

# ICONIC FREESTANDING RETAIL/RESTAURANT BUILDING FOR LEASE

This well-located easily identifiable Westport building offers a retailer or restaurant operator a unique opportunity to be in close proximity to Tenants such as Terrain, Fresh Market, Free People, Mitchell's, Five Guys Burgers, CVS, Dunkin Donuts, and numerous others on a very active stretch of the Post Road (Route 1) in Westport, CT.

520 Post Road East, Westport, CT

Excellent visibility on Post Road



All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



SIOR

Individual Members  
Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC



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



# 520 Post Road East, Westport, CT



**Premises:** 2,951 SF including 429 SF office/storage area.

**Asking Rental:** \$45 per sq/ft NNN

**RE Taxes:** \$14,689 annual

**Sewer Taxes:** \$1,382 annual

**Zone:** GBD Zone

**Parking Ratio:** Abundant 10/1000 parking ratio- great for restaurant or medical use.

Area Demographics	1 Mile	3 Miles	5 Miles
Population	5,221	38,575	114,125
Avg. Household Income	\$190,893	\$179,361	\$149,088

For additional information please contact Robert Lewis  
O: 203-226-7101 Ext 7, M: 203-521-6236  
[robert@vidalwettenstein.com](mailto:robert@vidalwettenstein.com)

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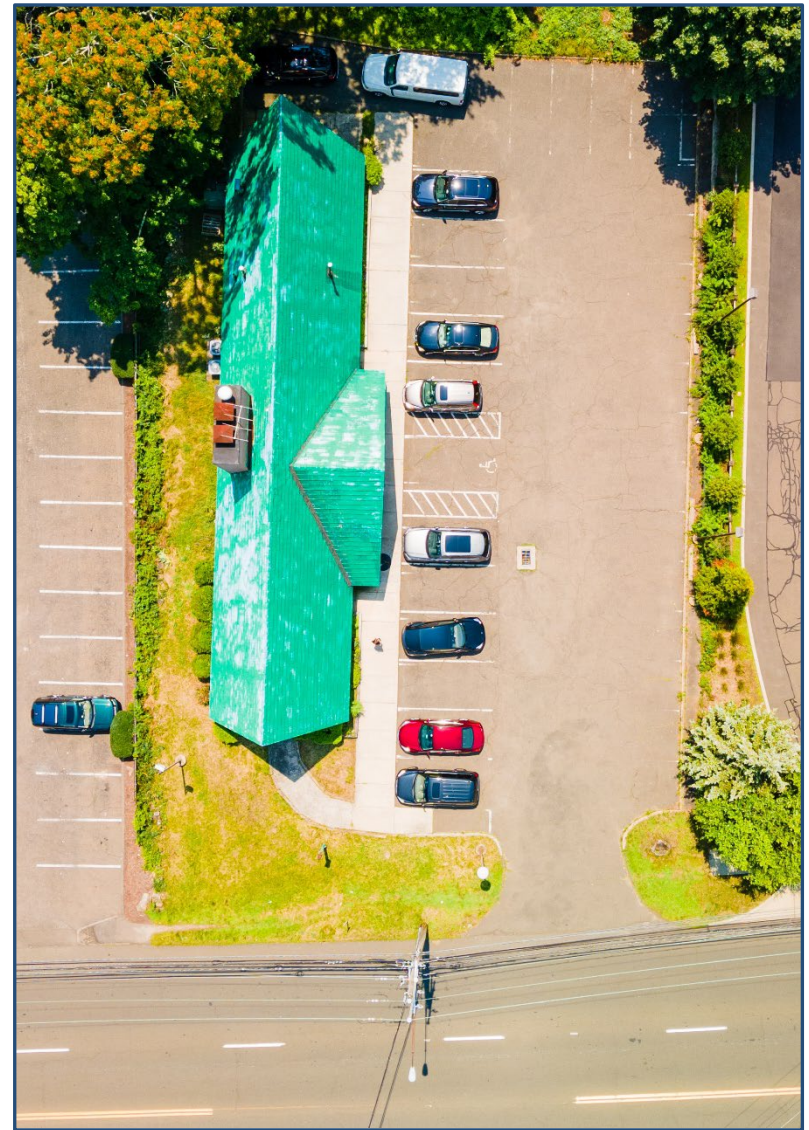
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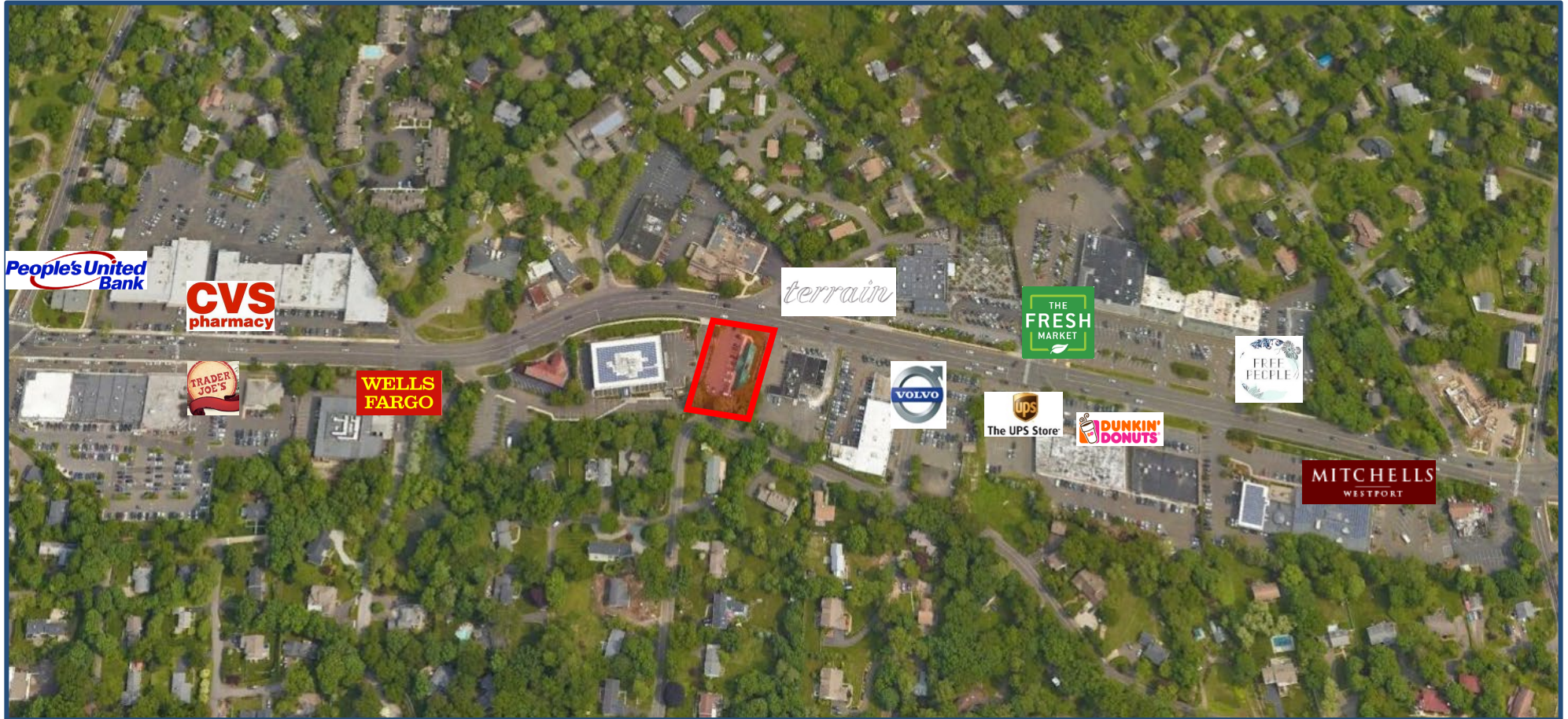


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# 520 Post Road East, Westport, CT

## Location map



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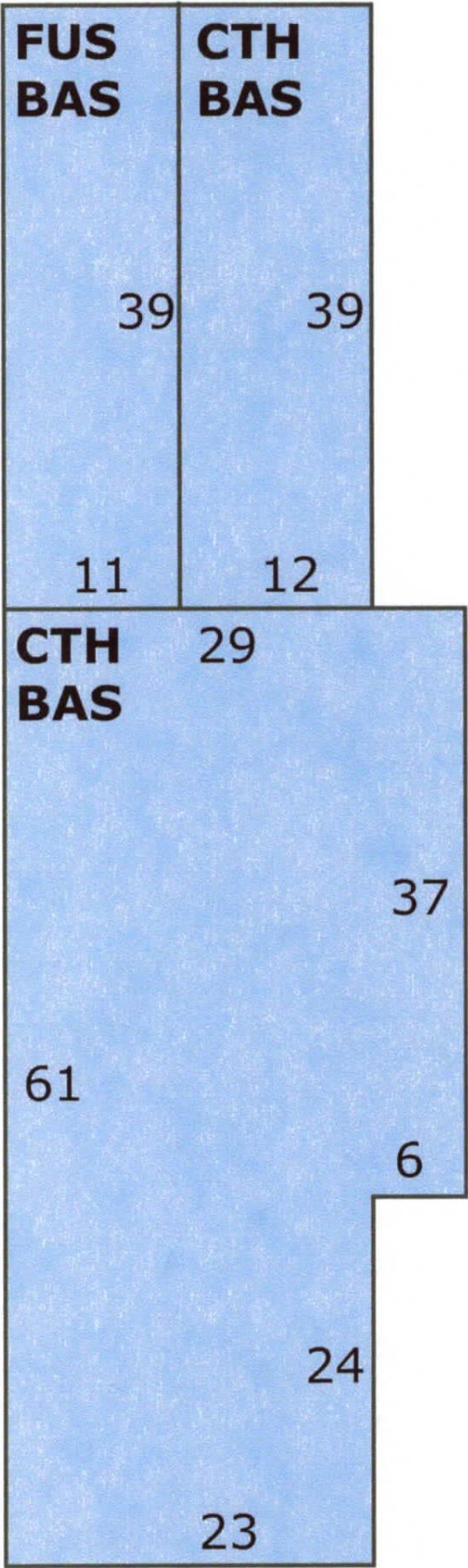


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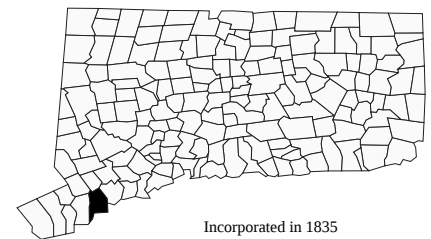


# Westport, Connecticut

CERC Town Profile 2019 *Produced by Connecticut Data Collaborative*

**Town Hall**  
110 Myrtle Avenue  
Westport, CT 06880  
(203) 341-1111

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



Incorporated in 1835

## Demographics

### Population

	<b>Town</b>	<b>County</b>	<b>State</b>
2000	25,749	882,567	3,405,565
2010	26,391	916,829	3,574,097
2013-2017	27,777	947,328	3,594,478
2020	24,513	944,692	3,604,591
'17 - '20 Growth / Yr	-4.4%	-0.1%	0.1%

	<b>Town</b>	<b>County</b>	<b>State</b>
Land Area (sq. miles)	20	625	4,842
Pop./Sq. Mile (2013-2017)	1,392	1,516	742
Median Age (2013-2017)	45	40	41
Households (2013-2017)	9,820	337,678	1,361,755
Med. HH Inc. (2013-2017)	\$181,360	\$89,773	\$73,781

	<b>Town</b>	<b>State</b>
Veterans (2013-2017)	902	180,111

### Age Distribution (2013-2017)

	<b>0-4</b>	<b>5-14</b>	<b>15-24</b>	<b>25-44</b>	<b>45-64</b>	<b>65+</b>	<b>Total</b>
Town	1,431 5%	4,662 17%	3,246 12%	4,467 16%	9,423 34%	4,548 16%	27,777 100%
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)

	<b>Town</b>	<b>County</b>	<b>State</b>
White Non-Hisp	23,743	595,323	2,446,049
Black Non-Hisp	155	98,931	350,820
Asian Non-Hisp	1,893	48,421	154,910
Native American Non-Hisp	12	1,372	5,201
Other/Multi-Race Non-Hisp	763	22,631	84,917
Hispanic or Latino	1,211	180,379	551,916

	<b>Town</b>	<b>County</b>	<b>State</b>
Poverty Rate (2013-2017)	4.3%	8.8%	10.1%

### Educational Attainment (2013-2017)

Educational Attainment (2015-2017)				
	Town		State	
High School Graduate	1,948	11%	673,582	27%
Associates Degree	513	3%	188,481	8%
Bachelors or Higher	14,083	76%	953,199	38%

## Economics

### Business Profile (2018)

<b>Sector</b>	<b>Units</b>	<b>Employment</b>
Total - All Industries	2,034	15,254
23 - Construction	67	226
31-33 - Manufacturing	8	14
44-45 - Retail Trade	210	2,631
52 - Finance and Insurance	260	2,345
62 - Health Care and Social Assistance	153	1,787
72 - Accommodation and Food Services	104	1,568
Total Government	21	1,560

### Top Five Grand List (2018)

	<b>Amount</b>
Eversource	\$136,098,970
60 Nyala Farms LLC	\$89,277,600
Equity On Westport Village Center	\$35,051,200
Bedford Square Associates	\$26,964,700
Byelas LLC	\$24,424,500
Net Grand List (SFY 2016-2017)	\$10,865,186,732

### Major Employers (2018)

Bridgewater Associates	Town of Westport Board of Education
Westport/Weston YMCA	Town of Westport
Greens Farm Academy	

## Education

### 2018-2019 School Year

	<b>Grades</b>	<b>Enrollment</b>
Westport School District	PK-12	5539

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

Smarter Balanced Test Percent Above Goal (2017-2018)						
	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	83.8%	53.8%	83.7%	51.3%	79.7%	43.0%
ELA	83.8%	53.1%	83.2%	54.9%	83.8%	56.1%

### Pre-K Enrollment (PSIS)

	<b>2018-2019</b>
Westport School District	73

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

	<b>All</b>
Connecticut	10.7%
Westport School District	13.0%

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

	<b>All</b>	<b>Female</b>	<b>Male</b>
Connecticut	88.3%	91.8%	85.1%
Westport School District	99.1%	99.5%	98.7%

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

	<b>Town</b>	<b>County</b>	<b>State</b>
Public	80.0%	82.2%	86.8%
Private	20.0%	17.8%	13.2%

# Westport, Connecticut

CERC Town Profile 2019



Connecticut  
Economic  
Resource Center

## Government

Government Form: Selectman - Representative Town Meeting

Total Revenue (2017)	\$225,615,629	Total Expenditures (2017)	\$225,989,171	Annual Debt Service (2017)	\$16,757,655
Tax Revenue	\$184,527,068	Education	\$137,433,650	As % of Expenditures	7.4%
Non-tax Revenue	\$41,088,561	Other	\$88,555,521	Eq. Net Grand List (2017)	\$15,522,449,617
Intergovernmental	\$22,759,352	Total Indebtedness (2017)	\$94,137,259	Per Capita	\$553,543
Per Capita Tax (2017)	\$6,548	As % of Expenditures	41.7%	As % of State Average	366.7%
As % of State Average	223.3%	Per Capita	\$3,357	Moody's Bond Rating (2017)	Aaa
		As % of State Average	133.5%	Actual Mill Rate (2017)	16.86
				Equalized Mill Rate (2017)	11.83
				% of Net Grand List Com/Ind (2017)	12.0%

## Housing/Real Estate

Housing Stock (2013-2017)

	Town	County	State
Total Units	10,870	369,044	1,507,711
% Single Unit (2013-2017)	85.8%	58.0%	59.2%
New Permits Auth (2017)	159	1,719	4,547
As % Existing Units	1.5%	0.5%	0.3%
Demolitions (2017)	71	538	1,403
Home Sales (2017)	378	5,187	21,880
Median Price	\$1,152,100	\$417,800	\$270,100
Built Pre-1950 share	24.6%	29.0%	29.3%
Owner Occupied Dwellings	8,198	228,666	906,798
As % Total Dwellings	83.5%	67.7%	66.6%
Subsidized Housing (2018)	350	34,037	167,879

Distribution of House Sales (2017)

	Town	County	State
Less than \$100,000	0	34	536
\$100,000-\$199,999	0	343	5,237
\$200,000-\$299,999	0	749	6,681
\$300,000-\$399,999	0	865	3,863
\$400,000 or More	378	3,196	5,563

Rental (2013-2017)

	Town	County	State
Median Rent	\$1,836	\$1,439	\$1,123
Cost-burdened Renters	44.2%	54.6%	52.3%

## Labor Force

	Town	County	State
Residents Employed	12,317	461,750	1,827,070
Residents Unemployed	393	19,017	78,242
Unemployment Rate	3.1%	4.0%	4.1%
Self-Employed Rate	24.1%	13.0%	10.0%
Total Employers	2,034	36,389	122,067
Total Employed	15,254	420,674	1,673,867

Connecticut Commuters (2015)

Commuters Into Town From:		Town Residents Commuting To:	
Norwalk, CT	1,686	Manhattan, NY	1,657
Westport, CT	1,544	Westport, CT	1,544
Bridgeport, CT	1,527	Stamford, CT	914
Fairfield, CT	1,463	Norwalk, CT	870
Stamford, CT	1,004	Greenwich, CT	412
Stratford, CT	632	Fairfield, CT	411
Trumbull, CT	535	Bridgeport, CT	276

## Quality of Life

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

	Town	State
Property	1,103	1,777
Violent	18	228

Distance to Major Cities

	Miles
New York City	44
Hartford	56
Providence	111
Boston	146
Montreal	306

Disengaged Youth (2013-2017)

	Town	State
Female	6.7%	4.2%
Male	2.6%	5.6%

	Town
Library circulation per capita	15.25

Residential Utilities

Electric Provider
Eversource Energy
(800) 286-2000
Gas Provider
Southern Connecticut Gas Company
(800) 659-8299
Water Provider
Aquarion Water Company
(800) 732-9678
Cable Provider
Optimum Cable Company
(203) 870-2583