

# Spectacular Riverside Views

47 Riverside Avenue, Westport, CT



To arrange a tour contact:

David Fugitt 203-226-7101 Ext 5 [david@vidalwettenstein.com](mailto:david@vidalwettenstein.com)

Silvester Garza 203-226-7101 Ext 8 [silvester@vidalwettenstein.com](mailto:silvester@vidalwettenstein.com)



Individual Members  
Society of Industrial & Office Realtors

## 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.

# 47 Riverside Avenue, Westport, CT

## PROPERTY DETAILS

Area: 2,137± SF

Second floor space

Views of the Saugatuck River

Convenient to train station

Walk to downtown

Private back entrance

\$28.50 psf., modified gross:  
electric, gas, refuse removal, sewer  
tax, and real estate tax escalation.

Location: exit 17 & 18 of I-95



Individual Members  
Society of Industrial & Office Realtors

## VIDAL/WETTENSTEIN, LLC



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

# 47 Riverside Avenue, Westport, CT



**SIOR**

Individual Members  
Society of Industrial & Office Realtors

**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.

# Westport, Connecticut

## General

ACS, 2019–2023	Westport	State
Current Population	27,282	3,598,348
Land Area $mi^2$	20	4,842
Population Density $people\ per\ mi^2$	1,367	743
Number of Households	9,698	1,420,170
Median Age	46	41
Median Household Income	\$250,001	\$93,760
Poverty Rate	4%	10%

## Economy

### Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Retail Trade	2,565	
Food and Beverage Stores		32%
2 Health Care and Social Assistance	2,390	
Ambulatory Health Care Services		58%
3 Finance and Insurance	2,034	
Securities, Commodities, & Financial Inv.		67%
4 Government	1,982	
Local Government		90%
5 Professional, Scientific, and Tech Svc	1,870	
Professional, Scientific, and Tech Svc		100%
Total Jobs, All Industries	16,136	

### SOTS Business Registrations

Secretary of the State, March 2025

#### New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	592	649	564	643	648

Total Active Businesses 5,806

### Key Employers

Data from Municipalities, 2025

1	Bridgewater Associates
2	Town of Westport Public Schools/Government
3	Westport/Weston YMCA
4	Ed Mitchell Inc.
5	Gault Inc.

## Schools

CT Department of Education, 2024-25

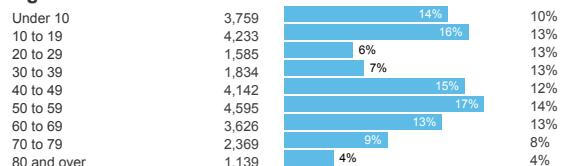
### School Districts

Westport School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Statewide	-	508,402	20,762	88%

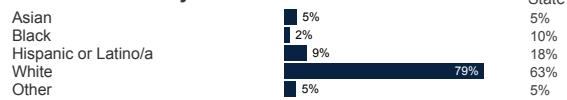
## Demographics

ACS, 2019–2023

### Age Distribution



### Race and Ethnicity

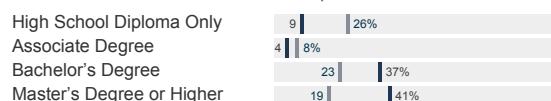


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

### Language Spoken at Home



### Educational Attainment



## Housing

ACS, 2019–2023

### Median Home Value

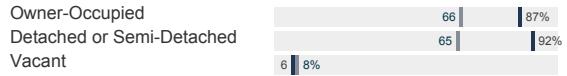
Westport \$1,245,200 State \$343,200

### Median Rent

Westport \$2,369 State \$1,431

### Housing Units

Westport 10,326 State 1,536,049



### Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Westport School District	79%	79%
Statewide	44%	49%

# Westport, Connecticut

## Labor Force

CT Department of Labor, 2024

	Westport	State
Employed	12,690	1,842,285
Unemployed	390	67,181

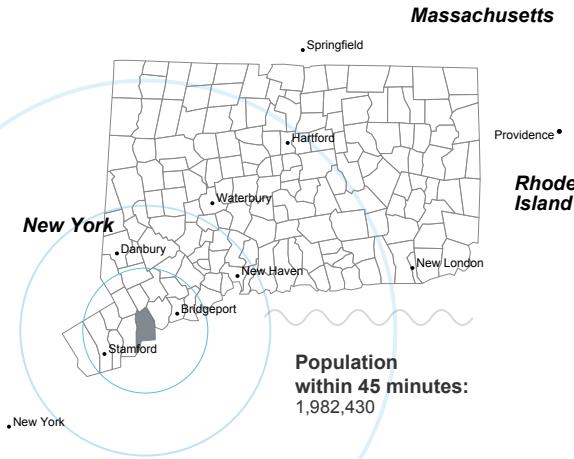
Unemployment Rate

3 | 4%

Self-Employment Rate\*  
\*ACS, 2019–2023

10 | 20%

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



## Access

ACS, 2019–2023

Mean Commute Time \*

40 min 26 min

No Access to a Car

2 | 9%

No Internet Access

1 | 7%

## Commute Mode

Public Transport

3 | 12%

Walking or Cycling

2 | 3%

Driving

48 | 78%

Working From Home \*

14 | 36%

## Public Transit

CT transit Service

-

Other Public Bus Operations

Norwalk Transit District

Train Service

Metro-North

\* 5 year estimates include pre-pandemic data

## Fiscal Indicators

CT Office of Policy and Management, State FY 2021–22

### Municipal Revenue

Total Revenue	\$235,494,844
Property Tax Revenue	\$198,393,367
per capita	\$7,234
per capita, as % of state avg.	221%
Intergovernmental Revenue	\$20,561,438
Revenue to Expenditure Ratio	101%

### Municipal Expenditure

Total Expenditure	\$233,779,675
Educational	\$144,066,529
Other	\$89,713,146

### Grand List

Equalized Net Grand List	\$15,471,132,194
per capita	\$564,084
per capita, as % of state avg.	316%
Commercial/Industrial	12%
Share of Net Grand List	
Actual Mill Rate	18.07
Equalized Mill Rate	12.67

### Municipal Debt

Moody's Rating (2024)	Aaa
S&P Rating (2024)	-
Total Indebtedness	\$111,323,797
per capita	\$4,059
per capita, as % of state avg.	138%
as percent of expenditures	48%
Annual Debt Service	\$15,671,103
as % of expenditures	7%

## 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](http://profiles.ctdata.org)

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