

# 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)

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**



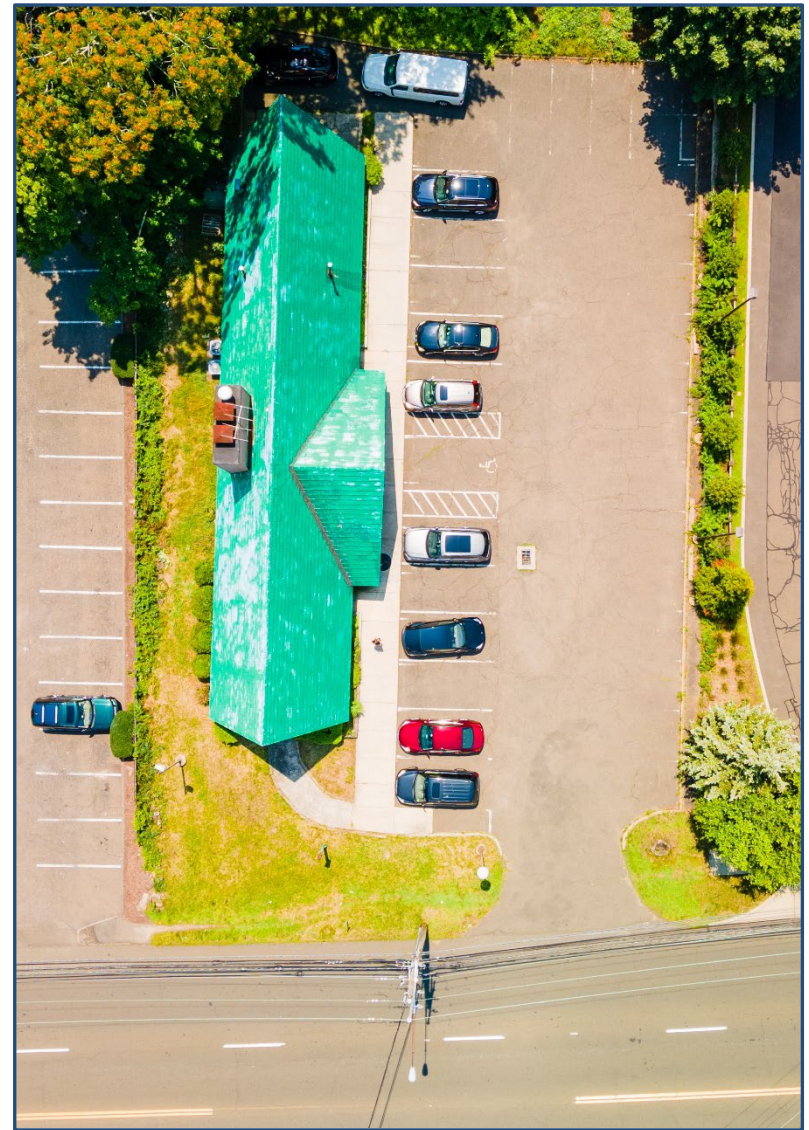
719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)



# 520 Post Road East, Westport, CT



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



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**

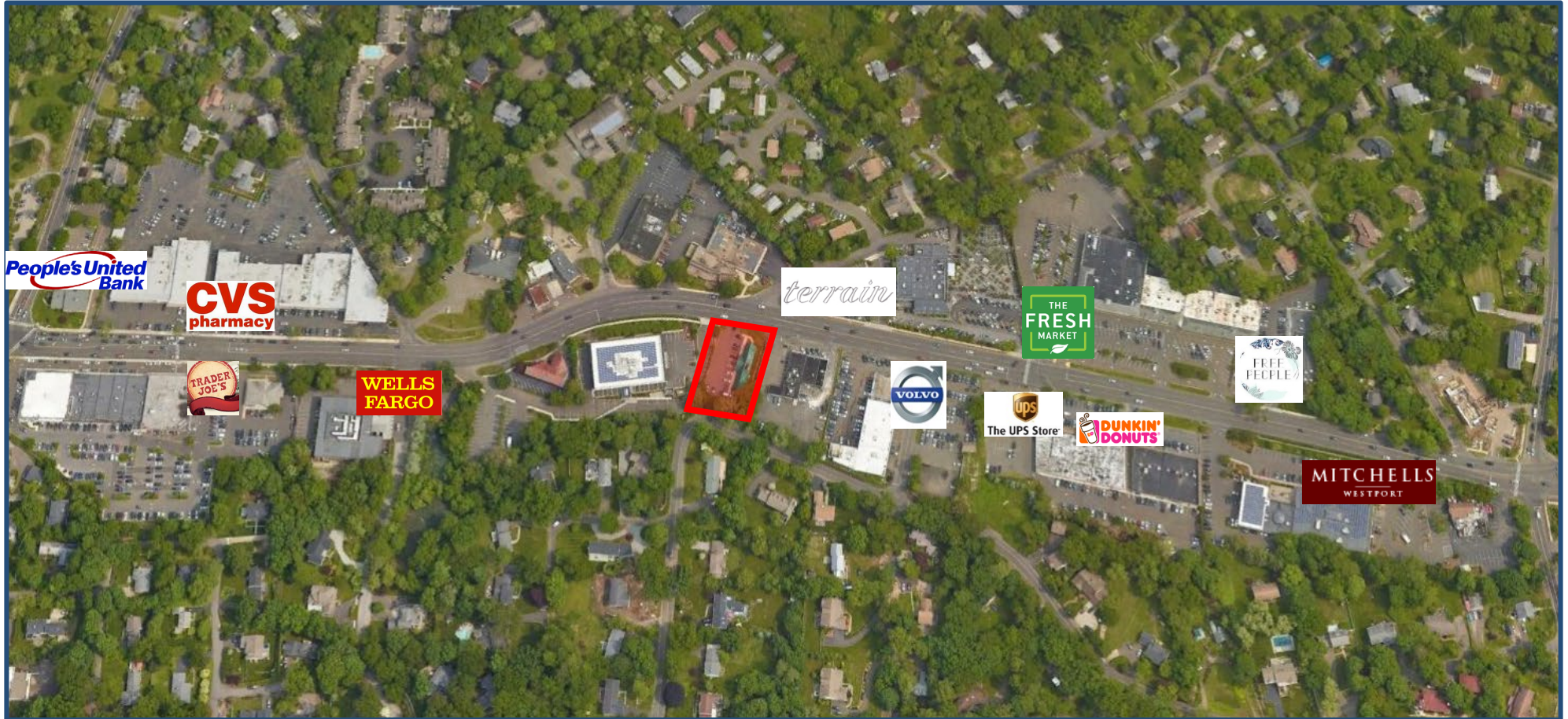


719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)



# 520 Post Road East, Westport, CT

## Location map



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

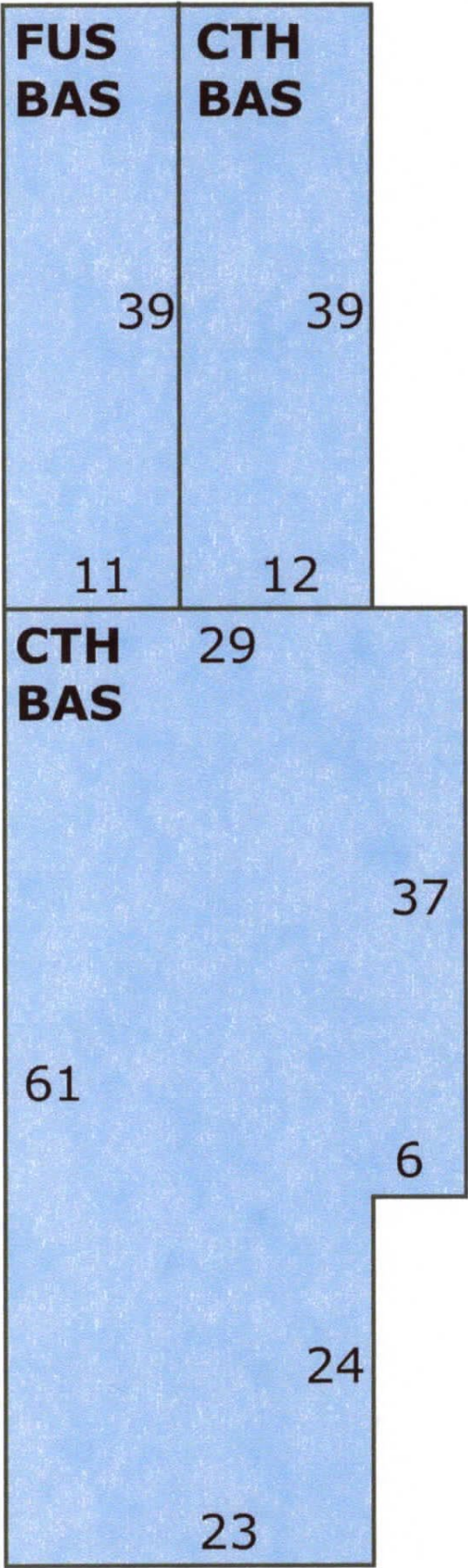


**SIOR**

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)





## General

ACS, 2015–2019	Westport	State
Land Area <i>mi</i> <sup>2</sup>	20	4,842
Population Density <i>people per mi</i> <sup>2</sup>	1,404	738
Number of Households	9,916	1,370,746
Median Age	45.8	41.0
Median Household Income	\$206,466	\$78,444
Poverty Rate	4%	10%

## Economy

### Top Industries

CT Department of Labor, 2019	Employment	Employers	Av. Wages
1 Retail Trade	2,646	214	\$44,014
2 Finance & Insurance	2,281	263	\$357,628
3 Health Care & Social Assistance	1,609	158	\$49,202
4 Accommodation & Food Services	1,524	107	\$30,218
5 Local Government	1,522	17	\$74,852
All Industries	14,929	2,054	\$114,992

### SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses 7,899

New Business Registrations by Year

2001	411	2006	504	2011	458	2016	494
2002	486	2007	506	2012	471	2017	491
2003	426	2008	413	2013	551	2018	492
2004	492	2009	420	2014	512	2019	534
2005	448	2010	426	2015	456	2020	590

### Key Employers

Data from municipalities, 2021

- 1 Bridgewater Associates
- 2 First Equity Group Inc
- 3 Marriott Global Sales Office
- 4 Velocity Sports & Entertainment
- 5 Greens Farm Academy

## Demographics

ACS, 2015–2019

### Age Distribution

		State
Under 10	3,305 12%	11%
10 to 19	4,952 18%	13%
20 to 29	1,571 6%	13%
30 to 39	2,171 8%	12%
40 to 49	4,098 15%	13%
50 to 59	5,290 19%	15%
60 to 69	3,313 12%	12%
70 to 79	2,080 7%	7%
80 and over	1,236 4%	5%

### Race and Ethnicity

		State
Asian <i>Non-Hispanic (NH)</i>	6%	4%
Black <i>NH</i>	1%	10%
Hispanic or Latino/a <i>Of any race</i>	4%	16%
White <i>NH</i>	86%	67%
Other <i>NH, incl. American Indian, Alaska Native, Native Hawaiian or Pacific Islander</i>	2%	3%

### Language Spoken at Home

	Westport	State
English	78	86%
Spanish	3	12%

### Educational Attainment

	Westport	State
High School Diploma Only	8	27%
Associate Degree	3	8%
Bachelor's Degree	22	38%
Master's Degree or Higher	17	40%

## Housing

ACS, 2015–2019

	Westport	State
Median Home Value	\$1,150,400	\$275,400
Median Rent	\$1,956	\$1,180
Housing Units	10,931	1,516,629

Owner-Occupied  
Detached or Semi-Detached  
Vacant

	Westport	State
Owner-Occupied	66	85%
Detached or Semi-Detached	64	91%
Vacant	9	10%

## Schools

CT Department of Education, 2020-21

### School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
Westport School District	PK-12	5,358	69	99%
Statewide	-	513,079	15,300	88%

### Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

	Math	ELA
Westport School District	83%	84%
Statewide	48%	56%

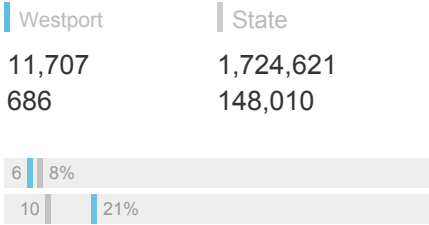
## Labor Force

CT Department of Labor, 2020

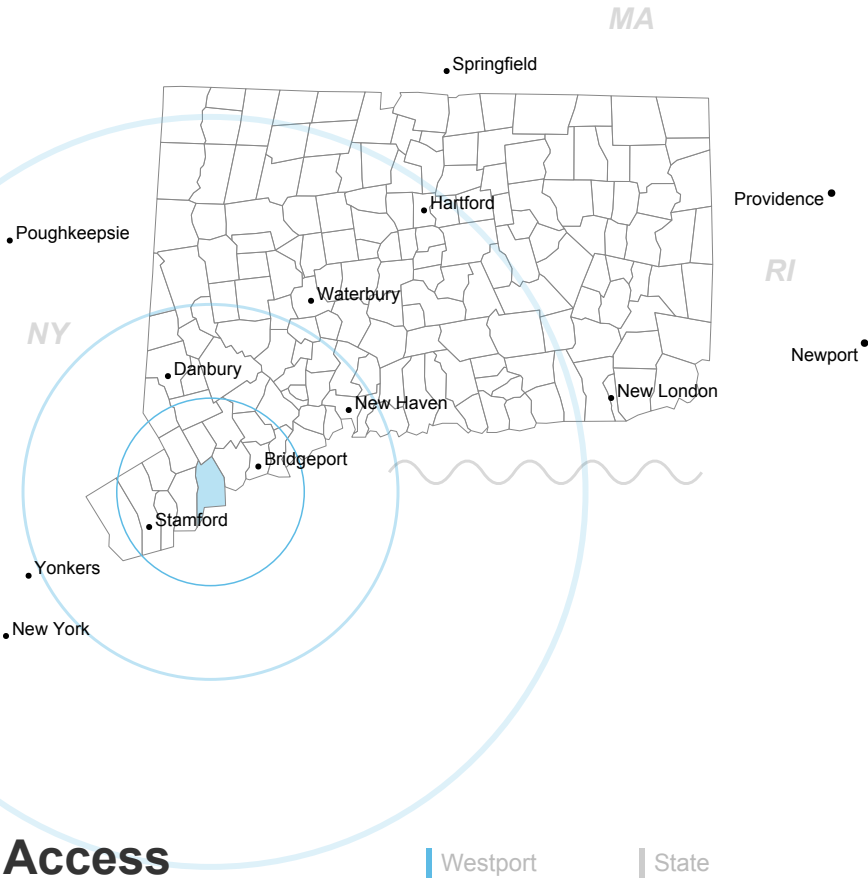
Employed	11,707	1,724,621
Unemployed	686	148,010

Unemployment Rate  
Self-Employment Rate\*

\*ACS, 2015–2019



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



## Access

ACS, 2015–2019

Mean Commute Time <i>Pre-Covid</i>	43 min	26 min
------------------------------------	--------	--------

No Access to a Car	2%	9%
No Internet Access	4%	12%

## Commute Mode

Public Transport	5%	23%
Walking or Cycling	1%	3%
Driving	60%	86%
Working From Home <i>Pre-Covid</i>	5%	15%

## Public Transit

CTtransit Service	-
Other Public Bus Operations	Norwalk Transit District
Train Service	Metro-North

## Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

### Municipal Revenue

Total Revenue	\$230,309,359
Property Tax Revenue	\$186,894,912
per capita	\$6,623
per capita, as % of state av.	219%
Intergovernmental Revenue	\$24,886,290
Revenue to Expenditure Ratio	100%

Boston\*

### Municipal Expenditure

Total Expenditure	\$231,103,342
Educational	\$142,119,496
Other	\$88,983,846

### Grand List

Equalized Net Grand List	\$16,088,221,534
per capita	\$572,229
per capita, as % of state av.	372%
Comm./Indust. Share of Net Grand List	12%

Actual Mill Rate	16.86
Equalized Mill Rate	11.57

### Municipal Debt

Moody's Rating	Aaa
Total Indebtness	\$103,184,898
per capita	\$3,670
per capita, as % of state av.	142%
as percent of expenditures	45%

Annual Debt Service	\$16,846,703
as % of expenditures	7%

Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties.  
[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).

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.