

OFFICE SPACE FOR LEASE

158 East Avenue, Norwalk, CT



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SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC



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

158 East Avenue, Norwalk, CT

PROPERTY DETAILS

Space Available: 1st fl. 1,168± SF
2nd fl. 1,188± SF

Land Area: .24 acre

Zoning: CD-3

Age: 1920±

HVAC: Central

Heating: Oil - (city gas also available)

Gas: Yes

Water/ Sewer: City

Lease Price: \$24.00 gross + utilities

- Sign post in front of building
- Security system & hardwired fire alarm
- Nest thermostat
- New oil tank and plumbing in basement
- Upgraded electrical panels
- Irrigation system
- Central A/C systems on both floors
- Chimney and stainless-steel liner
- General interior upgrades including new kitchenette
- New water main line from street to basement
- New roof, sub-roof and gutters 2019



Location: Convenient to exit 16, I-95
Traffic count approx. 34,000 cars per day
Superb visibility with signage on East Avenue

158 East Avenue, Norwalk, CT



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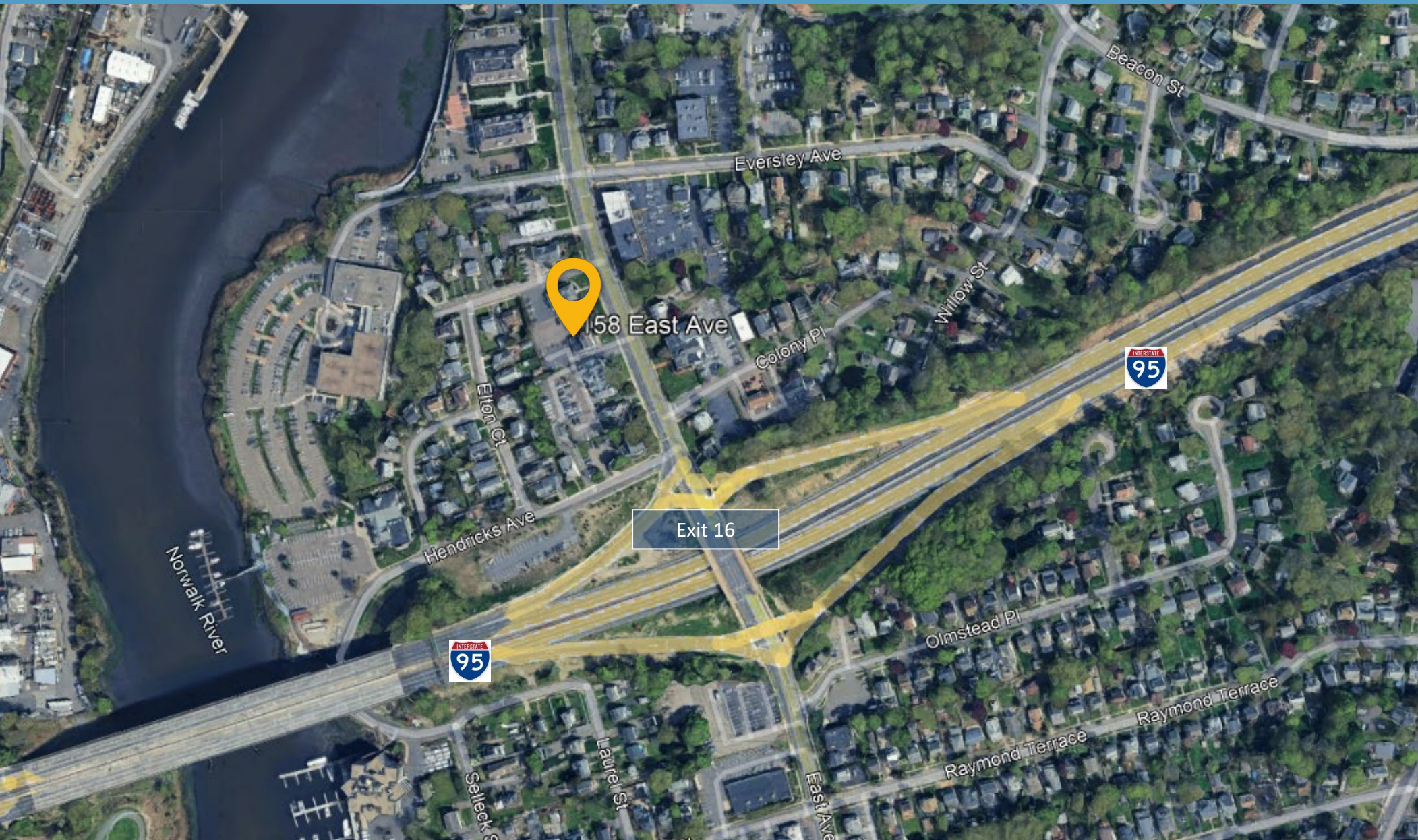
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Norwalk, Connecticut

General

ACS, 2019–2023	Norwalk	State
Current Population	91,375	3,598,348
Land Area <i>mi</i> ²	23	4,842
Population Density <i>people per mi</i> ²	3,992	743
Number of Households	35,476	1,420,170
Median Age	40	41
Median Household Income	\$105,301	\$93,760
Poverty Rate	10%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Ambulatory Health Care Services</i>	6,817	35%
2 Retail Trade <i>Food and Beverage Stores</i>	5,474	32%
3 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i>	3,922	100%
4 Accommodation and Food Services <i>Food Services and Drinking Places</i>	3,570	88%
5 Finance and Insurance <i>Credit Intermediation & Related</i>	3,168	49%
Total Jobs, All Industries	41,911	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	1,125	1,455	1,400	1,478	1,424

Total Active Businesses 10,663

Key Employers

Data from Municipalities, 2025

- 1 Factset Research System Inc.
- 2 Datto
- 3 Booking Holdings
- 4 Xerox
- 5 EMCOR Group

Demographics

ACS, 2019–2023

Age Distribution

Under 10	9,720	11%	10%
10 to 19	9,838	11%	13%
20 to 29	11,842	13%	13%
30 to 39	14,092	15%	13%
40 to 49	11,936	13%	12%
50 to 59	12,795	14%	14%
60 to 69	11,185	12%	13%
70 to 79	6,488	7%	8%
80 and over	3,479	4%	4%

Race and Ethnicity

Asian	5%	5%
Black	18%	10%
Hispanic or Latino/a	31%	18%
White	43%	63%
Other	4%	5%

Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home

	Norwalk	State
English	13	63
Spanish	27%	77%

Educational Attainment

	Norwalk	State
High School Diploma Only	22	26%
Associate Degree	7	8%
Bachelor's Degree	23	26%
Master's Degree or Higher	19	19%

Housing

ACS, 2019–2023	Norwalk	State
Median Home Value	\$535,000	\$343,200
Median Rent	\$2,010	\$1,431
Housing Units	38,038	1,536,049

	Norwalk	State
Owner-Occupied	55	66%
Detached or Semi-Detached	51	65%
Vacant	7	8%

Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Norwalk School District	PK-12	11,473	340	92%
Side By Side Charter School	PK-8	236	38	
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Norwalk School District	34%	39%
Side By Side Charter School	54%	52%
Statewide	44%	49%

Norwalk, Connecticut

Labor Force

CT Department of Labor, 2024

	Norwalk	State
Employed	49,500	1,842,285
Unemployed	1,773	67,181

Unemployment Rate

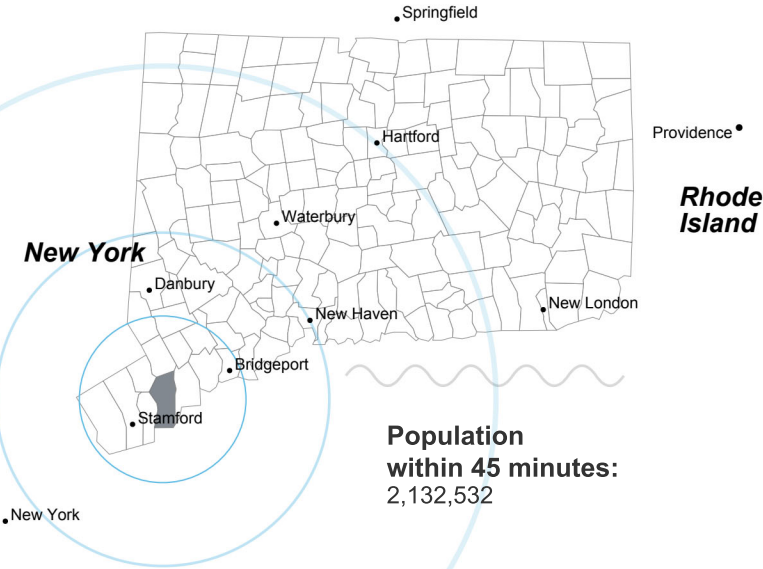
Self-Employment Rate*

*ACS, 2019–2023



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

Massachusetts



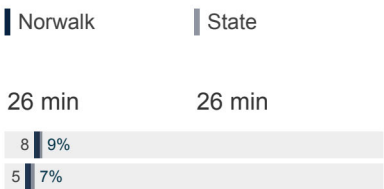
Access

ACS, 2019–2023

Mean Commute Time * 26 min 26 min

No Access to a Car

No Internet Access



Commute Mode

Public Transport

Walking or Cycling

Driving

Working From Home *



Public Transit

CT transit Service

Other Public Bus Operations

Train Service

Stamford metro

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

Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	\$422,434,741
Property Tax Revenue	\$349,932,481
per capita	\$3,829
per capita, as % of state avg.	117%
Intergovernmental Revenue	\$52,645,080
Revenue to Expenditure Ratio	110%

Municipal Expenditure

Total Expenditure	\$384,667,779
Educational	\$240,659,649
Other	\$144,008,130

Grand List

Equalized Net Grand List	\$23,590,931,324
per capita	\$258,104
per capita, as % of state avg.	145%
Commercial/Industrial Share of Net Grand List	25%
Actual Mill Rate	30.47
Equalized Mill Rate	14.86

Municipal Debt

Moody's Rating (2024)	Aaa
S&P Rating (2024)	AAA
Total Indebtedness	\$314,458,965
per capita	\$3,440
per capita, as % of state avg.	117%
as percent of expenditures	82%
Annual Debt Service	\$33,219,399
as % of expenditures	9%

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 data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org.

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