

# Industrial Development Site Available For Sale

358 Bishop Avenue, Bridgeport, CT

FOR SALE  
VIDAL/WETTENSTEIN  
203-226-7101  
vidalwettenstein.com

To arrange a tour contact:  
Silvester Garza | 203-226-7101 Ext 8  
[silvester@vidalwettenstein.com](mailto:silvester@vidalwettenstein.com)

To arrange a tour contact:  
Scott Zakos | 203-226-7101 Ext 4  
[scottr@vidalwettenstein.com](mailto:scottr@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.



# 358 Bishop Avenue, Bridgeport, CT

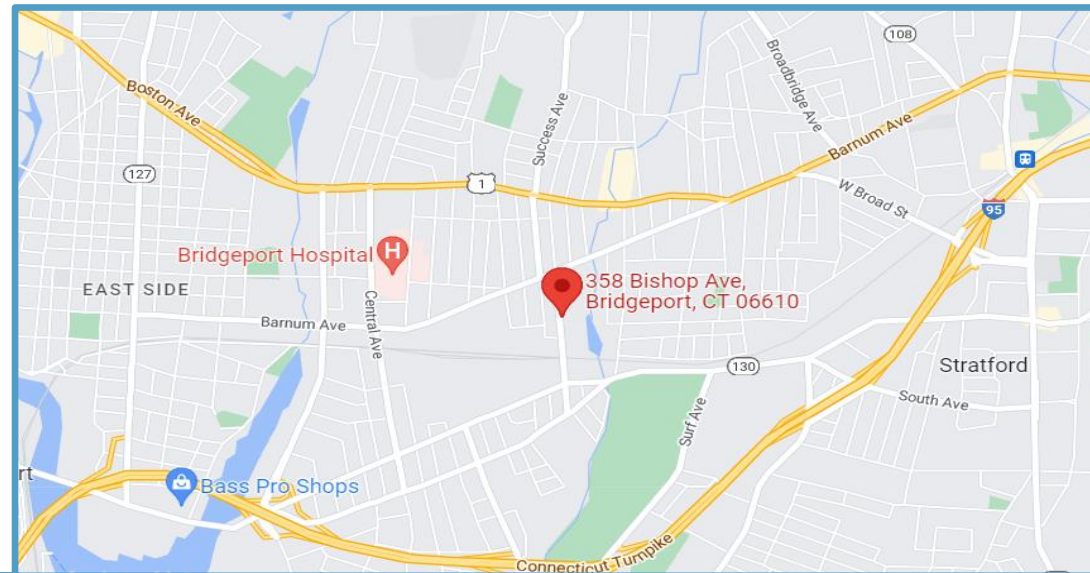
## .55 ACRES

### Rare to find undeveloped industrial land

- General industrial uses, warehousing, and transportation terminals are allowed on this site.
- Utilities are on the street.
- Raw land ready to be developed.
- The asking price is \$219,000
- This property qualifies for an opportunity zone.
- Zone: I : Industrial. Intended for general industrial uses, warehousing, and transportation terminals. <https://zonebridgeport.com/map>



Location: Convenient to exit 30 & 31 of I-95



**SIOR** Individual Members  
Society of Industrial & Office Realtors

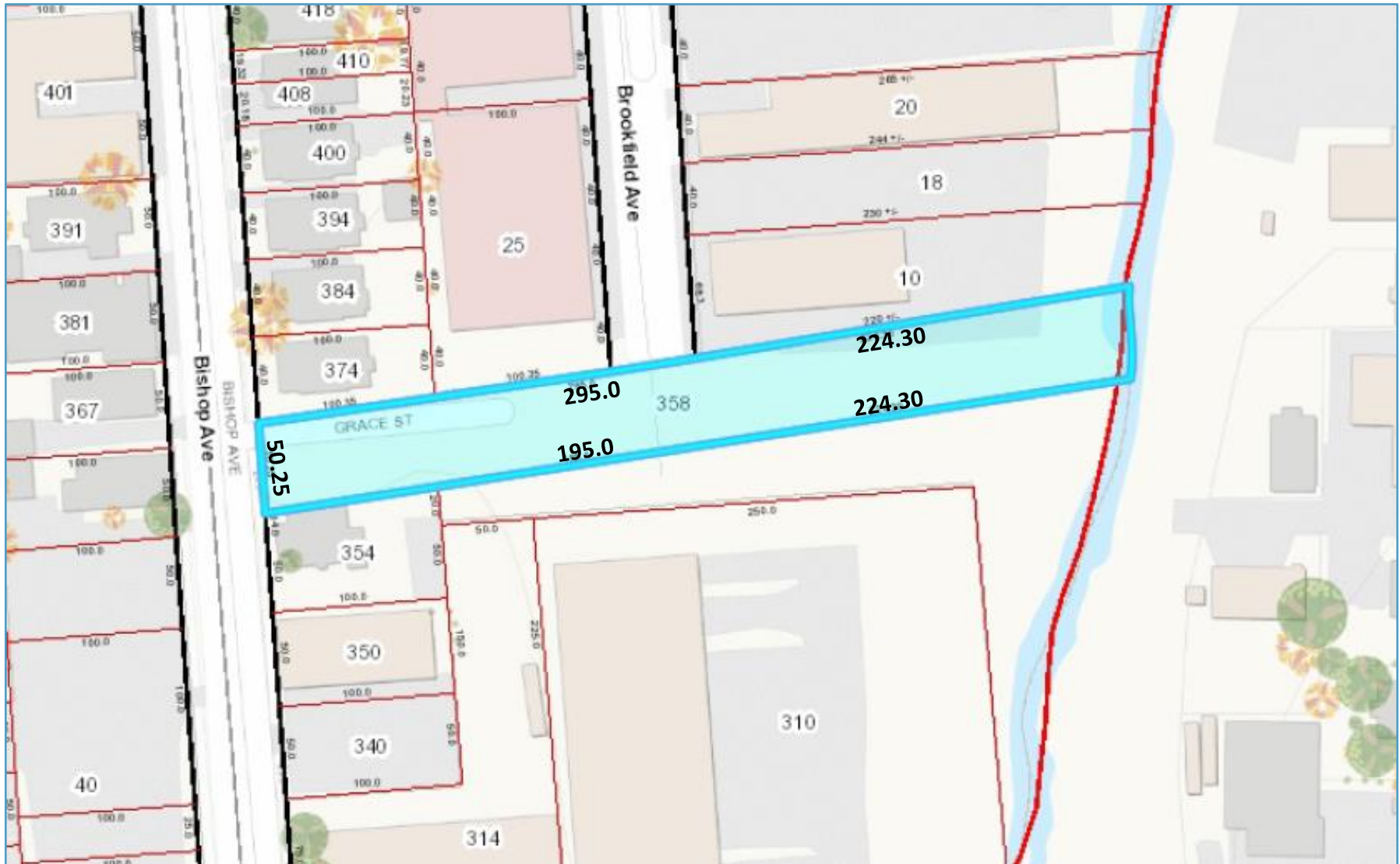
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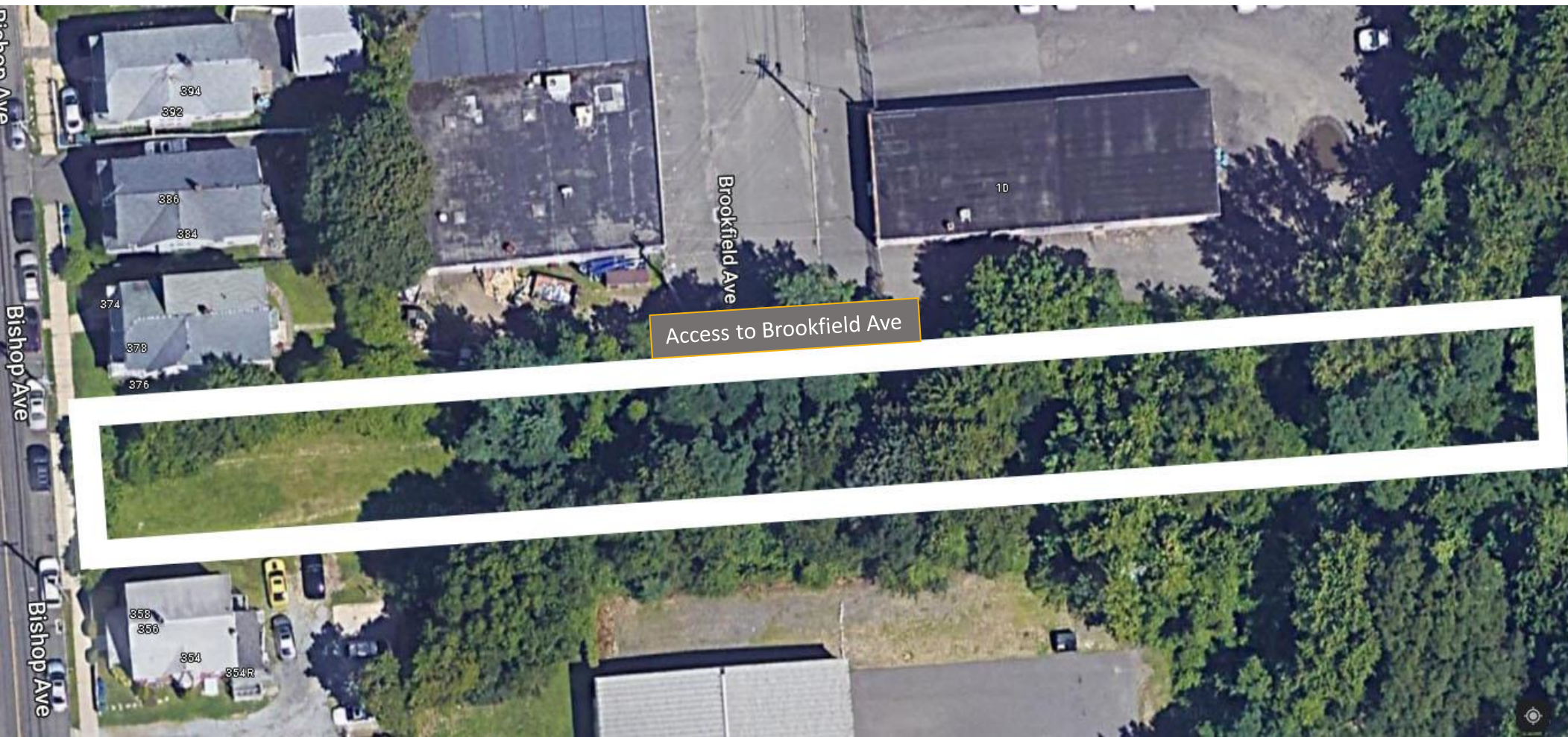
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Bridgeport, Connecticut

145,639

General

ACS, 2015–2019	Bridgeport	State
Land Area <i>mi</i> <sup>2</sup>	16	4,842
Population Density <i>people per mi</i> <sup>2</sup>	9,120	738
Number of Households	50,638	1,370,746
Median Age	34.3	41.0
Median Household Income	\$46,662	\$78,444
Poverty Rate	22%	10%

Economy

Top Industries

CT Department of Labor, 2019	Employment	Employers	Av. Wages
1 Health Care & Social Assistance	12,485	344	\$54,338
2 Local Government	4,382	28	\$71,226
3 Manufacturing	3,317	161	\$56,314
4 Retail Trade	3,144	308	\$41,856
5 State Government	2,399	28	\$72,931
All Industries	42,048	2,752	\$58,806

SOTS Business Registrations

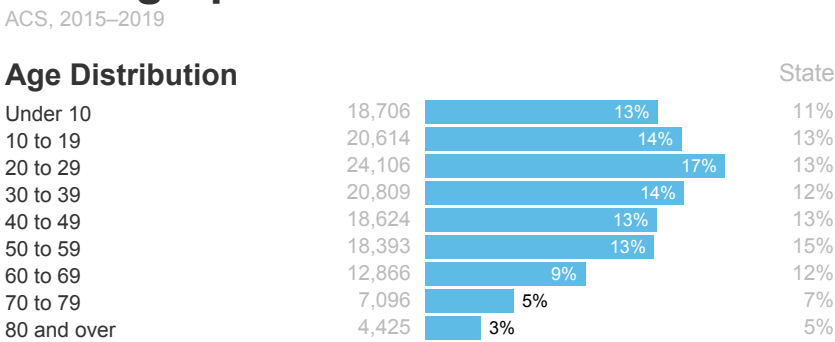
Secretary of the State, June 2021

Total Active Businesses		16,587					
New Business Registrations by Year							
2001	429	2006	831	2011	858	2016	1,172
2002	531	2007	795	2012	944	2017	1,168
2003	528	2008	774	2013	885	2018	1,218
2004	626	2009	767	2014	942	2019	1,476
2005	721	2010	686	2015	1,000	2020	1,737

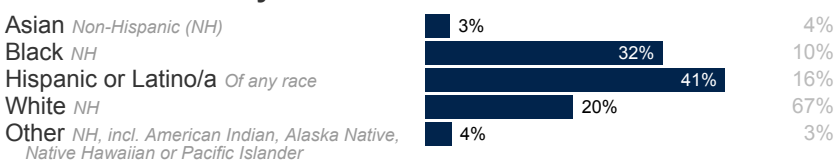
Key Employers

Data from municipalities, 2021
1 Trefz Corp
2 People's United Financial Inc
3 Bridgeport Hospital
4 Connecticut Post
5 St. Vincent'S Medical Center

Demographics



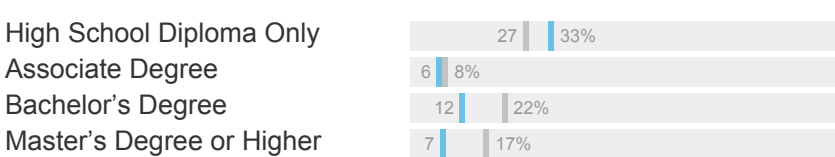
Race and Ethnicity



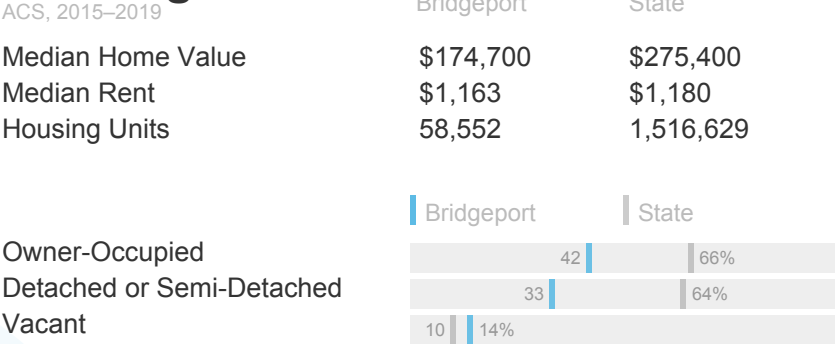
Language Spoken at Home



Educational Attainment



Housing



Schools

CT Department of Education, 2020-21				
School Districts	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
Achievement First Bridgeport Academy	1-12	1,127	0	87%
Bridgeport School District	PK-12	19,449	766	76%
Capital Preparatory Harbor School	1-12	785	0	68%
Great Oaks Charter School District	6-12	670	0	
New Beginnings Inc Family Academy	PK-8	502	55	
Park City Prep Charter School	5-8	360	0	
The Bridge Academy District	7-12	281	0	74%
Statewide	-	513,079	15,300	88%

Smarter Balanced Assessments

Met or exceeded expectations, 2018/19	Math	ELA
Achievement First Bridgeport Academy	53%	64%
Bridgeport School District	16%	27%
Capital Preparatory Harbor School	25%	31%
Great Oaks Charter School District	12%	20%
New Beginnings Inc Family Academy	22%	34%
Park City Prep Charter School	33%	48%
The Bridge Academy District	13%	33%
Statewide	48%	56%



Bridgeport, Connecticut

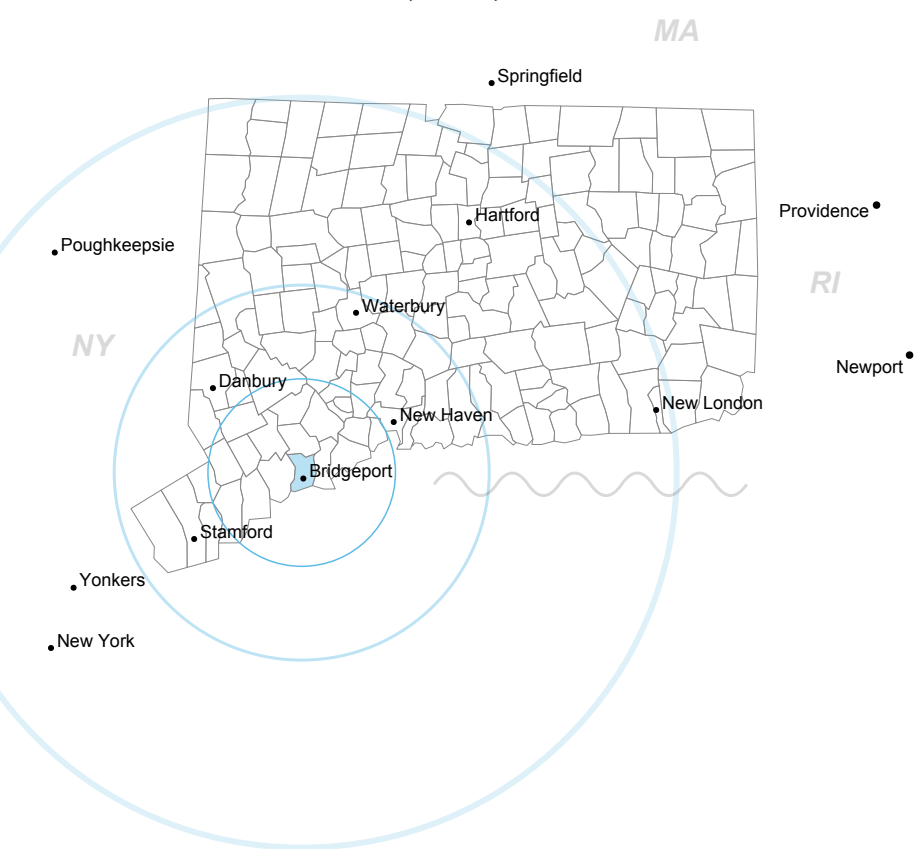
145,639

Labor Force

CT Department of Labor, 2020	Bridgeport	State
Employed	60,340	1,724,621
Unemployed	8,141	148,010
Unemployment Rate	8	12%
Self-Employment Rate*	9	10%

\*ACS, 2015–2019

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



Access

ACS, 2015–2019	Bridgeport	State
Mean Commute Time <i>Pre-Covid</i>	28 min	26 min
No Access to a Car	9	20%
No Internet Access	12	18%

Commute Mode


Public Transport	5	11%
Walking or Cycling	3	4%
Driving	82	86%
Working From Home <i>Pre-Covid</i>	3	5%

Public Transit

CTtransit Service	-
Other Public Bus Operations	Greater Bridgeport Transit Authority
Train Service	Amtrak, Metro-North

Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18	
Municipal Revenue	
Total Revenue	\$607,730,220
Property Tax Revenue	\$311,378,677
per capita	\$2,162
per capita, as % of state av.	71%
Intergovernmental Revenue	\$272,473,344
Revenue to Expenditure Ratio	86%
Boston*	
Municipal Expenditure	
Total Expenditure	\$706,559,843
Educational	\$302,605,027
Other	\$403,954,816
Grand List	
Equalized Net Grand List	\$9,430,537,961
per capita	\$65,083
per capita, as % of state av.	42%
Comm./Indust. Share of Net Grand List	21%
Actual Mill Rate	54.37
Equalized Mill Rate	33.22
Municipal Debt	
Moody's Rating	Baa1
Total Indebtness	\$763,760,607
per capita	\$5,271
per capita, as % of state av.	204%
as percent of expenditures	108%
Annual Debt Service	\$76,804,705
as % of expenditures	11%



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[ctdata.org/sitefinder](https://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](https://profiles.ctdata.org).

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

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