



**VIDAL/WETTENSTEIN, LLC** f in ©

# 39 Hubbell Street, Bridgeport, CT

Great opportunity for contractors or landscaper, small business, private offices or a large space to hold meetings and events.

# Space Details:

Available Square Feet: 3,600± SF

Stories: Two

Zoning: ILI

Parking: 6± in the lot plus on street parking

Drive in doors: two

Age: 1930±

Ceiling height: 9' ceilings

Heating: gas forced hot air

Flectric: 120 volts and 220 volts

Water/ Sewer: City

Asking: \$2,950 + utilities for the entire space.

Will subdivide in half \$1,500 + utilities per month

Must see to get a better idea of the available uses.

\* New windows

\* New Flooring

\*Space is move in ready

The first floor space can be transformed or remodeled to make it suitable for many uses.

The second floor has an open floor plan with employee lounge, men and ladies restrooms, office, and two entrances.

Located on a dead-end street.



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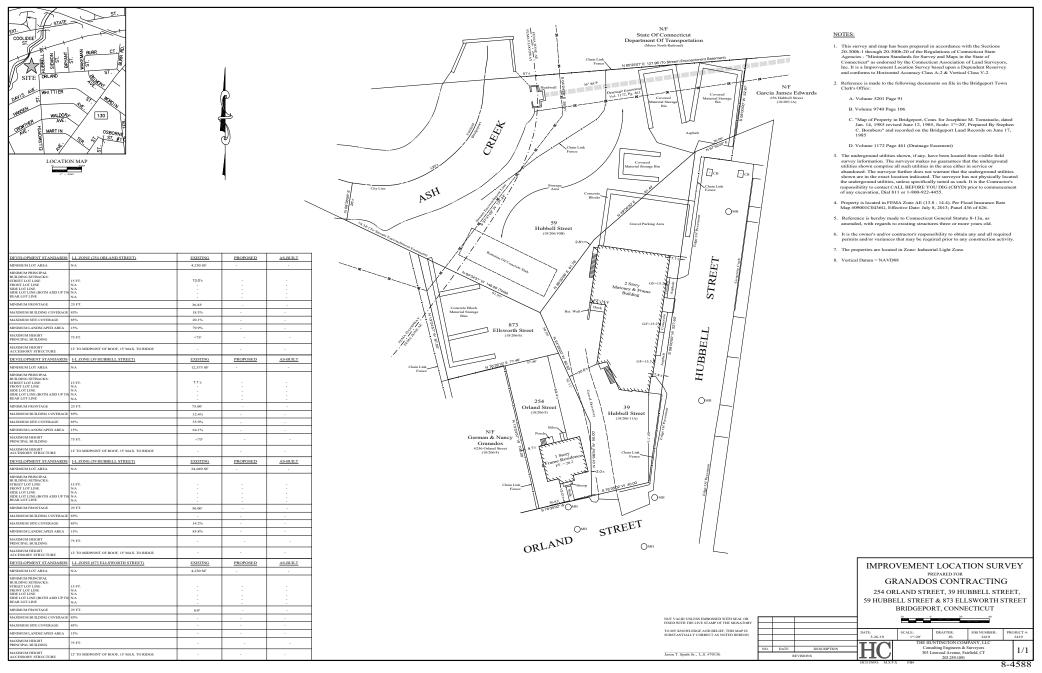
# 39 Hubbell Street, Bridgeport, CT





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



# **Bridgeport, Connecticut**

## General

Bridgeport	State
148,529	3,605,330
16	4,842
9,248	745
52,914	1,397,324
35	41
\$50,597	\$83,572
23%	10%
	148,529 16 9,248 52,914 35 \$50,597

## **Economy**

<b>Top Industries</b> Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
Health Care and Social Assistance	11,006	
Hospitals		36%
2 Government	4,475	
Local Government		63%
3 Retail Trade	3,543	
Food and Beverage Stores		37%
Manufacturing	3,367	
Computer and Electronic Product Mfg		19%
5 Educational Services	2,768	
Educational Services		100%
Total Jobs, All Industries	42,589	

# **SOTS Business Registrations** Secretary of the State, August 2023

New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	1,188	1,450	1,730	2,458	2,447

**Total Active Businesses** 14,757

#### **Key Employers**

Data from Municipalities, 2023

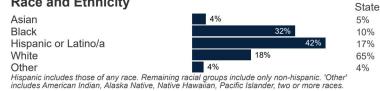
- 1 Trefz Corp
- 2 People's United Financial Inc
- 3 Bridgeport Hospital
- 4 Connecticut Post
- 5 St. Vincent'S Medical Center

## **Demographics**

ACS, 2017-2021

#### **Age Distribution** State 11% Under 10 17,979 21,630 13% 10 to 19 13% 20 to 29 23,880 30 to 39 20.432 12% 12% 19,591 40 to 49 50 to 59 18,497 15% 12% 14,335 60 to 69

#### Race and Ethnicity



7,717

4,468

Language Spoken at Home

English Spanish

70 to 79

80 and over



7%

4%

#### **Educational Attainment**

High School Diploma Only Associate Degree Bachelor's Degree Master's Degree or Higher



### Housing

ACS, 2017–2021	впадероп	State
Median Home Value	\$194,100	\$286,700
Median Rent	\$1,225	\$1,260
Housing Units	58,625	1,527,039

Owner-Occupied Detached or Semi-Detached Vacant

Bridgepor	t	State	
	43	66%	
3	35	65%	
8 10%			

#### Schools

CT Department of Education, 2022-23

OT Department of Education, 2022-25				
School Districts	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Achievement First Bridgeport Academy	k-12	1,084	0	93%
Bridgeport School District	PK-12	19,337	922	74%
Capital Preparatory Harbor School	k-12	772	0	97%
Great Oaks Charter School District	12-Jun	664	0	86%
New Beginnings Inc Family Academy	PK-8	406	78	
Park City Prep Charter School	8-May	383	0	
The Bridge Academy District	12-Jul	280	0	81%
Statewide	-	513,513	19,014	89%

#### **Smarter Balanced Assessments** Met or Exceeded Expectations, 2021-22

Met of Exceeded Expectations, 2021-22		
	Math	ELA
Achievement First Bridgeport Academy	26%	45%
Bridgeport School District	11%	21%
Capital Preparatory Harbor School	14%	27%
Great Oaks Charter School District	11%	24%
New Beginnings Inc Family Academy	12%	31%
Park City Prep Charter School	31%	48%
The Bridge Academy District	14%	23%
Statewide	42%	48%







# **Bridgeport, Connecticut**

#### **Labor Force**

CT Department of Labor, 2022

Employed Unemployed

Unemployment Rate Self-Employment Rate\* \*ACS, 2017–2021 
 Bridgeport
 State

 65,388
 1,851,993

 4,081
 80,470



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

#### Massachusetts

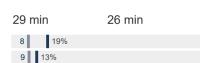


Bridgeport

### Access

ACS, 2017-2021

Mean Commute Time \*
No Access to a Car
No Internet Access



State

#### **Commute Mode**

Public Transport
Walking or Cycling
Driving
Working From Home \*



#### **Public Transit**

CT*transit* Service

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

#### **Fiscal Indicators**

CT Office of Policy and Management, State FY 2020-21

#### **Municipal Revenue**

Total Revenue	\$619,351,017
Property Tax Revenue	\$341,933,022
per capita	\$2,288
per capita, as % of state avg.	71%
Intergovernmental Povenue	¢252 160 220

Intergovernmental Revenue \$253,169,239

Revenue to Expenditure Ratio 101%

#### **Municipal Expenditure**

Total Expenditure	\$610,589,593
Educational	\$289,409,738
Other	\$321,179,855

#### **Grand List**

Equalized Net Grand List	\$11,354,459,050
per capita	\$76,547
per capita, as % of state avg.	47%
Commercial/Industrial Share of Net Grand List	23%
Actual Mill Rate	45.00
Equalized Mill Rate	29.89

#### **Municipal Debt**

Moody's Rating (2023)	A3
S&P Rating (2023)	Α
Total Indebtedness	\$882,368,896
per capita	\$5,949
per capita, as % of state avg.	218%
as percent of expenditures	145%
Annual Debt Service	\$96,213,033





Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties. advancect.org/site-selection/ct-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 data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org.

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<sup>\* 5</sup> year estimates include pre-pandemic data