

OFFICE SPACE FOR LEASE

19 Ludlow Road, Westport, CT



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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.

19 LUDLOW ROAD, WESTPORT, CT

Professional office setting in a recognized Westport location

Space Details

1,432± SF available on 3rd floor

Convenient to downtown & train

Convenient surface and garage parking and building amenities

Good building condition with elevators and upgraded common areas

Location: Convenient to exit 17, I-95

Attractive Price: Only \$24.00 / RSF
Competitive pricing for the area

Ideal businesses for the space:

Wealth Management / Financial Advisory / Family Office

Boutique Legal Practices: Estate & Elder Law,

Corporate/Compliance Law, IP/Technology Law,
Immigration Law

Behavioral Health / Healthcare Professionals

IT, Cybersecurity & Tech Consulting

Architecture, Engineering & Design Firms

Professional Consulting Companies

Real Estate Companies

Professional Education/Training

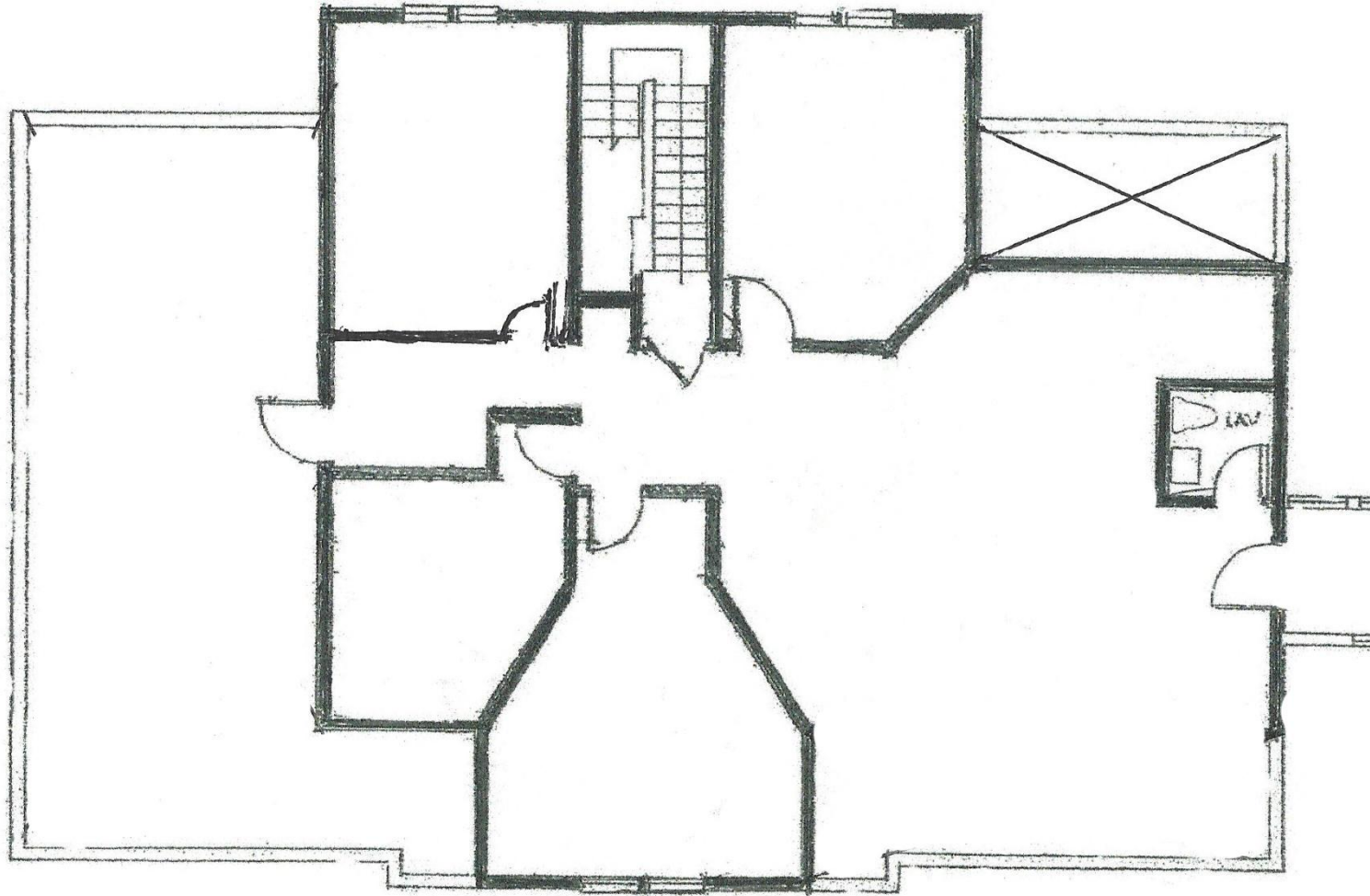
General Back-office/ Admin Services

19 LUDLOW ROAD, WESTPORT, CT

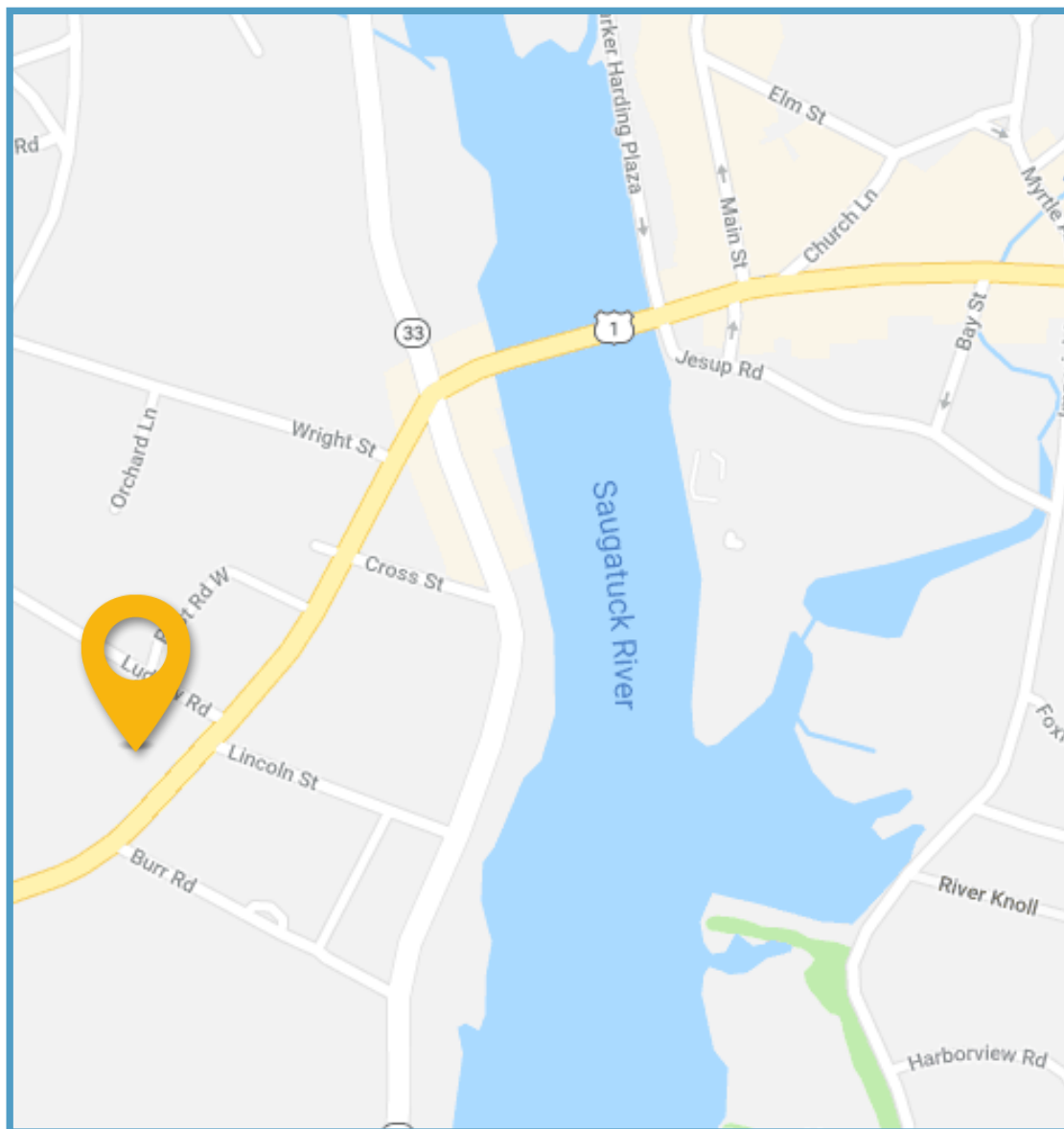


19 LUDLOW ROAD, WESTPORT, CT

1,432 Square feet



19 LUDLOW ROAD, WESTPORT, CT



Westport, Connecticut

General

| ACS, 2019–2023 | Westport | State |
|--|-----------|-----------|
| Current Population | 27,282 | 3,598,348 |
| Land Area <i>mi</i> ² | 20 | 4,842 |
| Population Density <i>people per mi</i> ² | 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

| | Westport | 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

| | Westport | State |
|----------------------|----------|-------|
| Asian | 5% | 5% |
| Black | 2% | 10% |
| Hispanic or Latino/a | 9% | 18% |
| White | 79% | 63% |
| Other | 5% | 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

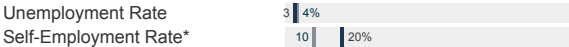
CT Department of Labor, 2024

| | Westport | State |
|------------|----------|-----------|
| Employed | 12,690 | 1,842,285 |
| Unemployed | 390 | 67,181 |

Unemployment Rate

Self-Employment Rate*

*ACS, 2019–2023



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

Massachusetts

Rhode Island



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 <i>transit</i> 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 as % of expenditures | \$15,671,103 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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