

# 281 Pequot Avenue, Southport, CT

## Retail Office Space Available for Lease

3,812 Square Feet  
Zone: NDBD  
Neighborhood Designated  
Business District

**AVAILABLE**  
VIDAL  
WETTENSTEIN, LLC  
203-226-7101  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

For further information, please contact:  
Robert Lewis 203-226-7101 Ext 7 - [robert@vidalwettenstein.com](mailto:robert@vidalwettenstein.com)  
Bruce Wettstein, SIOR 203-226-7101 Ext 2- [bruce@vidalwettenstein.com](mailto:bruce@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.

**VIDAL/WETTENSTEIN, LLC**



**SIOR**

Individual Members  
Society of Industrial and Office Realtors

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

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## HIGHLIGHTS

This grade level space consists of approximately 3,813 square feet for commercial use. Currently owner occupied and utilized as office and retail space, the premises has been improved to a high quality of construction with enhanced interior décor. Some of the rooms are equipped with 18<sup>th</sup> century bricks and limestone originating from a monastery in France. Some areas are highlighted with antique moldings, doors, pillars and accents. There is a kitchenette and two lavatories. The front of the building contains multiple sets of double doors.

- Single tenancy
- Divisible to 1,700± SF
- High end interior buildout
- Large open retail showroom
- Private offices
- 10' ceilings throughout
- Large storage area with built-outs
- Fireplace
- Ample onsite and public parking
- Lease rate: \$35.00 gross + utilities

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## DEMOGRAPHICS

The coastal enclave of Southport, CT, is part of the town of Fairfield, but its identity is very much its own. More than 150 of its buildings, mainly houses, are protected within the Southport Historic District. The rich array of 18th- and 19th-century architecture, including many grand examples of Federal and Greek Revival styles, reflects the area's affluence during its heyday as a seaport, and preserves the aristocratic air that still sets Southport apart.

| Population | 2 mile | 5 mile  | 10 Mile |
|------------|--------|---------|---------|
| 2020       | 21,193 | 105,804 | 422,748 |

| Income  | 2 mile    | 5 mile    | 10 mile   |
|---------|-----------|-----------|-----------|
| Avg HHI | \$181,640 | \$142,517 | \$114,821 |



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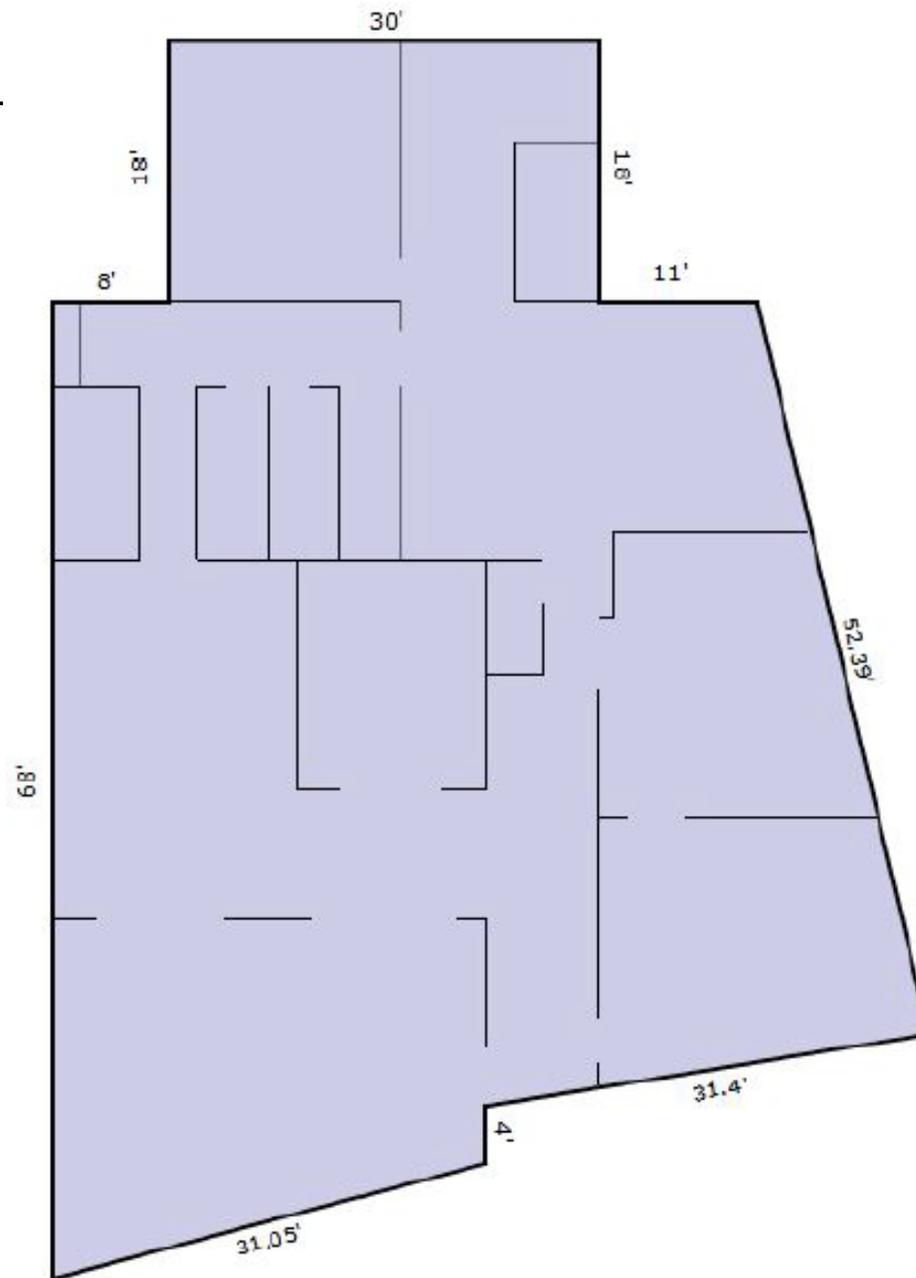
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281 Pequot Avenue,  
Southport, Connecticut



FLOOR PLAN

3,813 Sq. Ft.

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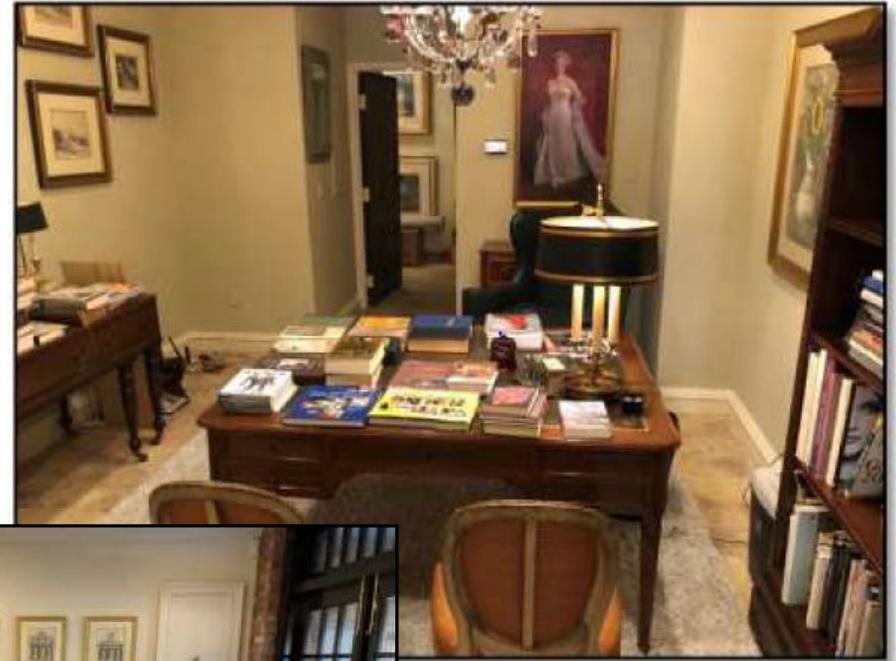
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# 281 Pequot Avenue, Southport, Connecticut

LOCATION MAP



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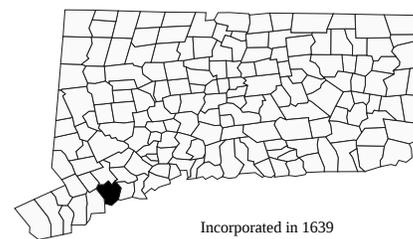
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# Fairfield, Connecticut

CERC Town Profile 2019 *Produced by Connecticut Data Collaborative*

**Town Hall**  
611 Old Post Road  
Fairfield, CT 06430  
(203) 256-3030

*Belongs To*  
Fairfield County  
LMA Bridgeport - Stamford  
Metropolitan Planning Area



Incorporated in 1639

## Demographics

### Population

|                       | Town   | County  | State     |
|-----------------------|--------|---------|-----------|
| 2000                  | 57,340 | 882,567 | 3,405,565 |
| 2010                  | 59,404 | 916,829 | 3,574,097 |
| 2013-2017             | 61,611 | 947,328 | 3,594,478 |
| 2020                  | 58,542 | 944,692 | 3,604,591 |
| '17 - '20 Growth / Yr | -1.7%  | -0.1%   | 0.1%      |

|                           | Town      | County   | State     |
|---------------------------|-----------|----------|-----------|
| Land Area (sq. miles)     | 30        | 625      | 4,842     |
| Pop./Sq. Mile (2013-2017) | 2,061     | 1,516    | 742       |
| Median Age (2013-2017)    | 41        | 40       | 41        |
| Households (2013-2017)    | 20,365    | 337,678  | 1,361,755 |
| Med. HH Inc. (2013-2017)  | \$127,746 | \$89,773 | \$73,781  |

|                      | Town  | State   |
|----------------------|-------|---------|
| Veterans (2013-2017) | 2,216 | 180,111 |

### Age Distribution (2013-2017)

|        | 0-4        | 5-14        | 15-24       | 25-44       | 45-64         | 65+         | Total          |
|--------|------------|-------------|-------------|-------------|---------------|-------------|----------------|
| Town   | 3,422 6%   | 8,698 14%   | 10,405 17%  | 11,623 19%  | 17,829 29%    | 9,634 16%   | 61,611 100%    |
| County | 53,055 6%  | 125,776 13% | 126,096 13% | 229,587 24% | 271,888 29%   | 140,926 15% | 947,328 100%   |
| State  | 186,188 5% | 432,367 12% | 495,626 14% | 872,640 24% | 1,031,900 29% | 575,757 16% | 3,594,478 100% |

### Race/Ethnicity (2013-2017)

|                           | Town   | County  | State     |
|---------------------------|--------|---------|-----------|
| White Non-Hisp            | 52,369 | 595,323 | 2,446,049 |
| Black Non-Hisp            | 875    | 98,931  | 350,820   |
| Asian Non-Hisp            | 2,762  | 48,421  | 154,910   |
| Native American Non-Hisp  | 16     | 1,372   | 5,201     |
| Other/Multi-Race Non-Hisp | 1,680  | 22,649  | 84,935    |
| Hispanic or Latino        | 3,909  | 180,379 | 551,916   |

|                          | Town | County | State |
|--------------------------|------|--------|-------|
| Poverty Rate (2013-2017) | 4.7% | 8.8%   | 10.1% |

### Educational Attainment (2013-2017)

|                      | Town       | County      | State |
|----------------------|------------|-------------|-------|
| High School Graduate | 6,054 15%  | 673,582 27% |       |
| Associates Degree    | 2,086 5%   | 188,481 8%  |       |
| Bachelors or Higher  | 24,780 63% | 953,199 38% |       |

## Economics

### Business Profile (2018)

| Sector                                 | Units | Employment |
|--|-------|------------|
| Total - All Industries                 | 2,538 | 25,337     |
| 23 - Construction                      | 156   | 497        |
| 31-33 - Manufacturing                  | 32    | 643        |
| 44-45 - Retail Trade                   | 226   | 3,360      |
| 61 - Educational Services              | 60    | 3,078      |
| 62 - Health Care and Social Assistance | 257   | 4,290      |
| 72 - Accommodation and Food Services   | 193   | 3,007      |
| Total Government                       | 27    | 2,550      |

### Top Five Grand List (2014)

|                                | Amount           |
|--------------------------------|------------------|
| General Electric Co.           | \$76,541,780     |
| R-K Black Rock I-III           | \$76,286,593     |
| Connecticut Light & Power      | \$59,074,290     |
| Lenoci Alfred Estals           | \$55,540,270     |
| Aquarion Water Co              | \$53,680,330     |
| Net Grand List (SFY 2016-2017) | \$10,770,449,294 |

### Major Employers (2014)

|                         |                      |
|-------------------------|----------------------|
| General Electric        | Fairfield University |
| Sacred Heart University | Town of Fairfield    |

## Education

### 2018-2019 School Year

|                           | Grades | Enrollment |
|---------------------------|--------|------------|
| Fairfield School District | PK-12  | 9850       |

### Smarter Balanced Test Percent Above Goal (2017-2018)

|      | Grade 3 |       | Grade 4 |       | Grade 8 |       |
|------|---------|-------|---------|-------|---------|-------|
|      | Town    | State | Town    | State | Town    | State |
| Math | 75.4%   | 53.8% | 74.6%   | 51.3% | 66.7%   | 43.0% |
| ELA  | 74.0%   | 53.1% | 76.1%   | 54.9% | 78.2%   | 56.1% |

### Pre-K Enrollment (PSIS)

|                           | 2018-2019 |
|---------------------------|-----------|
| Fairfield School District | 198       |

### Rate of Chronic Absenteeism (2017-2018)

|                           | All   |
|---------------------------|-------|
| Connecticut               | 10.7% |
| Fairfield School District | 5.3%  |

### 4-Year Cohort Graduation Rate (2017-2018)

|                           | All   | Female | Male  |
|---------------------------|-------|--------|-------|
| Connecticut               | 88.3% | 91.8%  | 85.1% |
| Fairfield School District | 96.4% | 97.6%  | 95.2% |

### Public vs Private Enrollment (2013-2017)

|         | Town  | County | State |
|---------|-------|--------|-------|
| Public  | 81.3% | 82.2%  | 86.8% |
| Private | 18.7% | 17.8%  | 13.2% |

# Fairfield, Connecticut

CERC Town Profile 2019



Connecticut  
Economic  
Resource Center

## Government

Government Form: Selectman - Representative Town Meeting

|                       |               |                           |               |                                    |                  |
|-----------------------|---------------|---------------------------|---------------|------------------------------------|------------------|
| Total Revenue (2017)  | \$325,317,000 | Total Expenditures (2017) | \$322,004,000 | Annual Debt Service (2017)         | \$23,749,000     |
| Tax Revenue           | \$271,812,000 | Education                 | \$196,032,000 | As % of Expenditures               | 7.4%             |
| Non-tax Revenue       | \$53,505,000  | Other                     | \$125,972,000 | Eq. Net Grand List (2017)          | \$15,395,112,106 |
| Intergovernmental     | \$38,669,000  | Total Indebtedness (2017) | \$190,407,000 | Per Capita                         | \$247,888        |
| Per Capita Tax (2017) | \$4,373       | As % of Expenditures      | 59.1%         | As % of State Average              | 164.2%           |
| As % of State Average | 149.2%        | Per Capita                | \$3,066       | Moody's Bond Rating (2017)         | Aaa              |
|                       |               | As % of State Average     | 122.0%        | Actual Mill Rate (2017)            | 25.45            |
|                       |               |                           |               | Equalized Mill Rate (2017)         | 17.64            |
|                       |               |                           |               | % of Net Grand List Com/Ind (2017) | 9.9%             |

## Housing/Real Estate

Housing Stock (2013-2017)

|                           | Town      | County    | State     |
|---------------------------|-----------|-----------|-----------|
| Total Units               | 21,615    | 369,044   | 1,507,711 |
| % Single Unit (2013-2017) | 79.3%     | 58.0%     | 59.2%     |
| New Permits Auth (2017)   | 111       | 1,719     | 4,547     |
| As % Existing Units       | 0.5%      | 0.5%      | 0.3%      |
| Demolitions (2017)        | 66        | 538       | 1,403     |
| Home Sales (2017)         | 577       | 5,187     | 21,880    |
| Median Price              | \$597,900 | \$417,800 | \$270,100 |
| Built Pre-1950 share      | 34.7%     | 29.0%     | 29.3%     |
| Owner Occupied Dwellings  | 16,867    | 228,666   | 906,798   |
| As % Total Dwellings      | 82.8%     | 67.7%     | 66.6%     |
| Subsidized Housing (2018) | 527       | 34,037    | 167,879   |

Distribution of House Sales (2017)

|                     | Town | County | State |
|---------------------|------|--------|-------|
| Less than \$100,000 | 0    | 34     | 536   |
| \$100,000-\$199,999 | 4    | 343    | 5,237 |
| \$200,000-\$299,999 | 21   | 749    | 6,681 |
| \$300,000-\$399,999 | 85   | 865    | 3,863 |
| \$400,000 or More   | 467  | 3,196  | 5,563 |

Rental (2013-2017)

|                       | Town    | County  | State   |
|-----------------------|---------|---------|---------|
| Median Rent           | \$1,841 | \$1,439 | \$1,123 |
| Cost-burdened Renters | 52.0%   | 54.6%   | 52.3%   |

## Labor Force

|                      | Town   | County  | State     |
|----------------------|--------|---------|-----------|
| Residents Employed   | 28,400 | 461,750 | 1,827,070 |
| Residents Unemployed | 1,068  | 19,017  | 78,242    |
| Unemployment Rate    | 3.6%   | 4.0%    | 4.1%      |
| Self-Employed Rate   | 17.3%  | 13.0%   | 10.0%     |
| Total Employers      | 2,538  | 36,389  | 122,067   |
| Total Employed       | 25,337 | 420,674 | 1,673,867 |

Connecticut Commuters (2015)

| Commuters Into Town From: | Town Residents Commuting To: |                |       |
|---------------------------|------------------------------|----------------|-------|
| Bridgeport, CT            | 4,947                        | Fairfield, CT  | 4,891 |
| Fairfield, CT             | 4,891                        | Stamford, CT   | 2,415 |
| Stratford, CT             | 1,689                        | Norwalk, CT    | 2,088 |
| Trumbull, CT              | 1,417                        | Bridgeport, CT | 1,767 |
| Shelton, CT               | 1,075                        | Westport, CT   | 1,463 |
| Norwalk, CT               | 1,060                        | Manhattan, NY  | 1,114 |
| Milford, CT               | 988                          | New Haven, CT  | 779   |

## Quality of Life

Crime Rates (per 100,000 residents) (2017)

|          | Town  | State |
|----------|-------|-------|
| Property | 1,460 | 1,777 |
| Violent  | 235   | 228   |

Disengaged Youth (2013-2017)

|        | Town | State |
|--------|------|-------|
| Female | 0.9% | 4.2%  |
| Male   | 4.5% | 5.6%  |

|                                | Town  |
|--------------------------------|-------|
| Library circulation per capita | 12.68 |

Distance to Major Cities

|               | Miles |
|---------------|-------|
| New York City | 50    |
| Hartford      | 51    |
| Providence    | 106   |
| Boston        | 141   |
| Montreal      | 302   |

Residential Utilities

|   |
|---|
| <b>Electric Provider</b>                              |
| The United Illuminating Co.<br>(800) 257-0141         |
| <b>Gas Provider</b>                                   |
| Southern Connecticut Gas Company<br>(800) 659-8299    |
| <b>Water Provider</b>                                 |
| Aquarion Water Company<br>(800) 732-9678              |
| <b>Cable Provider</b>                                 |
| Cablevisions Systems of Southern CT<br>(203) 336-2225 |