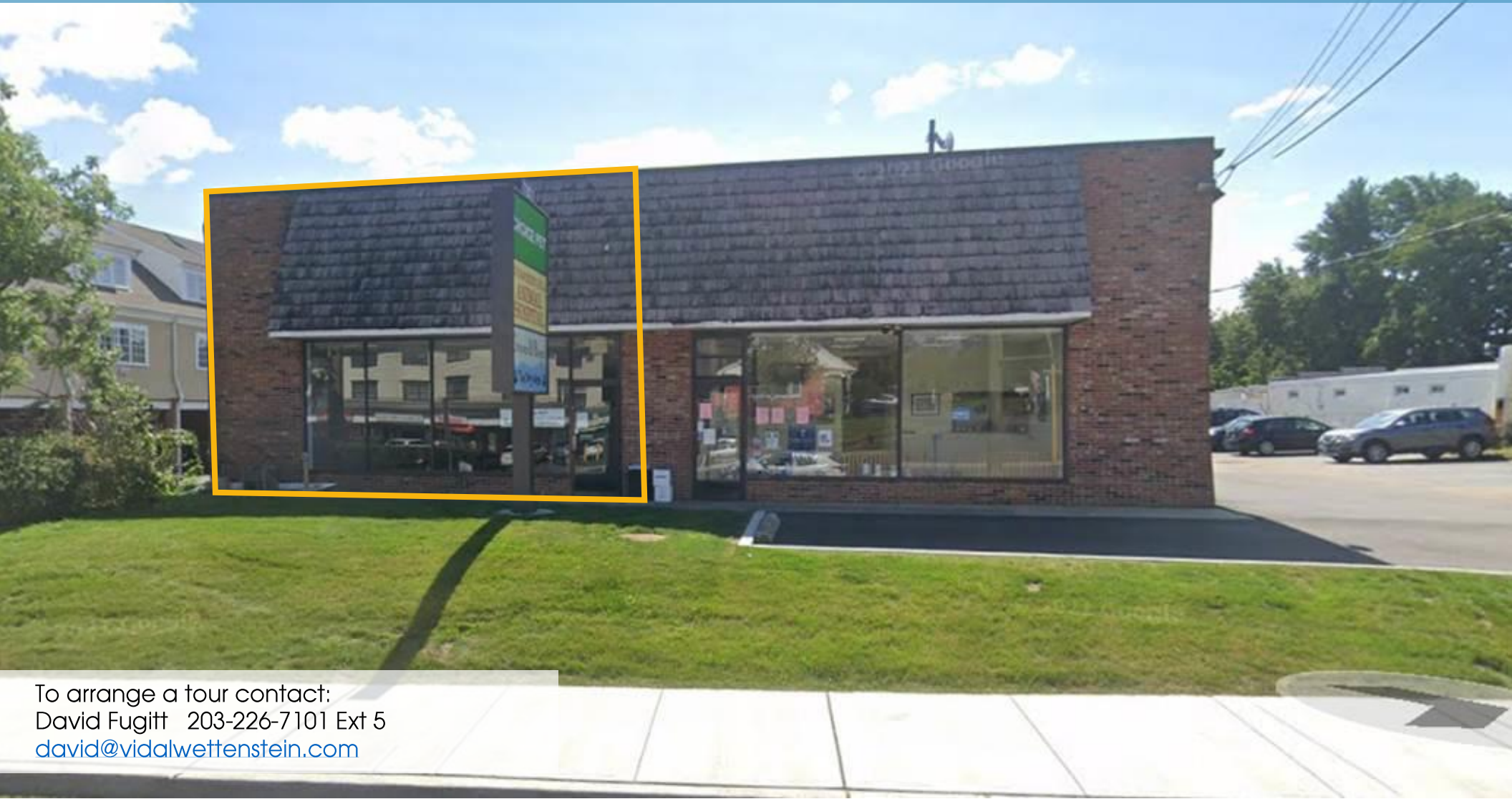


PRIME RETAIL

352 Westport Avenue, Norwalk, CT



To arrange a tour contact:
David Fugitt 203-226-7101 Ext 5
david@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.

352 Westport Avenue, Norwalk, CT

PRIME RETAIL SPACE AVAILABLE FOR LEASE

PROPERTY DETAILS

Space Available: 1,850± SF

Zoning: any retail use

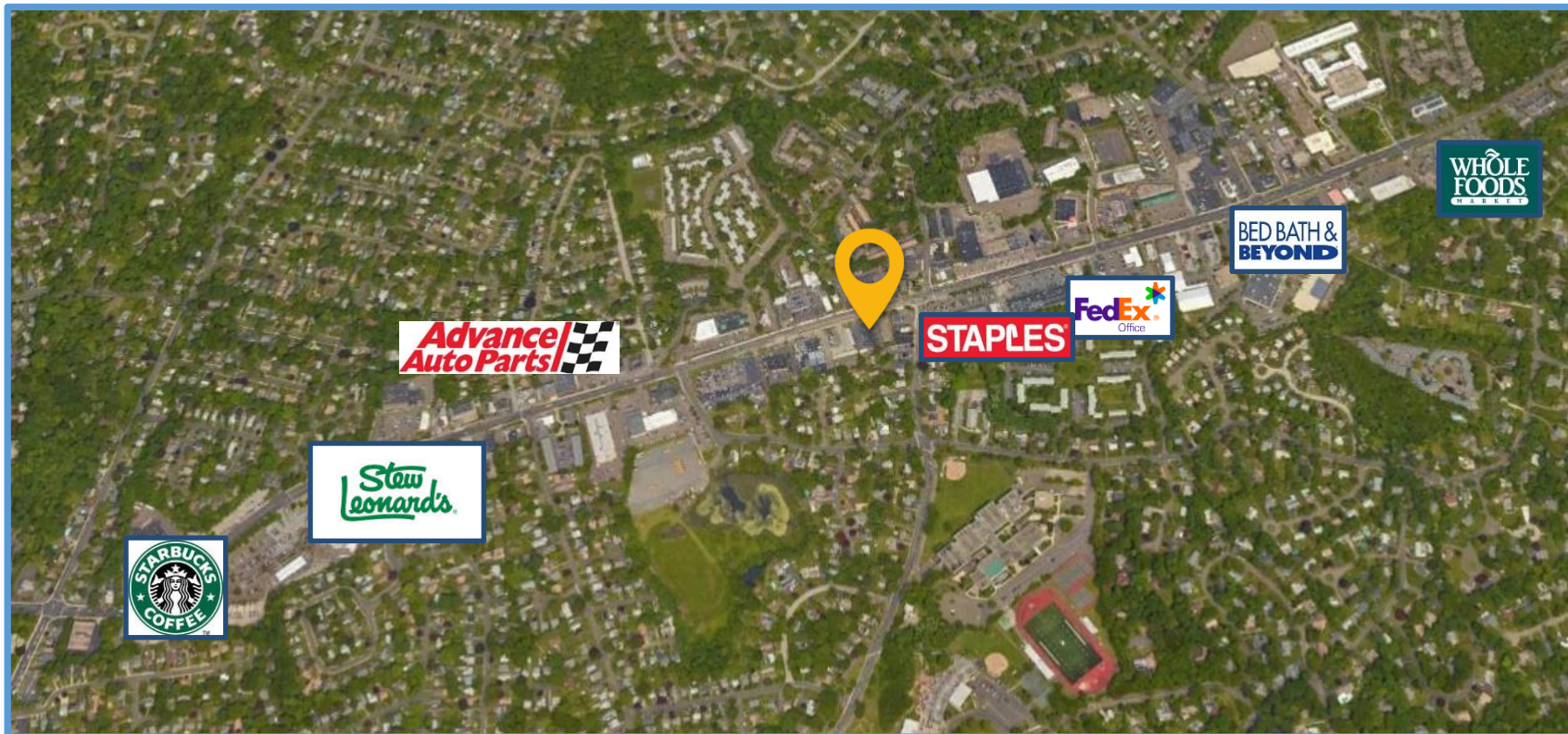
Parking: 18 spaces



Location: Convenient to exit 16 of I-95

Heavily traveled major artery

Superb visibility with signage on Westport Avenue



SIOR Individual Members
Society of Industrial & Office Realtors

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Norwalk, Connecticut

88,599

General

ACS, 2015–2019

	Norwalk	State
Land Area <i>mi</i> ²	23	4,842
Population Density <i>people per mi</i> ²	3,876	738
Number of Households	34,187	1,370,746
Median Age	40.4	41.0
Median Household Income	\$85,769	\$78,444
Poverty Rate	10%	10%

Economy

Top Industries

CT Department of Labor, 2019

	Employment	Employers	Av. Wages
1 Health Care & Social Assistance	6,191	291	\$60,910
2 Retail Trade	6,103	348	\$60,825
3 Profess., Sci., & Tech Services	3,958	490	\$119,415
4 Accommodation & Food Services	3,559	308	\$26,843
5 Information	3,270	128	\$127,603
All Industries	43,536	3,632	\$97,073

SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses 14,012

New Business Registrations by Year

2001	557	2006	738	2011	737	2016	944
2002	675	2007	824	2012	876	2017	903
2003	677	2008	711	2013	776	2018	987
2004	726	2009	733	2014	858	2019	1,064
2005	738	2010	663	2015	934	2020	1,128

Key Employers

Data from municipalities, 2021

- 1 Factset Research Systems Inc.
- 2 Stew Leonard's
- 3 SDG Corporation
- 4 G & L Distributors
- 5 Aon Hewitt

Demographics

ACS, 2015–2019

Age Distribution

Age Group	Norwalk	State
Under 10	9,795 (11%)	11%
10 to 19	10,085 (11%)	13%
20 to 29	10,881 (12%)	13%
30 to 39	13,064 (15%)	12%
40 to 49	11,963 (14%)	13%
50 to 59	13,609 (15%)	15%
60 to 69	10,135 (11%)	12%
70 to 79	5,525 (6%)	7%
80 and over	3,542 (4%)	5%

Race and Ethnicity

Race/Ethnicity	Norwalk	State
Asian <i>Non-Hispanic (NH)</i>	5%	4%
Black <i>NH</i>	14%	10%
Hispanic or Latino/a <i>Of any race</i>	28%	16%
White <i>NH</i>	51%	67%
Other <i>NH, incl. American Indian, Alaska Native, Native Hawaiian or Pacific Islander</i>	2%	3%

Language Spoken at Home

Language	Norwalk	State
English	63%	78%
Spanish	12%	25%

Educational Attainment

Education Level	Norwalk	State
High School Diploma Only	22%	27%
Associate Degree	7%	8%
Bachelor's Degree	22%	26%
Master's Degree or Higher	17%	17%

Housing

ACS, 2015–2019

Metric	Norwalk	State
Median Home Value	\$435,800	\$275,400
Median Rent	\$1,685	\$1,180
Housing Units	36,898	1,516,629

Category	Norwalk	State
Owner-Occupied	58%	66%
Detached or Semi-Detached	52%	64%
Vacant	7%	10%

Schools

CT Department of Education, 2020-21

School Districts

School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
Norwalk School District	PK-12	11,579	198	90%
Side By Side Charter School	PK-8	235	38	
Statewide	-	513,079	15,300	88%

Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

School District	Math	ELA
Norwalk School District	41%	48%
Side By Side Charter School	51%	52%
Statewide	48%	56%

Norwalk, Connecticut

88,599

Labor Force

CT Department of Labor, 2020

	Norwalk	State
Employed	45,674	1,724,621
Unemployed	4,034	148,010

Unemployment Rate

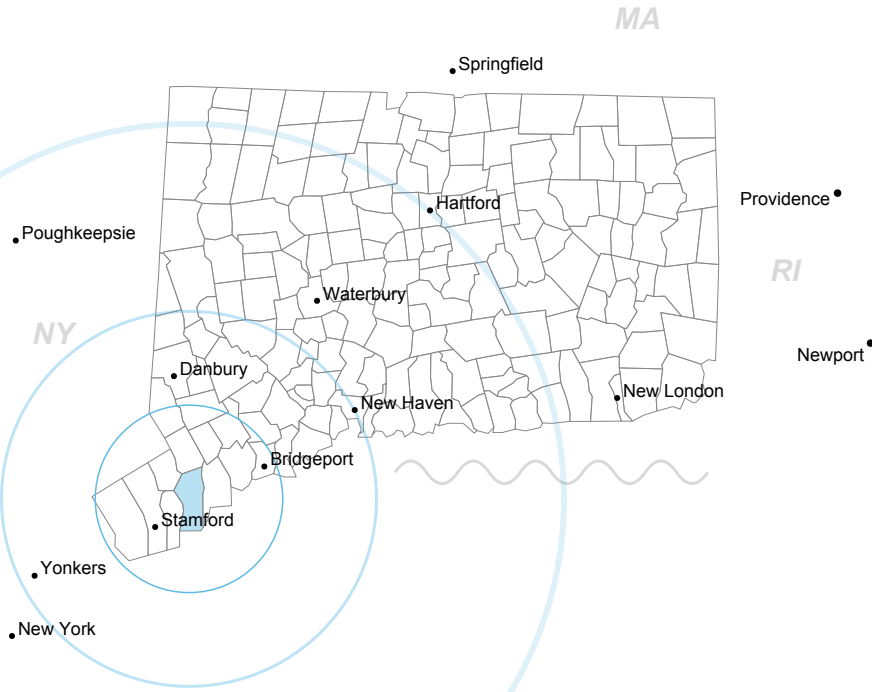


Self-Employment Rate*



*ACS, 2015-2019

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



Access

ACS, 2015-2019

	Norwalk	State
Mean Commute Time <i>Pre-Covid</i>	27 min	26 min

No Access to a Car	7%
No Internet Access	8%

Commute Mode

Public Transport	5%
Walking or Cycling	3%
Driving	82%
Working From Home <i>Pre-Covid</i>	5%

Public Transit

CTtransit Service	Local
Other Public Bus Operations	Norwalk Transit District / Housatonic Area Regional Transit (HART), Coastal Link (Norwalk-Bridgeport-Milford)
Train Service	Metro-North

Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

Municipal Revenue

Total Revenue	\$392,340,354
Property Tax Revenue	\$312,363,371
<i>per capita</i>	\$3,512
<i>per capita, as % of state av.</i>	116%
Intergovernmental Revenue	\$61,472,755
Revenue to Expenditure Ratio	109%

Boston*

Municipal Expenditure

Total Expenditure	\$360,819,808
Educational	\$228,163,260
Other	\$132,656,548

Grand List

Equalized Net Grand List	\$19,248,812,949
<i>per capita</i>	\$216,165
<i>per capita, as % of state av.</i>	141%
Comm./Indust. Share of Net Grand List	20%

Actual Mill Rate	25.26
Equalized Mill Rate	16.25

Municipal Debt

Moody's Rating	Aaa
Total Indebtness	\$236,971,340
<i>per capita</i>	\$2,661
<i>per capita, as % of state av.</i>	103%
<i>as percent of expenditures</i>	66%
Annual Debt Service	\$26,235,447
<i>as % of expenditures</i>	7%



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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.

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