

FOR LEASE

272 Elm Street, New Canaan, CT

To arrange a tour contact: Silvester Garza
203-226-7101 Ext 8 - silvester@vidalwettenstein.com
Bruce Wettenstein, SIOR
203-226-7101 Ext 2 - bruce@vidalwettenstein.com



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.

272 Elm Street, New Canaan, CT

- In the Heart of New Canaan
- High Ceilings with large windows offer plenty of natural light
- Former bank with drive-thru banking
- Ideal uses; bank, professional office, medical

PROPERTY DETAILS

Building Area: 4,599± SF

Drive Through: yes

Zoning: BA

Parking: Abundant. 18±

Year Built: 2007

Frontage: 100 feet with 3 curb cuts

Water/ Sewer: City

Lease Price: \$65. NNN



Location:
Convenient to exits 36, 37, 38 of Merritt Parkway

Superb visibility on Elm Street



SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

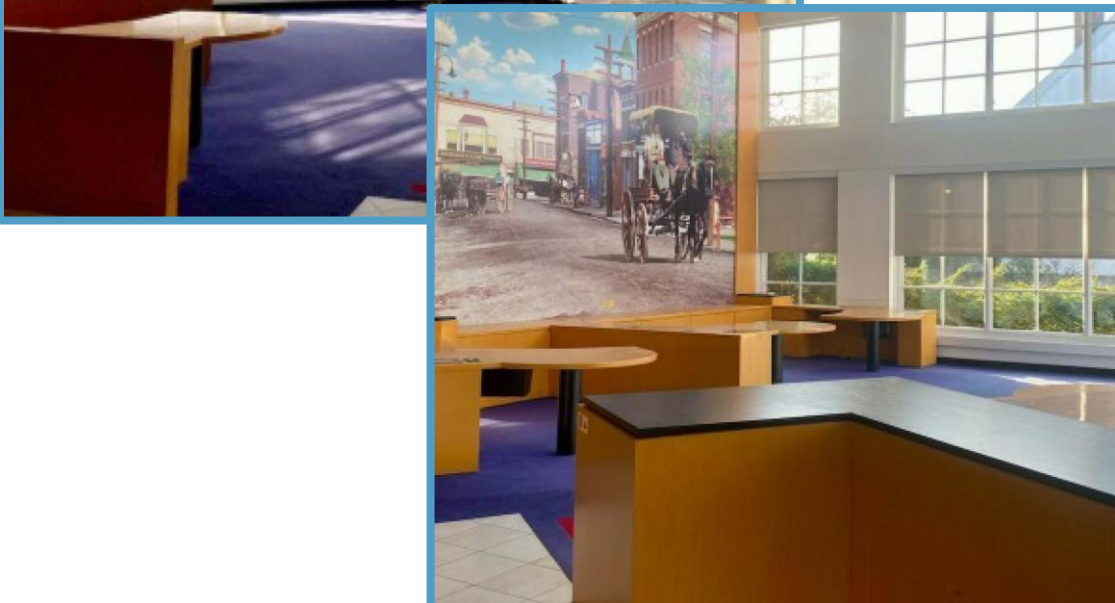
272 Elm Street, New Canaan, CT



Parking for 18±
&
Drive-thru



272 Elm Street, New Canaan, CT



Drive-thru

272 Elm Street, New Canaan, CT



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.

SECTION 4.4. BUSINESS A ZONE (VILLAGE DISTRICT)

A. Purpose

The Business A Zone is intended to provide areas for single-purpose shopping and services which require on-site parking facilities. Retail sales of large or bulky items which would be difficult to carry any distance, automotive services, drive-in banking and certain professional and personal services which often represent a special-purpose trip are appropriate uses in this area. Residential uses may also be permitted under certain conditions to provide a greater variety of use alternatives for large lots, to include uses which generate less traffic and contribute to the housing resources for smaller households, thereby providing for diversity in housing choices and opportunity.

B. Design Review Authorized

The Business A Zone is hereby designated as a Village District as authorized by CGS 8-2 and any new construction or remodeling of the exterior of a building shall be reviewed in accordance with the provisions of Section 6.12 of these Regulations.

C. Uses Permitted with Site Plan Approval

1. Any non-office use permitted with Site Plan Approval in the Retail B Zone subject to the same conditions.
2. Green Grocers, provided they do not exceed a total gross floor area of 10,000 square feet.
3. Supermarkets, provided they do not exceed a total gross floor area of 30,000 square feet.
4. Banks
5. General and Medical Offices provided that:
Not more than 10,000 square feet of total gross floor area of general and/or medical office use shall be in any one building unless permitted by Special Permit.

D. Uses Requiring Special Permit

1. Any non-office use permitted by Special Permit in the Retail B Zone subject to the same conditions.
2. Underground parking subject to the same requirements as for the Retail B zone except that public parking shall not be required to be hidden from public view or be a substitute for surface parking.
3. Quasi-Public Libraries
4. Wellness Centers
5. Office and/or medical use whose total gross floor area exceeds 10,000 square feet

E. Sidewalk Cafés

Outside dining on municipal sidewalks or walkways, as an accessory use to an adjacent restaurant or food-serving establishment, subject to the Sidewalk Café Permit Procedures approved by the Board of Selectman and the Commission.

General

ACS, 2015–2019	New Canaan	State
Land Area <i>mi</i> ²	22	4,842
Population Density <i>people per mi</i> ²	914	738
Number of Households	7,116	1,370,746
Median Age	43.9	41.0
Median Household Income	\$190,227	\$78,444
Poverty Rate	3%	10%

Economy

Top Industries

CT Department of Labor, 2019	Employment	Employers	Av. Wages
1 Local Government	1,144	13	\$72,914
2 Health Care & Social Assistance	953	51	\$56,760
3 Other Services (ex Public Admin.)	794	251	\$35,914
4 Retail Trade	663	94	\$42,240
5 Accommodation & Food Services	648	60	\$33,213
All Industries	6,685	1,012	\$75,987

SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses 3,909

New Business Registrations by Year

2001	175	2006	252	2011	210	2016	275
2002	198	2007	204	2012	251	2017	262
2003	223	2008	243	2013	271	2018	264
2004	238	2009	214	2014	277	2019	270
2005	256	2010	220	2015	236	2020	242

Key Employers

Data from municipalities, 2021

- 1 Waveny Lifecare Network
- 2 Silver Hill Hospital
- 3 Country Club of New Canaan
- 4 New Canaan Country School
- 5 Hobbs Inc

Demographics

ACS, 2015–2019

Age Distribution

Under 10	2,932	14%	11%
10 to 19	3,495	17%	13%
20 to 29	995	5%	13%
30 to 39	1,610	8%	12%
40 to 49	2,964	15%	13%
50 to 59	3,550	18%	15%
60 to 69	2,211	11%	12%
70 to 79	1,481	7%	7%
80 and over	1,038	5%	5%

Race and Ethnicity

Asian <i>Non-Hispanic (NH)</i>	5%	4%
Black <i>NH</i>	2%	10%
Hispanic or Latino/a <i>Of any race</i>	5%	16%
White <i>NH</i>	86%	67%
Other <i>NH, incl. American Indian, Alaska Native, Native Hawaiian or Pacific Islander</i>	2%	3%

Language Spoken at Home

English	78	84%
Spanish	4	12%

Educational Attainment

High School Diploma Only	7	27%
Associate Degree	4	8%
Bachelor's Degree	22	42%
Master's Degree or Higher	17	37%

Housing

ACS, 2015–2019

New Canaan	State
Median Home Value	\$1,355,800 \$275,400
Median Rent	\$2,228 \$1,180
Housing Units	7,655 1,516,629

Owner-Occupied
Detached or Semi-Detached
Vacant

New Canaan	State
Owner-Occupied	66 79%
Detached or Semi-Detached	64 82%
Vacant	7 10%

Schools

CT Department of Education, 2020-21

School Districts

	Grades	Enrollment	Enrollment	Rate (2018-19)
New Canaan School District	PK-12	4,232	44	98%
Statewide	-	513,079	15,300	88%

Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

	Math	ELA
New Canaan School District	88%	90%
Statewide	48%	56%

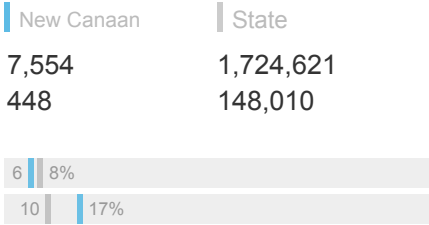
Labor Force

CT Department of Labor, 2020

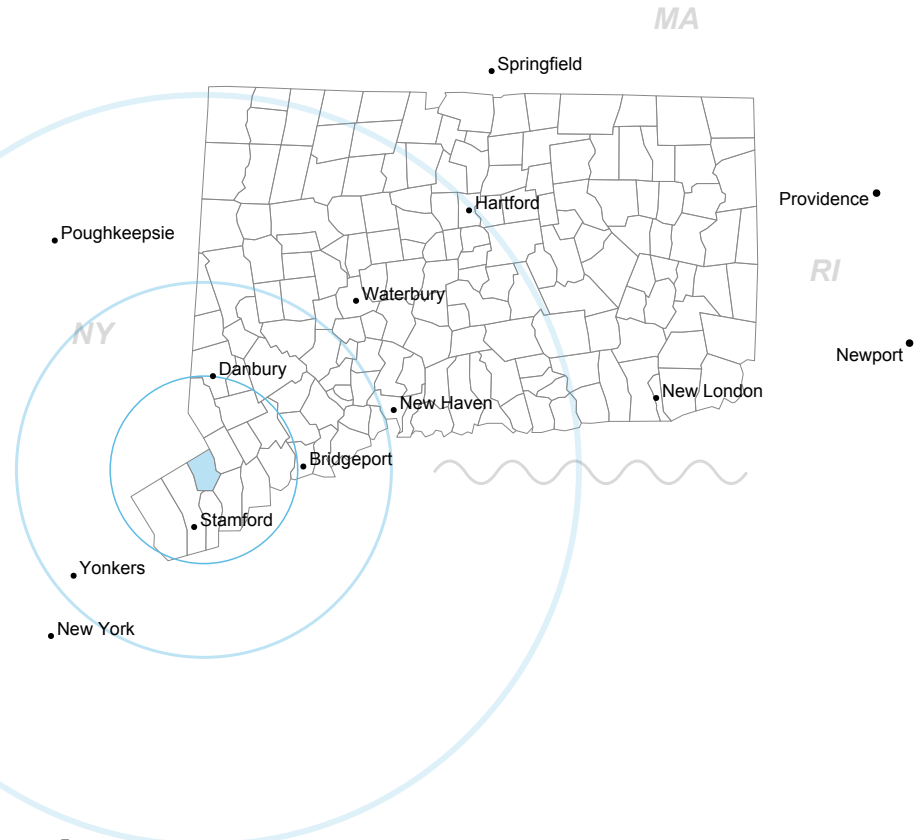
	New Canaan	State
Employed	7,554	1,724,621
Unemployed	448	148,010

Unemployment Rate
Self-Employment Rate*

*ACS, 2015–2019



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



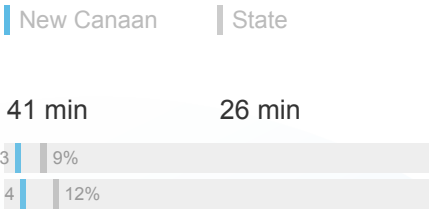
Access

ACS, 2015–2019

Mean Commute Time *Pre-Covid* 41 min 26 min

No Access to a Car

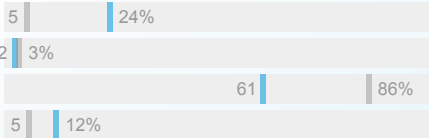
No Internet Access



Commute Mode

Public Transport
Walking or Cycling
Driving

Working From Home *Pre-Covid*



Public Transit

CTtransit Service

Other Public Bus Operations

Train Service

-
-
Metro-North

Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

Municipal Revenue

Total Revenue	\$164,501,836
Property Tax Revenue	\$138,764,292
per capita	\$6,865
per capita, as % of state av.	227%
Intergovernmental Revenue	\$18,968,080
Revenue to Expenditure Ratio	102%

Boston*

Municipal Expenditure

Total Expenditure	\$160,501,886
Educational	\$103,797,257
Other	\$56,704,629

Grand List

Equalized Net Grand List	\$11,927,334,536
per capita	\$590,082
per capita, as % of state av.	384%
Comm./Indust. Share of Net Grand List	5%

Actual Mill Rate	16.67
Equalized Mill Rate	11.63

Municipal Debt

Moody's Rating	Aaa
Total Indebtness	\$123,581,534
per capita	\$6,114
per capita, as % of state av.	237%
as percent of expenditures	77%

Annual Debt Service	\$18,211,275
as % of expenditures	11%

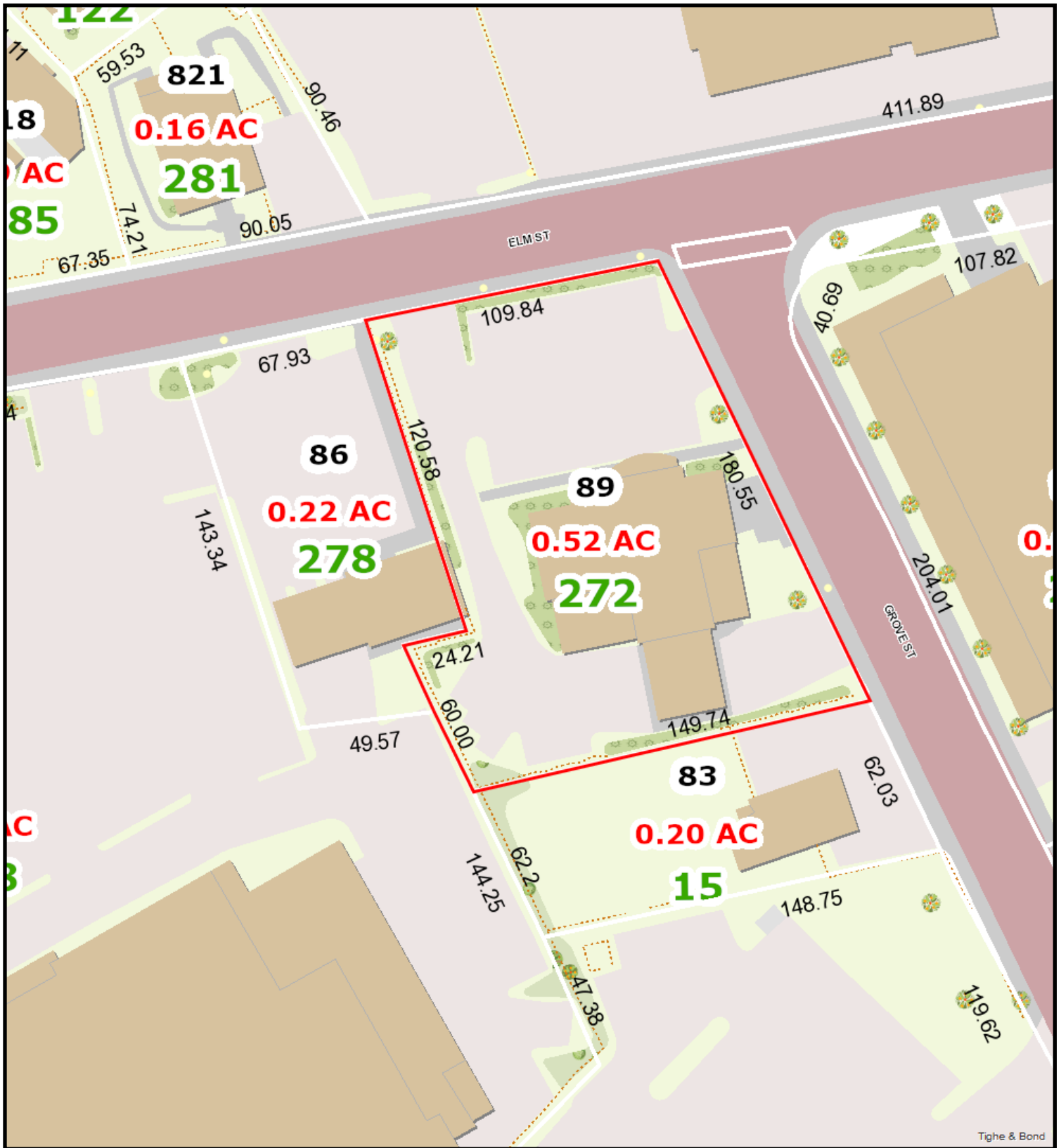
Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties.
ctdata.org/sitefinder

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 2016-2019 are available from profiles.ctdata.org.

Feedback is welcome, and should be directed to 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.



272 Elm St New Canaan CT

7/21/2022 12:07:21 PM

Scale: 1"=50'

Scale is approximate

The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.

