Town	County	State
Less than \$100,000	NA	439	3,417
\$100,000-\$199,999	NA	890	7,522
\$200,000-\$299,999	NA	1,117	6,031
\$300,000-\$399,999	NA	980	3,380
\$400,000 or More	NA	3,817	5,960

Labor Force

Place of Residence (2015)

	Town	County	State
Labor Force	50,438	480,603	1,890,506
Employed	47,965	454,843	1,782,269
Unemployed	2,473	25,760	108,237
Unemployment Rate	4.9%	5.4%	5.7%

Place of Work (2015)

	Town	County	State
Units	3,418	34,717	116,246
Total Employment	46,072	422,675	1,662,822
2012-'15 AAGR	128.3%	134.2%	100.0%
Mfg Employment	1,323	33,938	79,612

Connecticut Commuters (2014)

Commuters Into Town From:		Town Residents Commuting To:	
Norwalk, CT	11,113	Norwalk, CT	11,113
Stamford, CT	4,223	Stamford, CT	6,545
Bridgeport, CT	3,300	Manhattan, NY	4,700
Fairfield, CT	2,081	Greenwich, CT	1,980
Stratford, CT	1,480	Westport, CT	1,731
Trumbull, CT	1,217	Wilton, CT	1,638
Westport, CT	1,018	Darien, CT	1,372

Other Information

Crime Rate (2014)

	Town	State
Per 100,000 residents	2,133	2,167

Library (2016)

	Town
Circulation per Capita	5.55
Internet Use per Visit	0.12

Families Receiving (2014)

	Town
Temporary Family Assistance (TFA)	194

Population Receiving (2014)

	Town
Supplemental Nutrition Assistance Program (SNAP)	3,580

Distance to Major Cities

	Miles
New York City	41
Hartford	60
Providence	115
Boston	151
Montreal	307

Residential Utilities

Electric Provider
Eversource Energy
(800) 286-2000

Gas Provider
Eversource Energy
(800) 989-0900

Water Provider
Municipal Provider
Local Contact

Cable Provider
Cablevision of Connecticut, LP
(203) 847-6666