

# 148 East Avenue, Norwalk, Connecticut

## Class A Medical Professional Suite for Sale



**Sale Price: \$590,000 3,298± sq. ft.**

To Arrange a Tour Contact:

Randy Vidal

203.226.7101 ext. 3, [randy@vidalwettenstein.com](mailto:randy@vidalwettenstein.com)

David Fugitt, SIOR

203.226-7101 ext. 5, [david@vidalwettenstein.com](mailto:david@vidalwettenstein.com)

- 3,298 Square Feet
- Beautiful riverfront setting
- Concierge services
- Café on-site
- Abundant on-site parking
- Excellent location right off exit 16, I-95



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



**SIOR**

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Society of Industrial and Office Realtors

## VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

[www.vidalwettenstein.com](http://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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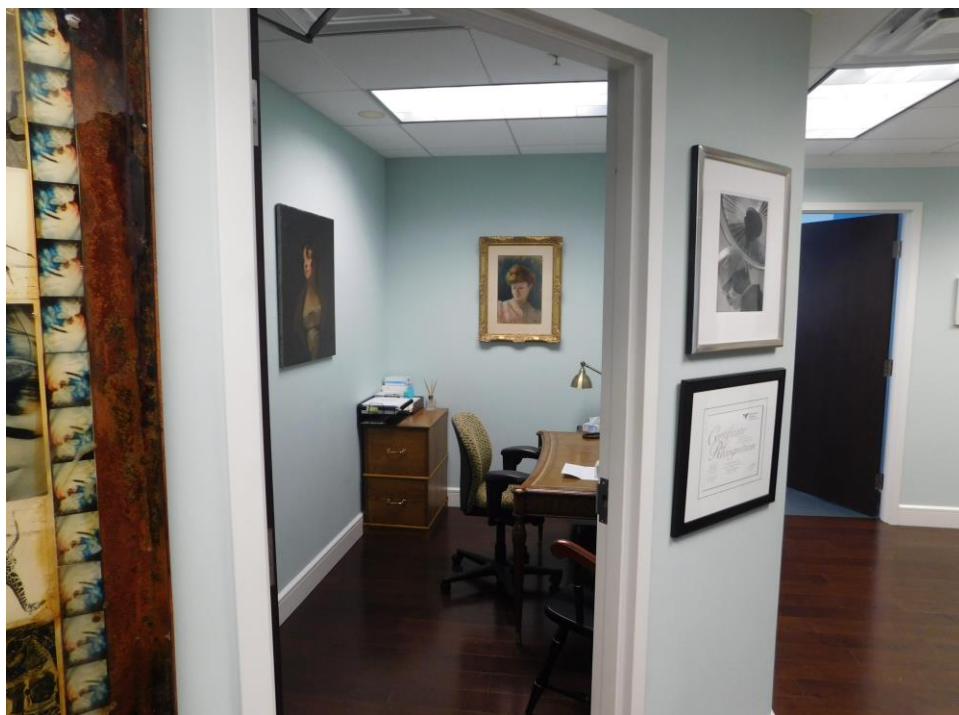
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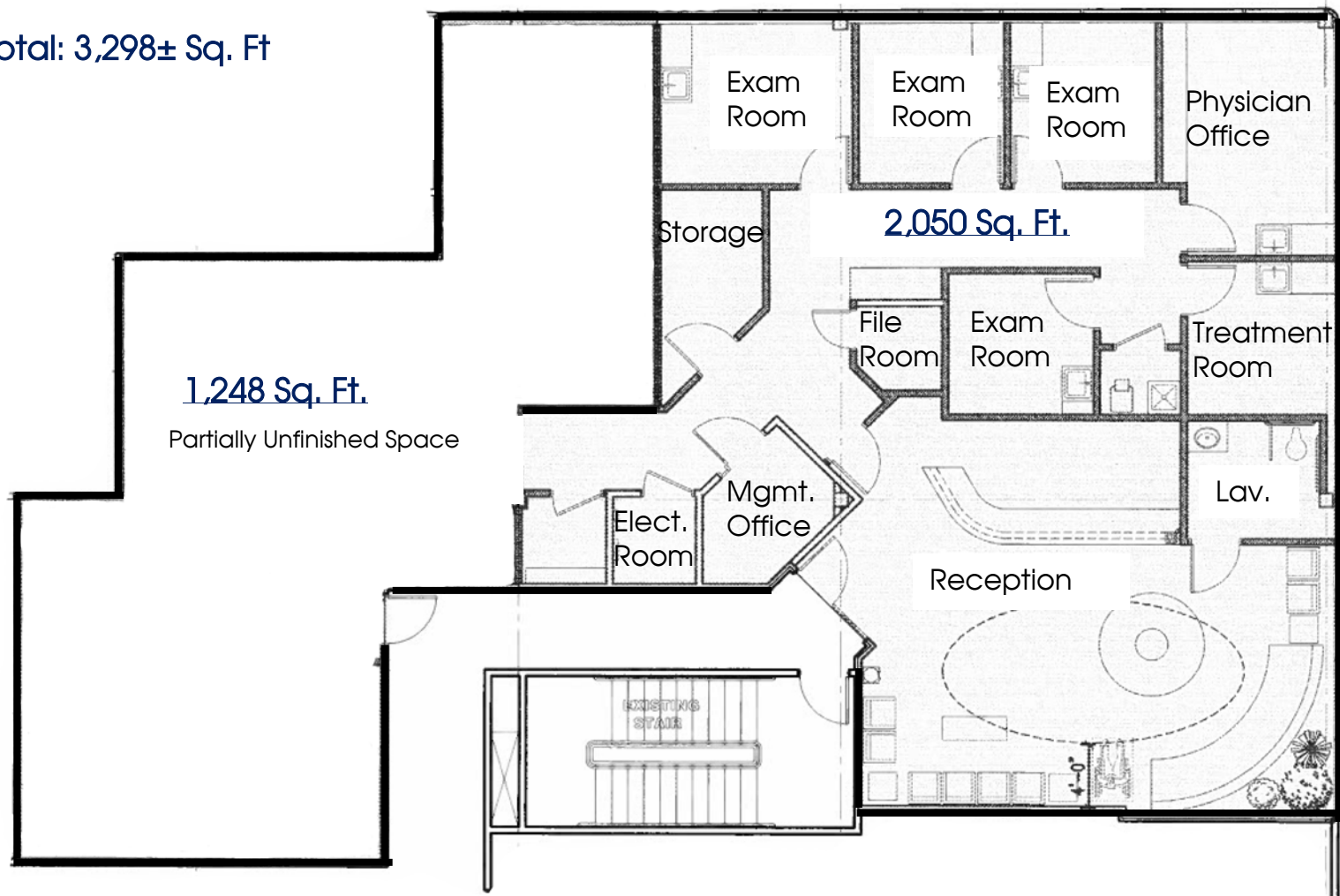
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For Sale: Total: 3,298± Sq. Ft



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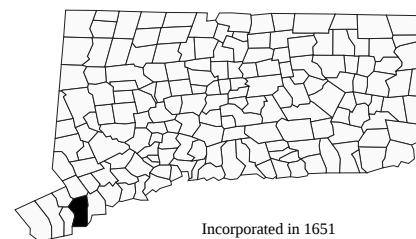


# Norwalk, Connecticut

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

	<i>Town</i>	<i>County</i>	<i>State</i>
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%

	<i>Town</i>	<i>County</i>	<i>State</i>
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

### Age Distribution (2011-2015)

	<i>0-4</i>	<i>5-14</i>	<i>15-24</i>	<i>25-44</i>	<i>45-64</i>	<i>65+</i>	<i>Total</i>
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%

### Race/Ethnicity (2011-2015)

	<i>Town</i>	<i>County</i>	<i>State</i>
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

	<i>Town</i>	<i>County</i>	<i>State</i>
Poverty Rate (2011-2015)	8.4%	9.0%	10.5%

### Educational Attainment (2011-2015)

	<i>Town</i>	<i>County</i>	<i>State</i>
High School Graduate	15,552 25%	673,973 27%	
Associates Degree	3,953 6%	183,289 7%	
Bachelors or Higher	25,891 41%	925,607 38%	

## Economics

### Business Profile (2015)

<i>Sector</i>	<i>Units</i>	<i>Employment</i>
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)

	<i>Amount</i>
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

	<i>Grades</i>	<i>Enrollment</i>
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)

	<i>2016-2017</i>
Norwalk School District	274

### Rate of Chronic Absenteeism (2015-2016)

	<i>All</i>
Connecticut	9.6%
Norwalk School District	10.2%

### 4-Year Cohort Graduation Rate (2014-2015)

	<i>All</i>	<i>Female</i>	<i>Male</i>
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)

	<b>Town</b>	<b>County</b>	<b>State</b>
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

	<b>Town</b>	<b>County</b>	<b>State</b>
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)

	<b>Town</b>	<b>County</b>	<b>State</b>
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)

	<b>Town</b>	<b>County</b>	<b>State</b>
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)

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

## Other Information

### Crime Rate (2014)

	<b>Town</b>	<b>State</b>
Per 100,000 residents	2,133	2,167

### Library (2016)

	<b>Town</b>
Circulation per Capita	5.55
Internet Use per Visit	0.12

### Families Receiving (2014)

	<b>Town</b>
Temporary Family Assistance (TFA)	194

### Population Receiving (2014)

	<b>Town</b>
Supplemental Nutrition Assistance Program (SNAP)	3,580

### Distance to Major Cities

	<b>Miles</b>
New York City	41
Hartford	60
Providence	115
Boston	151
Montreal	307

### Residential Utilities

<b>Electric Provider</b>
Eversource Energy (800) 286-2000
<b>Gas Provider</b>
Eversource Energy (800) 989-0900
<b>Water Provider</b>
Municipal Provider Local Contact
<b>Cable Provider</b>
Cablevision of Connecticut, LP (203) 847-6666