Healthcare Professional & Medical Space

162 Kings Highway North, Westport, CT



To arrange a tour contact:
Silvester Garza 203-226-7101 Ext 8
silvester@vidalwettenstein.com

VIDAL/WETTENSTEIN, LLC

SIOR Individual Members
Society of Industrial & 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.

162 Kings Highway North, Westport, CT

One Block to Downtown

1,712 & 3,000± Square Feet Available
Contiguous to 4,712± Square Feet

- Well maintained Landmark Building
- Spectacular upscale space
- Atrium lobby
- Join many established healthcare, medical and professional practices
- Excellent parking
- Set on the banks of the Saugatuck River
- Very accessible
- Well known downtown location
- Lease rate: $46+ NNN



Location:
Proximity to the Merritt Parkway and I-95.

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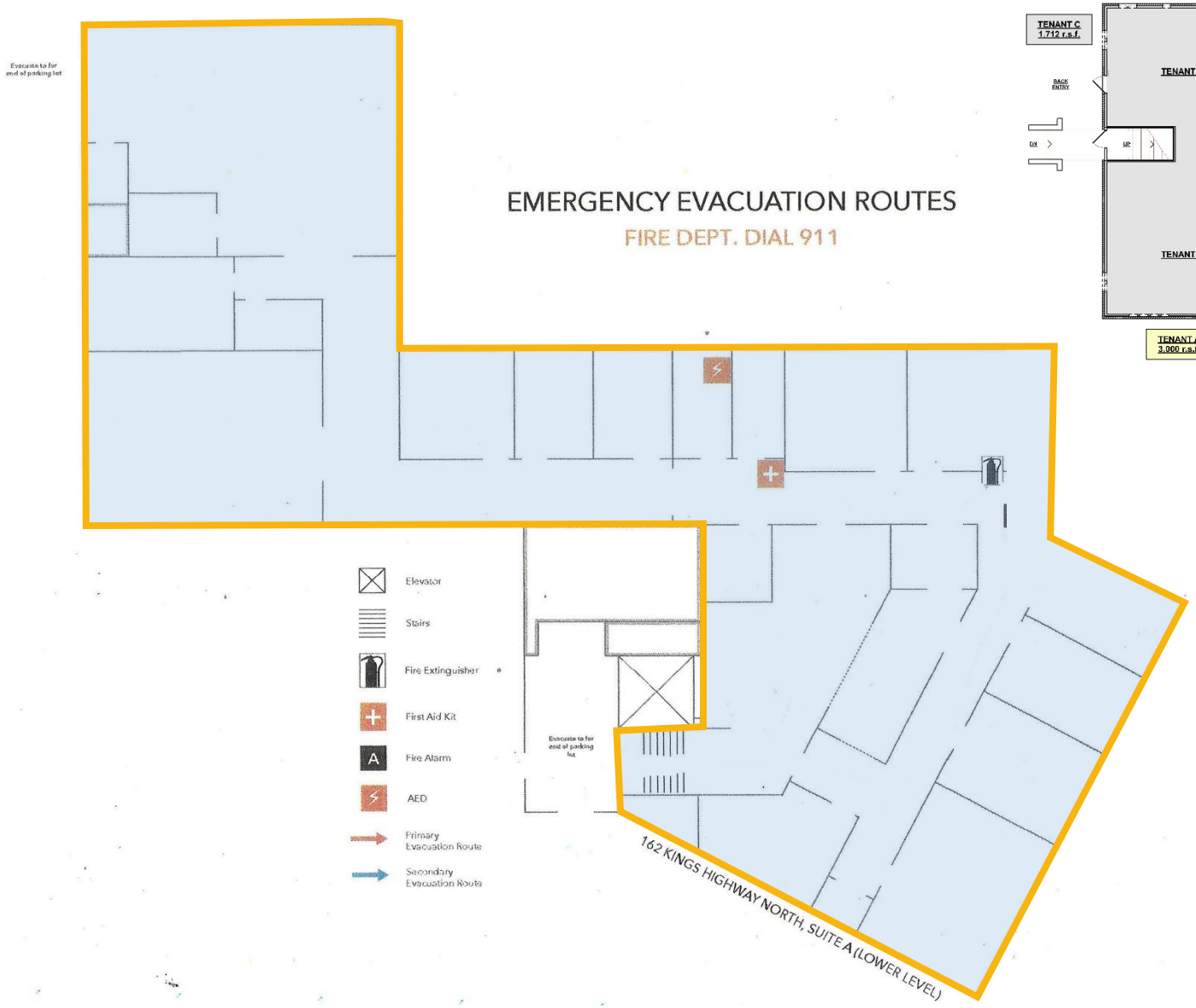
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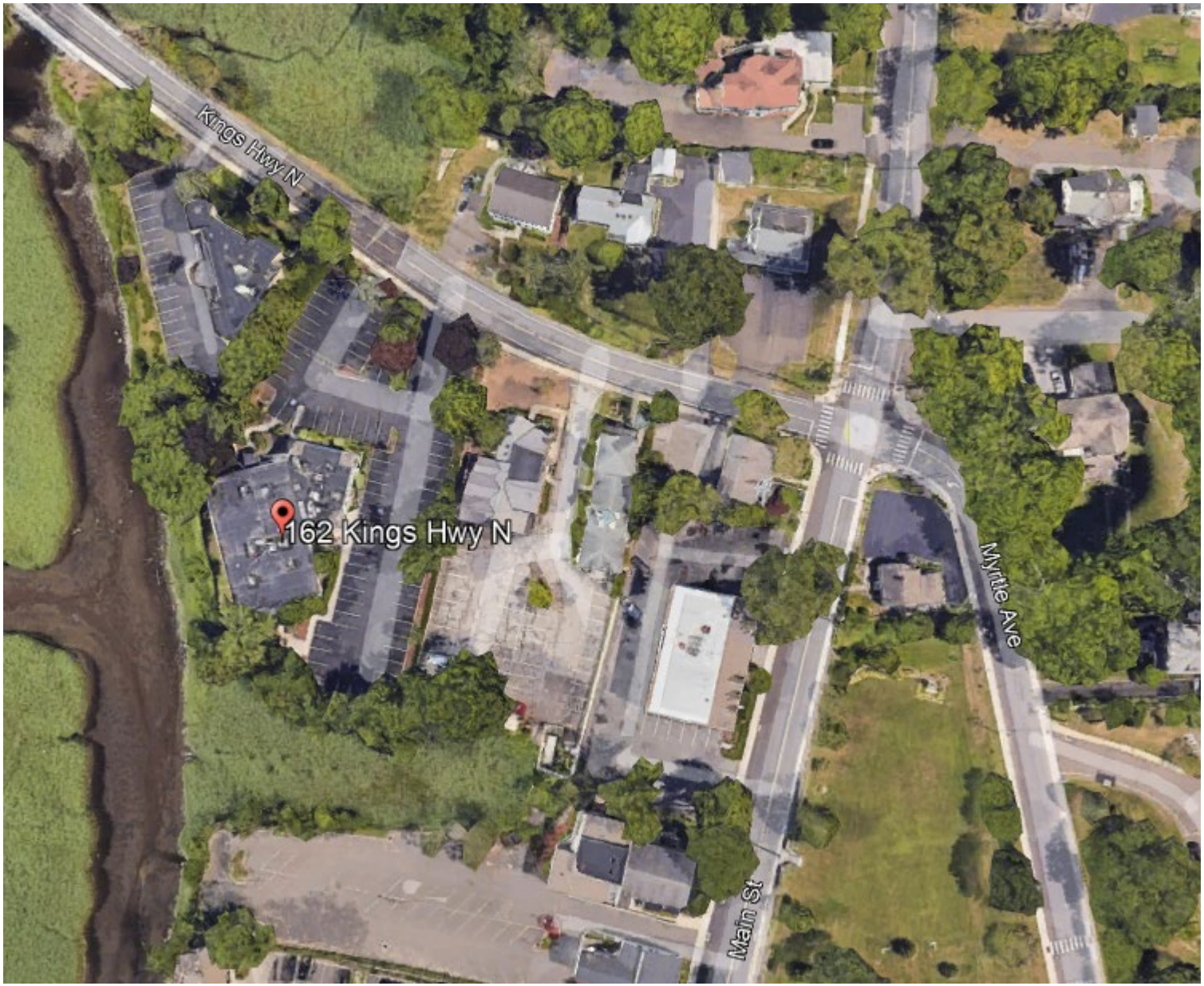
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Westport, Connecticut

General

ACS, 2019–2023

	Westport	State
Current Population	27,282	3,598,348
Land Area *mi²*	20	4,842
Population Density *people per mi²*	1,367	743
Number of Households	9,698	1,420,170
Median Age	46	41
Median Household Income	$250,001	$93,760
Poverty Rate	4%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)

	Jobs	Share of Industry
1 Retail Trade	2,565	
Food and Beverage Stores		*32%*
2 Health Care and Social Assistance	2,390	
Ambulatory Health Care Services		*58%*
3 Finance and Insurance	2,034	
Securities, Commodities, & Financial Inv.		*67%*
4 Government	1,982	
Local Government		*90%*
5 Professional, Scientific, and Tech Svc	1,870	
Professional, Scientific, and Tech Svc		*100%*
Total Jobs, All Industries	16,136	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	592	649	564	643	648

Total Active Businesses 5,806

Key Employers

Data from Municipalities, 2025

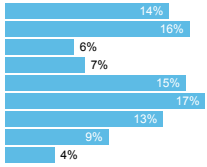
1. Bridgewater Associates
2. Town of Westport Public Schools/Government
3. Westport/Weston YMCA
4. Ed Mitchell Inc.
5. Gault Inc.

Demographics

ACS, 2019–2023

Age Distribution

		State
Under 10	3,759	10%
10 to 19	4,233	13%
20 to 29	1,585	13%
30 to 39	1,834	13%
40 to 49	4,142	12%
50 to 59	4,595	14%
60 to 69	3,626	13%
70 to 79	2,369	8%
80 and over	1,139	4%



Race and Ethnicity

	State
Asian	5%
Black	10%
Hispanic or Latino/a	18%
White	63%
Other	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

	Westport	State
English	77	85%
Spanish	5	13%

Educational Attainment

	Westport	State
High School Diploma Only	9	26%
Associate Degree	4	8%
Bachelor's Degree	23	37%
Master's Degree or Higher	19	41%

Housing

ACS, 2019–2023

	Westport	State
Median Home Value	$1,245,200	$343,200
Median Rent	$2,369	$1,431
Housing Units	10,326	1,536,049

	Westport	State
Owner-Occupied	66	87%
Detached or Semi-Detached	65	92%
Vacant	6	8%

Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Westport School District	PK-12	5,281	61	99%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Westport School District	79%	79%
Statewide	44%	49%

Westport, Connecticut

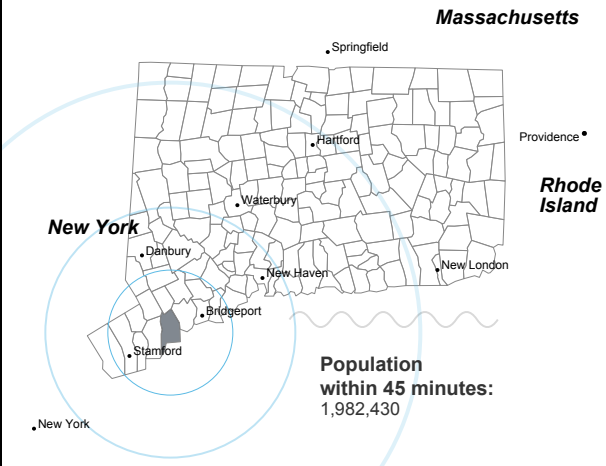
Labor Force

CT Department of Labor, 2024

	Westport	State
Employed	12,690	1,842,285
Unemployed	390	67,181
Unemployment Rate	3 4%	
Self-Employment Rate*	10 20%	

*ACS, 2019–2023

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



Population within 45 minutes: 1,982,430

Access

ACS, 2019–2023

	Westport	State
Mean Commute Time *	40 min	26 min
No Access to a Car	2 9%	
No Internet Access	1 7%	

Commute Mode

Public Transport	3 12%
Walking or Cycling	2 3%
Driving	48 78%
Working From Home *	14 36%

Public Transit

CT*transit* Service	-
Other Public Bus Operations	Norwalk Transit District
Train Service	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	$235,494,844
Property Tax Revenue	$198,393,367
per capita	$7,234
per capita, as % of state avg.	221%
Intergovernmental Revenue	$20,561,438
Revenue to Expenditure Ratio	101%

Municipal Expenditure

Total Expenditure	$233,779,675
Educational	$144,066,529
Other	$89,713,146

Grand List

Equalized Net Grand List	$15,471,132,194
per capita	$564,084
per capita, as % of state avg.	316%
Commercial/Industrial Share of Net Grand List	12%
Actual Mill Rate	18.07
Equalized Mill Rate	12.67

Municipal Debt

Moody's Rating (2024)	Aaa
S&P Rating (2024)	-
Total Indebtedness	$111,323,797
per capita	$4,059
per capita, as % of state avg.	138%
as percent of expenditures	48%
Annual Debt Service	$15,671,103
as % of expenditures	7%

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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