

# OFFICE SPACE FOR LEASE

215 Main Street, Westport, CT



To arrange a tour contact:  
David Fugitt  
203-226-7101 Ext 5  
[david@vidalwettenstein.com](mailto:david@vidalwettenstein.com)

Silvester Garza  
203-226-7101 Ext 8  
[silvester@vidalwettenstein.com](mailto:silvester@vidalwettenstein.com)

**VIDAL/WETTENSTEIN, LLC**



719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://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.

# 215 Main Street, Westport, CT

## In The Heart of Downtown

### PROPERTY DETAILS

Area Available: 1,420± SF

Occupancy: March 1, 2026

Zoning: RBD

Parking: 60 parking spaces in total

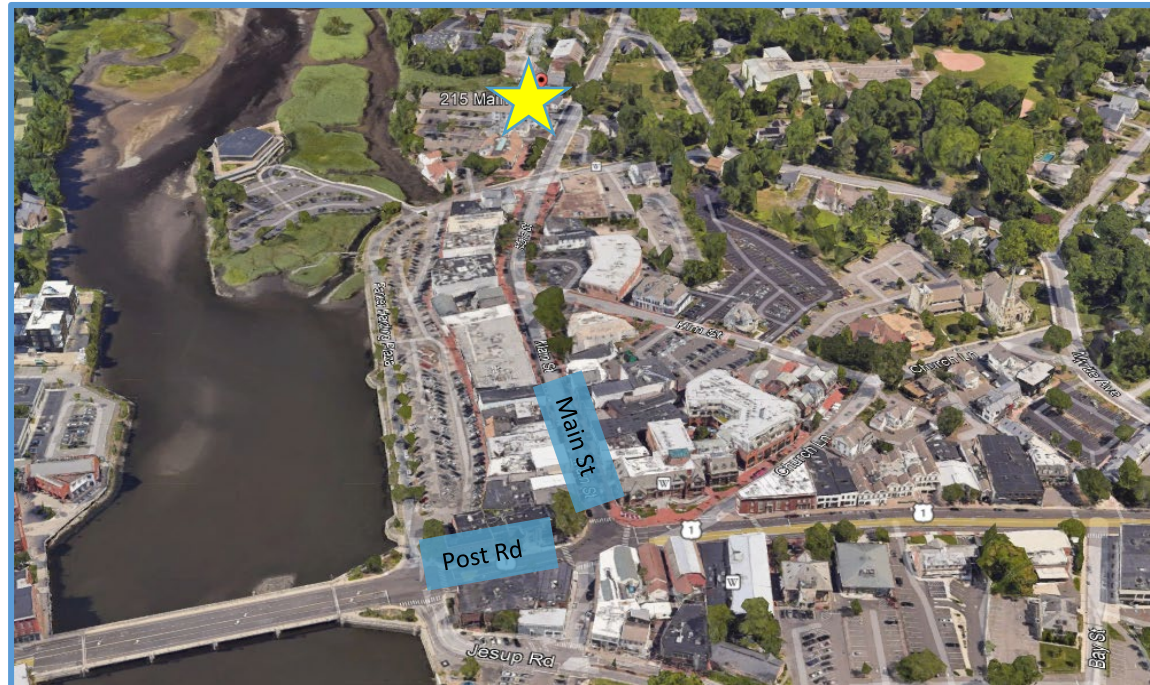
Formerly used as an Optometrist Space. Space is clean and renovated.

Signage for this space will be on the directory and signage will be allowed on the street level.

Bright with lots of windows

Direct Main Street visibility

215 Main St. is a well-situated commercial building in downtown Westport, CT, home to professional services, medical and therapeutic providers, and community organizations. Its location on Main Street gives it strong street visibility, pedestrian access to local amenities, and anchoring in one of the region's most desirable small-town business districts.



## *Westport Restricted Business District (RBD)*

The *Restricted Business District (RBD)* is designed to create vibrant, neighborhood-friendly commercial nodes that offer essential services and conveniences while maintaining a scale and character compatible with surrounding properties. The intent of this zone is to support a mix of community-oriented uses without overwhelming local infrastructure or altering the town's charm.

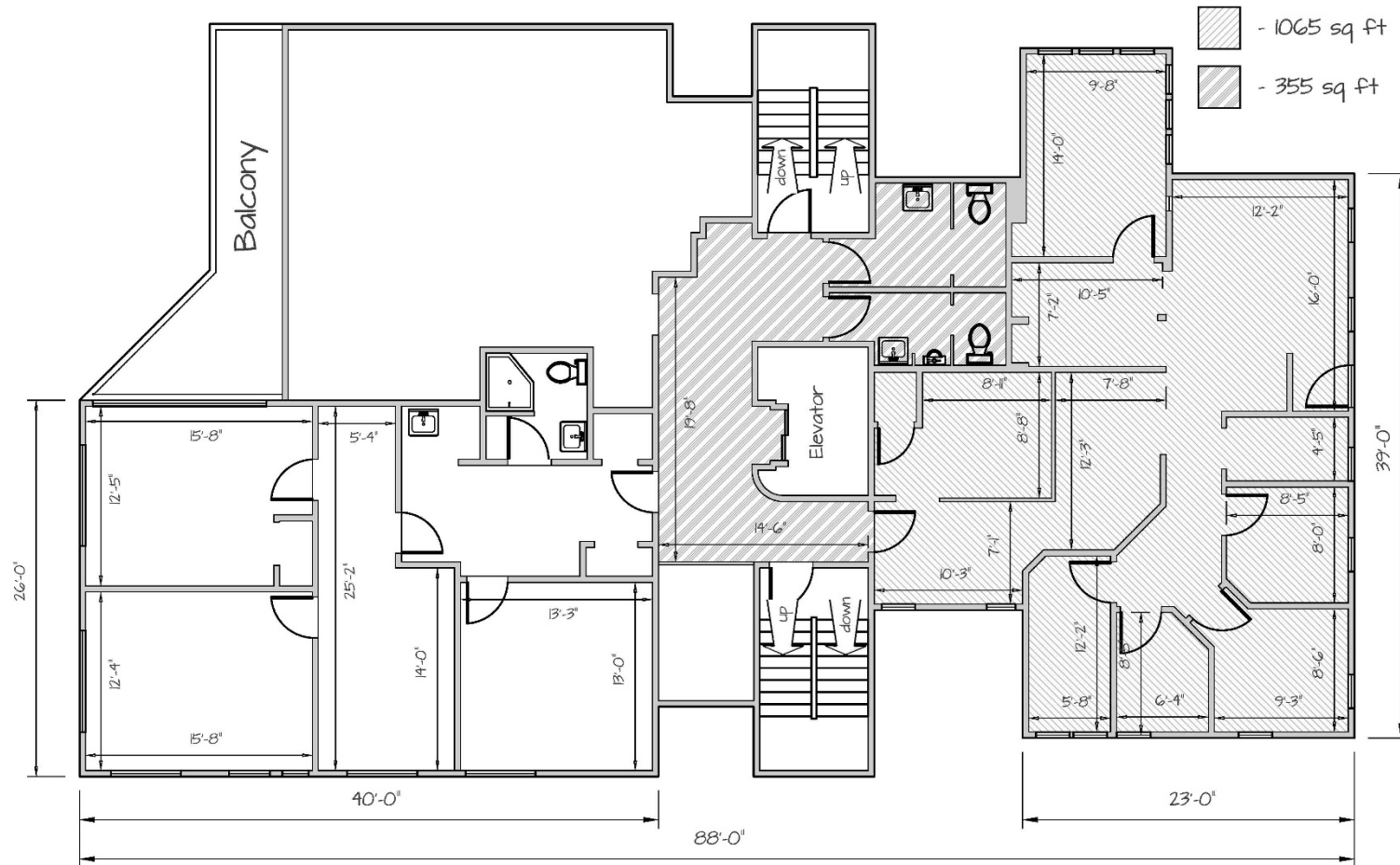
Within the RBD, a variety of everyday, community-serving businesses are encouraged, including:

- **Local retail stores** selling convenience goods, specialty items, gifts, or services that cater to neighborhood needs.
- **Professional, business and personal service offices**, such as legal, accounting, consulting, architectural or real estate practices.
- **Personal and health-related services**, like small medical or wellness practices, therapy offices, or health-focused consultancies.\*
- **Community-oriented services** that support local life without requiring large site footprints.

These permitted activities make the RBD ideal for creating welcoming spaces that draw foot traffic throughout the day and evening.

# 215 Main Street, Westport, CT

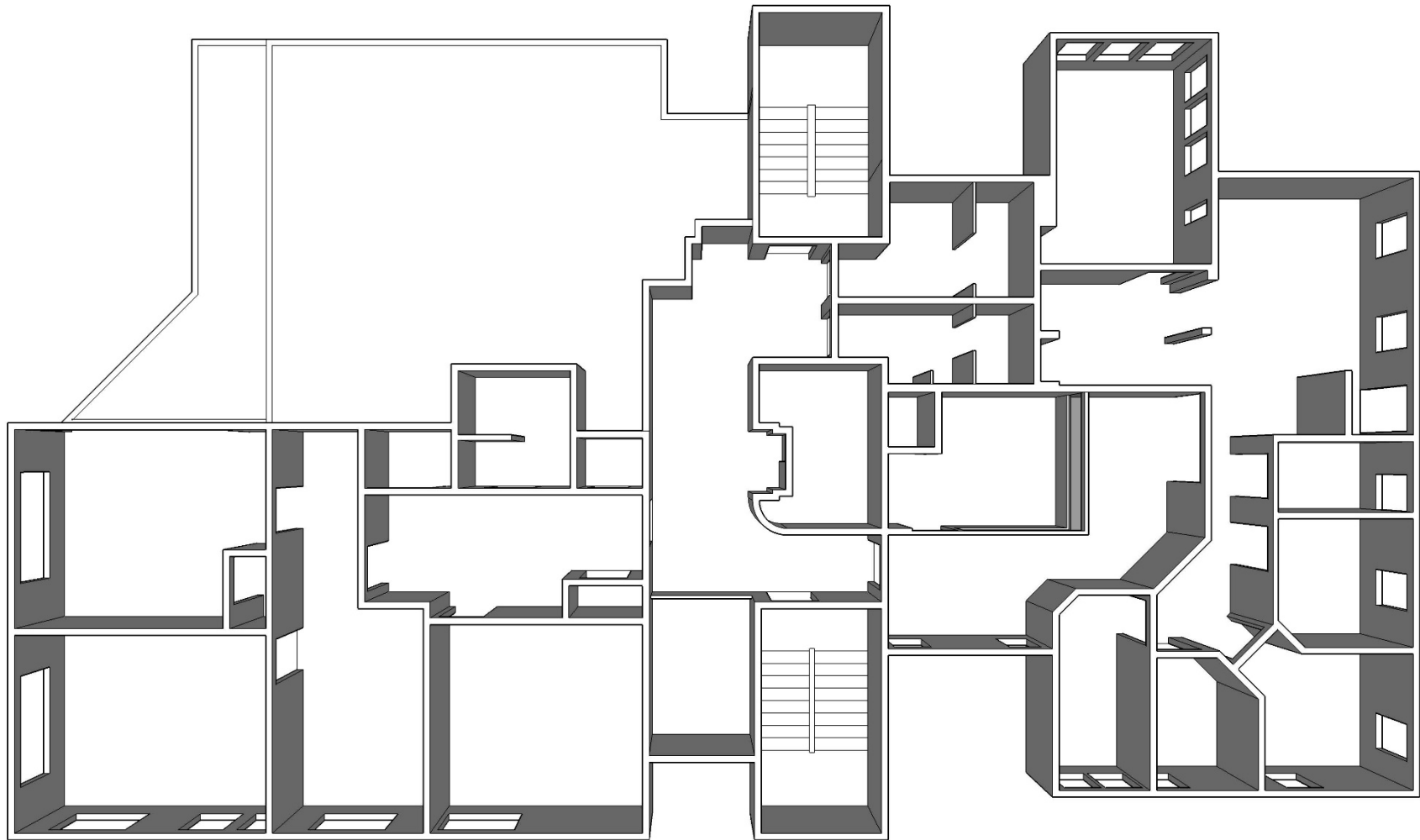
EXISTING



Main Street

Scale : 1/8" = 1'

# 215 Main Street, Westport, CT



03 :: PROJECT TITLE ::

## **§23 RESTRICTED BUSINESS DISTRICT (RBD) *Revised 09-15-17***

### **23-1 Purpose**

The purpose of the RBD District is to provide retail areas in which can be found limited convenience shopping goods and office services. These business areas will be limited in the number, size and type of permitted uses.

### **23-2 Permitted Uses**

In a Restricted Business District, no land, building or structure shall be used and no building shall be hereafter erected, altered, or added to, unless otherwise provided in these regulations except for one (1) or more of the following uses.

#### **23-2.1 Principal Uses**

- 23-2.1.1 Any use permitted in the Residence AAA District, subject to the same approvals and conditions as specified in §11-2, herein.
- 23-2.1.2 The following additional uses are permitted subject to Site Plan approval in accordance with §43: business, professional, medical, healthcare professional, banks, insurance, real estate and other offices; prescription pharmacy; beauty parlor or barbershop; photographer's or artist's studios; schools for business, art and languages; community centers and non-profit clubs; public and charitable agencies; auto parking area both commercial or municipal; jewelry store; gift shop; optician; research laboratories; camera shop; tailor's shop; stationery and books; toys; candy; cigars and cigarettes; antiques; new furniture; music, musical instruments, supplies and records; men's, women's and children's clothes and accessories; linen and other yard good; electrical supplies, including radio and television; office supplies; art gallery; sporting goods; corsetiers; florist; orthopedic supplies; gourmet shop; milliner or millinery shop; cabinetmaker; upholstery; weaver or knit and yarn shop; and other similar limited convenience and service uses.
- 23-2.1.3 Dry cleaners establishments provided that said use shall not exceed 2,000 square feet of gross floor area and shall be located within a unified shopping center.
- 23-2.1.4 Restaurants and Retail Food Establishments.

#### **23-2.2 Special Permit Uses**

The following uses are permitted in principal buildings subject to Special Permit and Site Plan approval in accordance with §43, herein.

- 23-2.2.1 Inclusionary two family and multi-family dwelling units subject to the provisions of §32-12, herein.
- 23-2.2.2 Indoor & Outdoor Commercial Recreational and Entertainment Uses.
- 23-2.2.3 Commercial Wireless telecommunication service facilities, in conformance with §32-16.
- 23-2.2.4 Private Occupational Schools.

### **23-2.3 Accessory Uses**

- 23-2.3.1 Uses customarily accessory to a permitted principal use, including the manufacturing, processing or assembly of goods which is incidental to the conduct of a retail business conducted on the premises, subject to the provisions of §32-7, herein.
- 23-2.3.2 Outdoor storage and display is permitted in accordance with §32-6 (Outdoor Storage and Display), herein.
- 23-2.3.3 Outdoor Eating Areas for Restaurants and Retail Food Establishments subject to an annual Zoning Permit approval pursuant to §5 and §32-20 Outdoor Eating Areas.

### **23-3 Lot Area (See Definitions)**

No minimum requirements, except that no lot shall be less than fifty (50) feet of frontage on at least one street.

### **23-4 Setbacks (See §31-4 through §31-8, also.)**

No principal building, structure or use shall exceed closer than thirty (30) feet from any front lot line or Residential District Boundary Line, fifteen (15) feet from any side lot line or twenty-five (25) feet from any rear lot line. No accessory building or structure shall extend closer than thirty (30) feet from any front lot line or Residential District Boundary Line, and fifteen (15) feet from the side and rear lot lines.

#### **23-4.1 Setback from the Front Lot Line within the Village District Overlay**

- 23-4.1.1 **Maintenance and Minor Repairs** – Existing buildings that are within the Village District Boundary and do not conform with the requirement to be set back thirty (30) feet from the front lot line are considered conforming for the purposes of maintenance or minor repairs (as defined in §5-2 Specific Terms) to existing façade elements. No Site Plan review is required.

#### **23-4.2 Building Spacing**

Groups of buildings on a single lot shall be so arranged that the minimum horizontal distance between the nearest walls or corners of any principal and/or accessory detached buildings shall not be less than one-half the sum of the heights of such adjacent buildings.

### **23-5 Height**

No building or other structure shall exceed two (2) stories and a height of either twenty-five (25) feet to the top of a flat roof or thirty (30) feet to the mid-point of a pitched roof.

### **23-6 Coverage (See Definitions)**

The building coverage shall not exceed twenty-five percent (25%) of the area of the lot which lies within the RBD.

**23-7 Building Area**

No mandatory requirements.

**23-8 Floor Area**

**23-8.1 Maximum**

No one building shall exceed 10,000 square feet of gross interior floor area.

**23-8.2 FAR (See Definitions)**

No buildings or structures in any Single or Multiple Use Development, as defined herein, shall exceed a Floor (FAR) of 0.25 on the area of the lot that lies within the RBD zone; except for two-family or multi-family dwellings. No buildings or structures in any Single or Multiple Use Development, which contains two-family or multi-family dwellings, shall exceed an FAR as described in §32-12. In any Multiple Use Development containing two-family or multi-family dwellings, any incremental increase in floor area above the maximum allowable FAR for the non-residential uses shall be used for dwelling(s) units, only. No dwelling unit approved under these bonus provisions shall thereafter, be changed to any non-residential use. Floor area used for parking and loading shall be excluded from the FAR.

**23-9 Architectural Design**

The architectural design, scale and mass of buildings and other structures, including, among other elements, the exterior building material, color, roof-line, and building elevations shall be of such character as to harmonize and be compatible with the other buildings in the RBD Districts so as to preserve and improve the appearance and beauty of the community. New construction or re-construction shall adhere to the design purpose of this district, in whole or in part.

- (a) Buildings designed to achieve a small scale and residential appearance shall be encouraged.
- (b) Pitched roofed buildings shall be encouraged.
- (c) Roof-top mechanical equipment, other than solar energy panels, shall be concealed from all sides.

Buildings shall be designed and located on the site so as to retain the existing topography and natural features of the land to the greatest extent possible.

**23-9A Village District Overlay Site Plan Review**

The following actions require Site Plan Review for properties within a Village District Boundary (see §36 Village District Overlay):

**23-9A.1 Exterior Alterations**

Site Plan Review under §36 Village District Overlay is required for exterior reconstruction, alteration, or addition to any existing structure or new construction that alters the exterior appearance from a building visible from public streets, public spaces, walkways, bikeways or from the Saugatuck River. The basis for Site Plan Review will be §36-2 Design Principles and Design Standards.

**23-9A.2 New Construction or Substantial Reconstruction and Rehabilitation of Existing Facades within Public View**

Site Plan Review under §36 Village District Overlay is required for new construction or for substantial repairs or reconstruction to existing facades within view either from public streets, public spaces, walkways, bikeways or from the Saugatuck River. The basis for Site Plan Review will be §36-2 Design Principles and Design Standards.

**23-9A.3 Documentation of Existing Conditions**

Existing façade elements and setback from the front lot line must be documented to the satisfaction of the Planning and Zoning Commission with photographs, a survey or other relevant methods.

**23-10 Signs**

Signs shall be permitted in accordance with §33 of the Supplementary Regulations.

**23-11 Parking and Loading**

Off-street parking and loading shall be provided in accordance with §34 of the Supplementary Regulations.

**23-12 Landscaping, Screening and Buffer Areas**

Landscaping, screening and buffer areas shall be provided in accordance with §35 of the Supplementary Regulations.

# Westport, Connecticut

## General

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

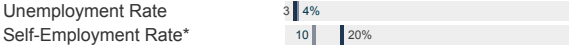
CT Department of Labor, 2024

|            | 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



## 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            | \$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](https://profiles.ctdata.org)

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org)

These Profiles can be used free of charge by external organizations, as long as *AdvanceCT* and *CTData Collaborative* are cited. No representation or warranties, expressed or implied, are given regarding the accuracy of this information.