

SPACE FOR LEASE

53-55 Webster Street, Fairfield, CT



To arrange a tour contact:
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VIDAL/WETTENSTEIN, LLC



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

53-55 Webster Street, Fairfield, CT

PROPERTY DETAILS

Building Area: 6,000± SF

Office Space Including Bathrooms, 950± SF

Sprinklered: yes, fully sprinklered

Zoning: DID Design Industrial District

Clear Height: 16'-17' in main area, 8' under the 2nd floor area of 644 SF (2nd floor leased to another company)

Drive-in Door: 1 20'x13'

Columns: no, clear span

LED Lighting and Downdraft Fans

Electric: 400 amps, 120/240 volts

Gas: Yes, natural gas

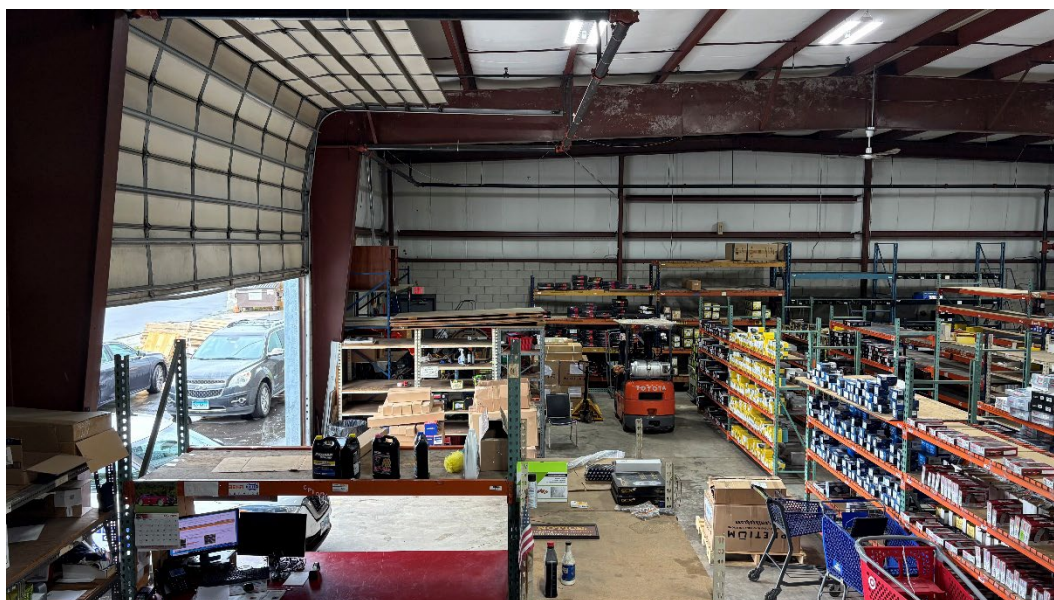
Water/ Sewer: City

Taxes: \$2.35 psf

Lease Price: \$19.00 NNN



Location: Convenient to exit 24, I-95



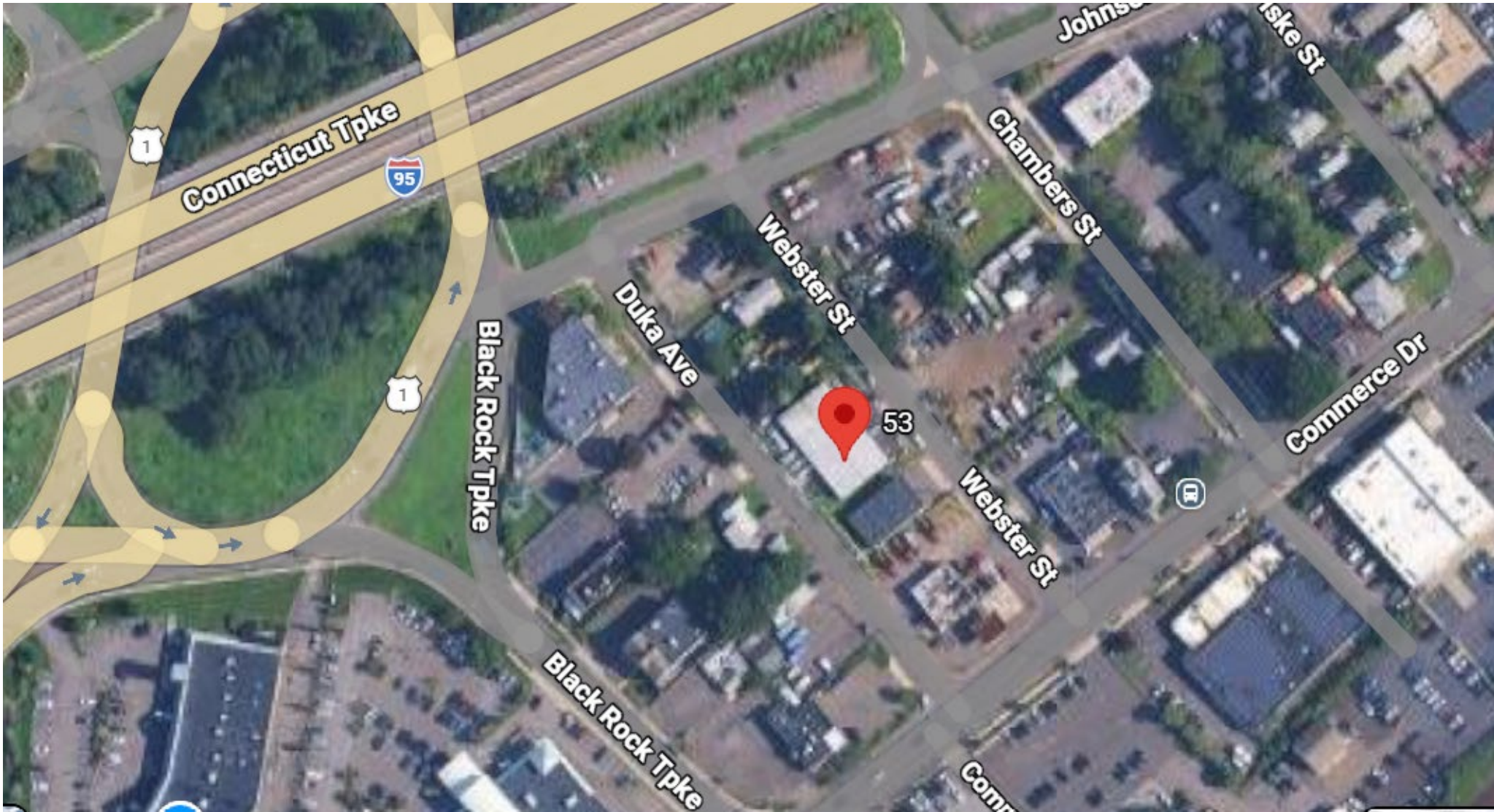
SIOR Individual Members
Society of Industrial & Office Realtors

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Fairfield, Connecticut

General

	Fairfield	State
ACS, 2019–2023		
Current Population	62,508	3,598,348
Land Area <i>mi</i> ²	30	4,842
Population Density <i>people per mi</i> ²	2,091	743
Number of Households	21,433	1,420,170
Median Age	41	41
Median Household Income	\$168,391	\$93,760
Poverty Rate	5%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Ambulatory Health Care Services</i>	5,286	47%
2 Accommodation and Food Services <i>Food Services and Drinking Places</i>	3,352	93%
3 Educational Services <i>Educational Services</i>	3,206	100%
4 Retail Trade <i>Food and Beverage Stores</i>	2,947	24%
6 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i>	1,572	100%
Total Jobs, All Industries	23,319	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	735	949	892	1,020	1,166

Total Active Businesses 8,413

Key Employers

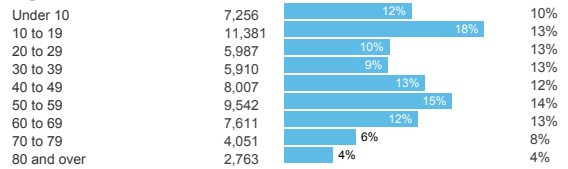
Data from Municipalities, 2025

- 1 Bigelow Tea
- 2 Fairfield University
- 3 Sacred Heart University
- 4 Carolton Chronic-Convalescent
- 5 RBC-Heim Bearings

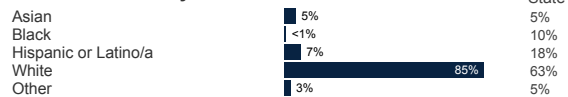
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

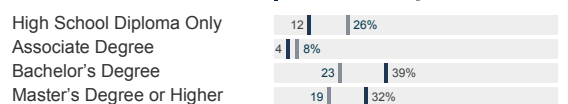


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



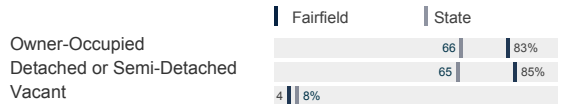
Educational Attainment



Housing

ACS, 2019–2023

	Fairfield	State
Median Home Value	\$738,000	\$343,200
Median Rent	\$2,194	\$1,431
Housing Units	22,435	1,536,049



Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Fairfield School District	PK-12	9,139	211	95%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Fairfield School District	69%	71%
Statewide	44%	49%

Fairfield, Connecticut

Labor Force

CT Department of Labor, 2024

	Fairfield	State
Employed	28,898	1,842,285
Unemployed	994	67,181

Unemployment Rate



Self-Employment Rate*



*ACS, 2019–2023

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

Massachusetts



Population within 45 minutes: 1,807,805

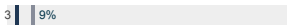
Access

ACS, 2019–2023

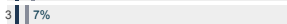
	Fairfield	State
Mean Commute Time *	34 min	26 min

Mean Commute Time *

No Access to a Car

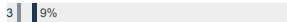


No Internet Access

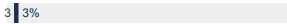


Commute Mode

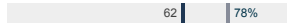
Public Transport



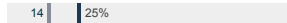
Walking or Cycling



Driving



Working From Home *



Public Transit

CT transit Service

-

Other Public Bus Operations

Greater Bridgeport Transit Authority

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	\$368,758,000
Property Tax Revenue	\$316,545,000
per capita	\$5,035
per capita, as % of state avg.	154%
Intergovernmental Revenue	\$33,680,000
Revenue to Expenditure Ratio	104%

Municipal Expenditure

Total Expenditure	\$354,828,000
Educational	\$218,902,000
Other	\$135,926,000

Grand List

Equalized Net Grand List	\$16,502,489,153
per capita	\$262,482
per capita, as % of state avg.	147%
Commercial/Industrial Share of Net Grand List	12%
Actual Mill Rate	26.98
Equalized Mill Rate	18.73

Municipal Debt

Moody's Rating (2024)	Aaa
S&P Rating (2024)	AAA
Total Indebtedness	\$192,317,000
per capita	\$3,059
per capita, as % of state avg.	104%
as percent of expenditures	54%
Annual Debt Service	\$26,090,000
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

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

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