

PRIME MEDICAL SPACE FOR LEASE

162 Kings Highway North, Westport, CT



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SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC



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 **1,600 Square Feet Available**

Well maintained Landmark Building

Spectacular upscale space

Atrium lobby

Join many established medical practices

Excellent parking

Set on the banks of the Saugatuck River

Very accessible

Well known downtown location

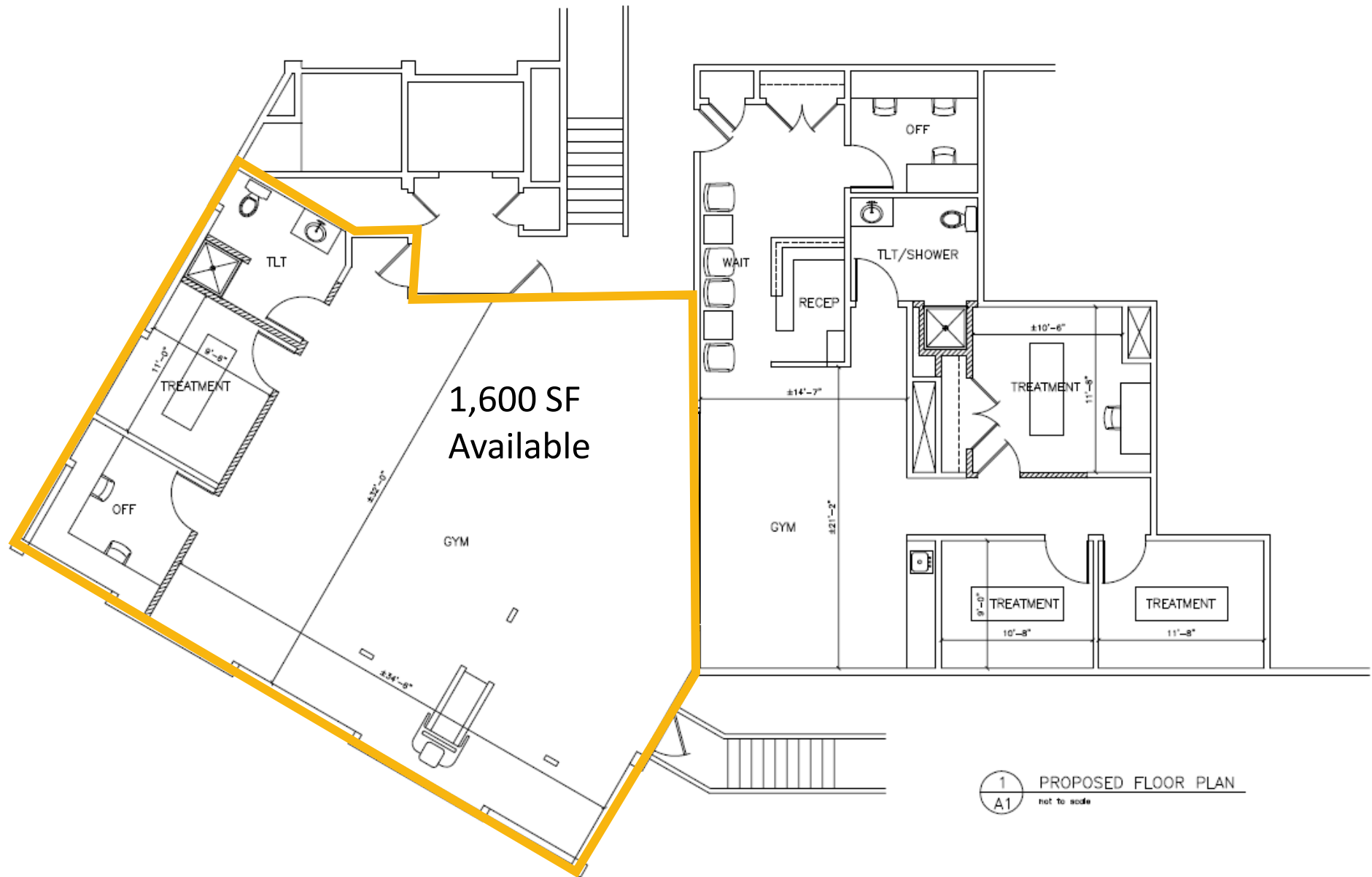
Lease rate: \$25.00 PSF NNN



Location:

Proximity to the Merritt Parkway and I-95.

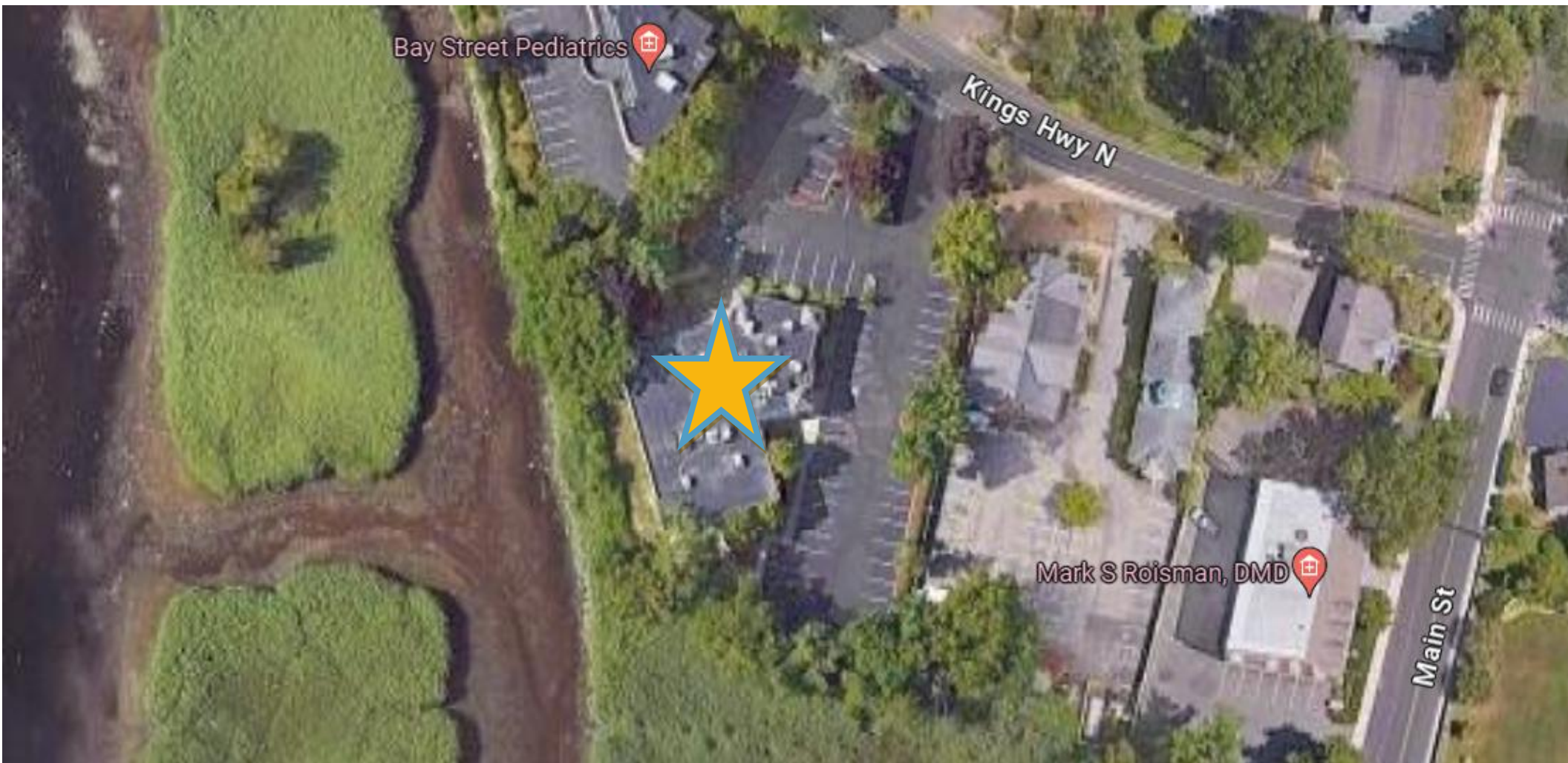
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Westport, Connecticut

General

ACS, 2018–2022	Westport	State
Current Population	27,232	3,611,317
Land Area <i>mi</i> ²	20	4,842
Population Density <i>people per mi</i> ²	1,364	746
Number of Households	9,725	1,409,807
Median Age	46	41
Median Household Income	\$242,868	\$90,213
Poverty Rate	5%	10%

Economy

Top Industries

Lightcast, 2022 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i>	3,130	100%
2 Retail Trade <i>Food and Beverage Stores</i>	2,487	28%
3 Finance and Insurance <i>Securities, Commodities, & Financial Inv.</i>	2,201	63%
4 Health Care and Social Assistance <i>Ambulatory Health Care Services</i>	1,865	45%
5 Government <i>Local Government</i>	1,729	90%
Total Jobs, All Industries	18,030	

SOTS Business Registrations

Secretary of the State, March 2024

New Business Registrations by Year

Year	2019	2020	2021	2022	2023
Total	541	586	643	570	636

Total Active Businesses 5,564

Key Employers

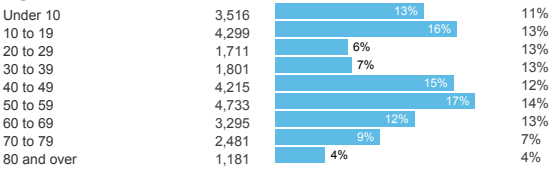
Data from Municipalities, 2024

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

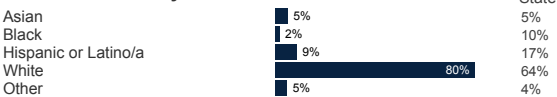
Demographics

ACS, 2018–2022

Age Distribution



Race and Ethnicity

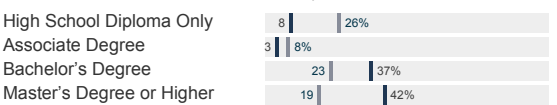


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



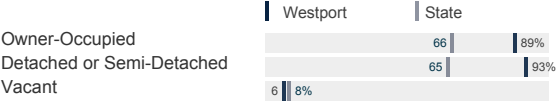
Educational Attainment



Housing

ACS, 2018–2022

	Westport	State
Median Home Value	\$1,207,700	\$323,700
Median Rent	\$2,143	\$1,374
Housing Units	10,342	1,531,332



Schools

CT Department of Education, 2023-24

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Westport School District	PK-12	5,333	54	97%
Statewide	-	512,652	19,530	89%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2022-23

	Math	ELA
Westport School District	80%	78%
Statewide	42%	48%

Westport, Connecticut

Labor Force

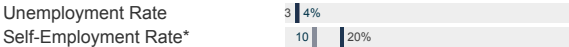
CT Department of Labor, 2023

	Westport	State
Employed	12,560	1,822,090
Unemployed	443	71,113

Unemployment Rate

Self-Employment Rate*

*ACS, 2018–2022



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

Massachusetts

Rhode Island



Population within 45 minutes: 1,810,051

Access

ACS, 2018–2022

	Westport	State
Mean Commute Time *	40 min	26 min
No Access to a Car	2	9
No Internet Access	2	8

Commute Mode

Public Transport	4	14
Walking or Cycling	2	3
Driving	50	80
Working From Home *	13	32

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 2020-21

Municipal Revenue

Total Revenue	\$227,286,620
Property Tax Revenue	\$193,049,773
per capita	\$7,014
per capita, as % of state avg.	218%
Intergovernmental Revenue	\$19,451,923
Revenue to Expenditure Ratio	101%

Municipal Expenditure

Total Expenditure	\$225,007,718
Educational	\$138,531,170
Other	\$86,475,988

Grand List

Equalized Net Grand List	\$16,334,520,630
per capita	\$598,795
per capita, as % of state avg.	368%
Commercial/Industrial Share of Net Grand List	11%
Actual Mill Rate	16.71
Equalized Mill Rate	11.71

Municipal Debt

Moody's Rating (2023)	Aaa
S&P Rating (2023)	-
Total Indebtedness	\$111,941,060
per capita	\$4,104
per capita, as % of state avg.	151%
as percent of expenditures	50%
Annual Debt Service	\$15,065,086
as % of expenditures	7%



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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

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