

Ideal for Owner User, Investor or Redevelopment

719 Post Road East Westport Connecticut



THE LOCATION: WESTPORT CONNECTICUT is one of the wealthiest zip codes in the U.S., situated along Fairfield County's Gold Coast and less than 50 miles northeast of New York City. Its vibrant commercial environment generates the feeling of an old New England town, while modernizing and growing in affluence. The Town is home to numerous companies, including the headquarters of Newman's Own, Terex and Bridgewater Associates along with dozens of national retailers such as Tiffany, J. Crew, Barnes & Noble, Crate & Barrel and numerous others.

For further information please contact

Randy Vidal

203-226-7101 Ext 3 ~ randy@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

719 Post Road East, Westport Connecticut

Property Highlights:

- Superior Location on Post Road East (Route 1)
- 28,900 Traffic Count
- Great Signage on Building and Pylon Sign
- 2 Curb Cuts for Easy Access
- Located at 4 Way Traffic Signal
- Half Mile From Exit 18 of I-95
- Superb Visibility

Sale Price: \$1,900,000

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Retail Building Available for Sale

Acres: .43	Year Built: 1960
Total Sq. Ft.: 4,899	Parking: 23 cars
Total Sq. Ft.: 4,899	Heating: Hot air
Retail Sq. Ft.: 4,419	AC: Yes
Office Sq. Ft.: 480	Gas: Yes
Zoning: GBD	Volts: 240
Taxes for 2019: \$19,038	Amps: 200
Sewer Tax: \$1,673	Water/ Sewer: City

Demographics:

Owner Household: 82% within 5 mile radius

Average HH Income: \$304,439

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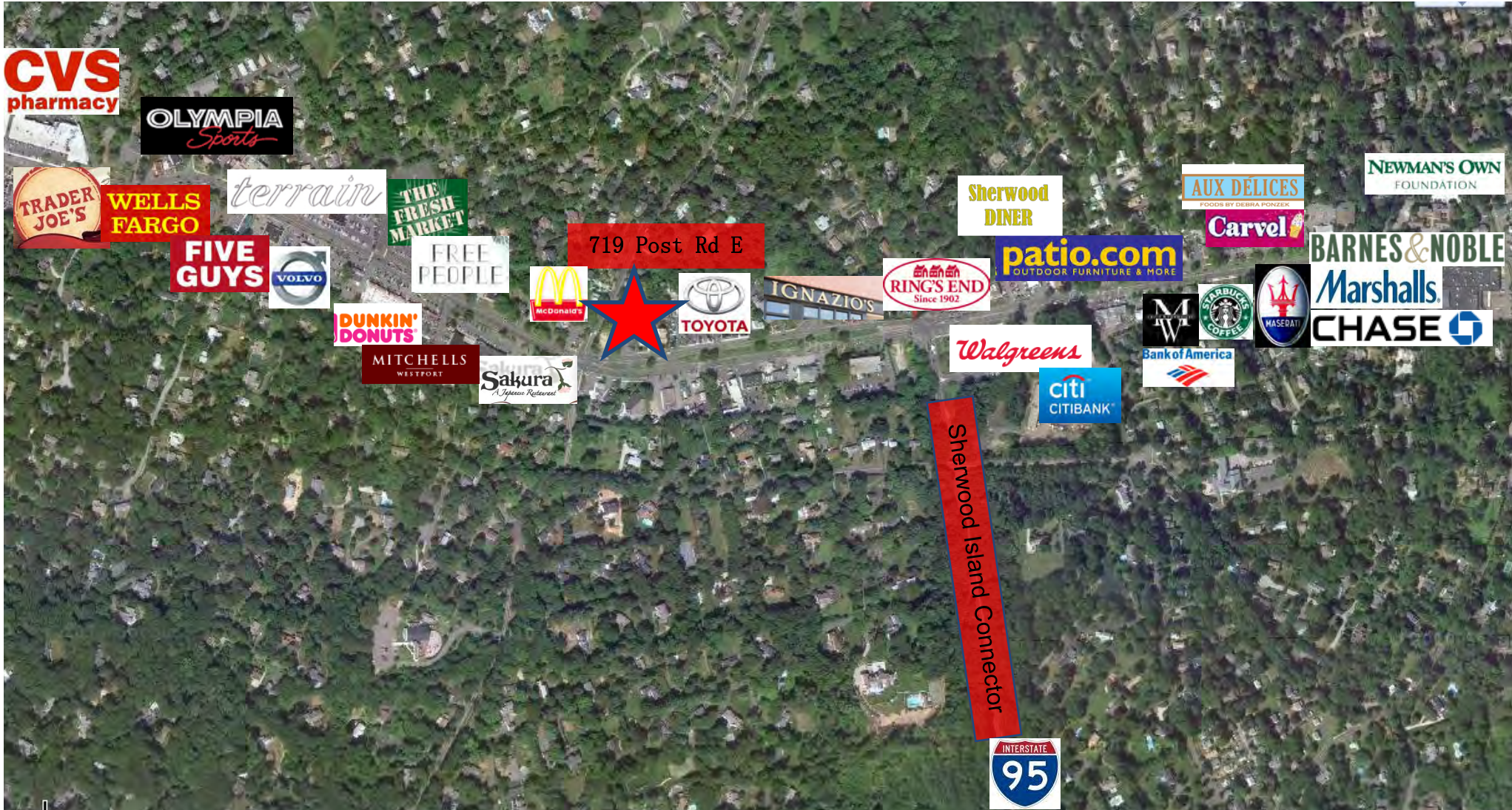
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AREA RETAILERS



Post Road East Westport

719 Post Road E, Westport Connecticut



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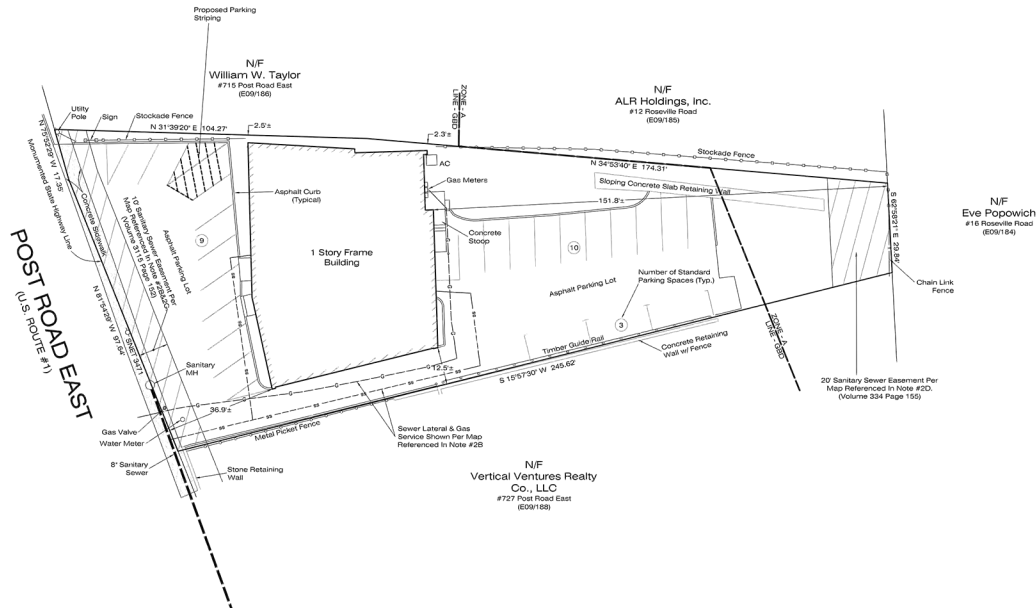
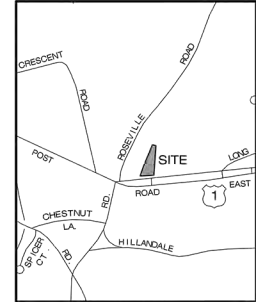
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LEGEND

- HYDRANT
- MANHOLE
- GAS VALVE
- UTILITY POLE
- WATER VALVE
- LAMP POST
- CATCH BASIN
- ELECTRIC BOX
- SIGN
- MAILBOX
- TELEPHONE BOX
- EXISTING IRON PIN
- EXISTING CONCRETE MONUMENT
- ⊗ STONE BOUND
- ⊘ HEDGE
- ⊘ STONEWALL
- WOOD GUIDERAIL
- W— INLAND WETLANDS
- M— METAL FENCE
- W— WOOD FENCE

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY
 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Jason T. Spahr Sr., L.S., #70136

NOTES:

1. This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Data Accumulation Plan based upon a Dependent Resurvey and conforms to Horizontal Accuracy Class A-2.
2. Reference is made to the following documents:
 - A. "Map of Property for Norman L. Pollack, Westport, Conn., May 25, 1967" Revised July 14, 1967 prepared by The Huntington Company, LLC. (RM 7073)
 - B. "As-Built Plan & Profile of Sanitary Sewer Extension Prepared For The Town Of Westport, Post Road East, Westport, Connecticut, Dated: Oct. 2, 2010" prepared by Walter H. Skidd - Land Surveyor L.L.C.
 - C. "Easement Survey, Showing Sanitary Sewer Extension, Westport, Connecticut Dated July 15, 2010" prepared by Walter H. Skidd (RM 9983)
 - D. "Easement Through Property Of Norman Pollack, East State Street, Date: February 17, 1970" prepared by J.E. Czel PE & LS (RM 7044)
 - E. Volume 334 Page 155 (Sewer Easement)
 - F. Volume 1124 Page 210 (Variance)
 - G. Volume 2154 Page 58 (Variance)
 - H. Volume 3115 Page 152 (Temporary Easement)
3. The underground utilities shown, if any, have been located from visible field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does hereby declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
4. Property is located in FEMA Zone X. Per Flood Insurance Rate Map #09001C0414G, Effective Date: July 8, 2013; Panel 414 of 626.
5. Parcel Area = Total: 18,736 sq. ft., 0.430 ac.
 Zone GBD: 16,798 sq. ft., 0.386 AC.
6. Parcel is located in zone General Business District (GBD) & Residence A; as shown on the following map titled: "Official Building Zone Map" Revised to 11/19/2009
 GBD Zone:
 Required minimum frontage: 50' Existing: 115.00'
 Maximum building coverage: 25% Existing: 26.1% ±
 Maximum floor area: 10,000 sq. ft. Existing: 4,387 sq. ft.
 Maximum floor area ratio: 0.25 Existing: 0.26
 Minimum front setback: 30' Existing: 36.9 ±
 Minimum side setback: 15' Existing: 2.3 ± See Note #7
 Minimum rear setback: 25' Existing: 151.8 ±
 Maximum building height: 2 stories or 25'-30' Existing: 1 Story, <25' (Flat Roof)
 Floor area and building coverage calculated using only the area located in the GBD zone.
7. A Zoning Board of Appeals Variance was granted for sideyard in a Business District, Effective July 29, 1967.
8. Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.

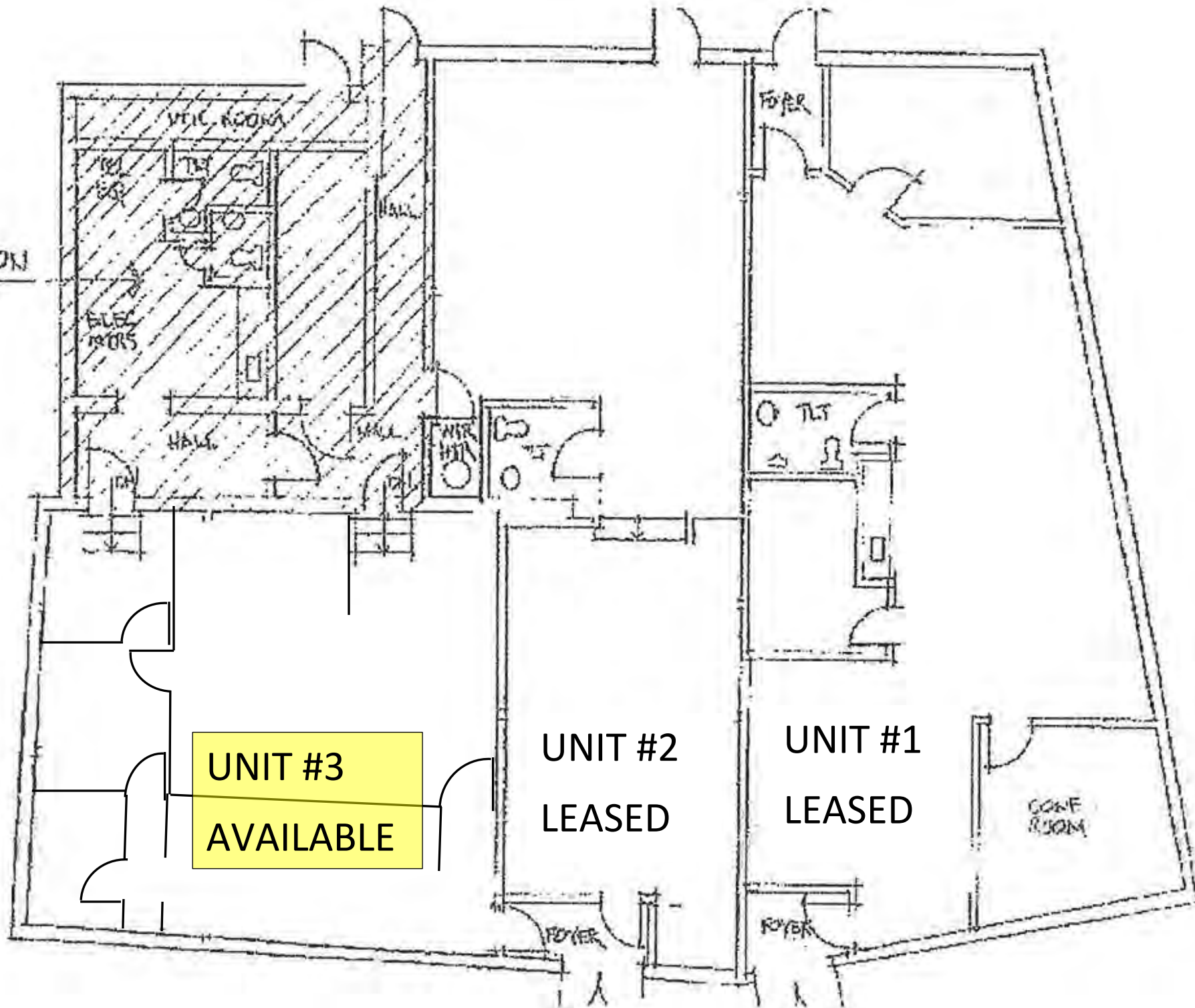
DATA ACCUMULATION PLAN
 PREPARED FOR
RANDOLPH A. VIDAL, TRUSTEE
 #719 POST ROAD EAST
 WESTPORT, CONNECTICUT



NO.	DATE	DESCRIPTION	DATE	SCALE	DRAFTER	JOB NUMBER	PROJECT #
1	7-8-13	Add Former Parking Striping	JUNE 13, 2013	1"=20'	SJR	9913	9913
2	7-11-13	Proposed Parking Striping					



COMMON
AREA

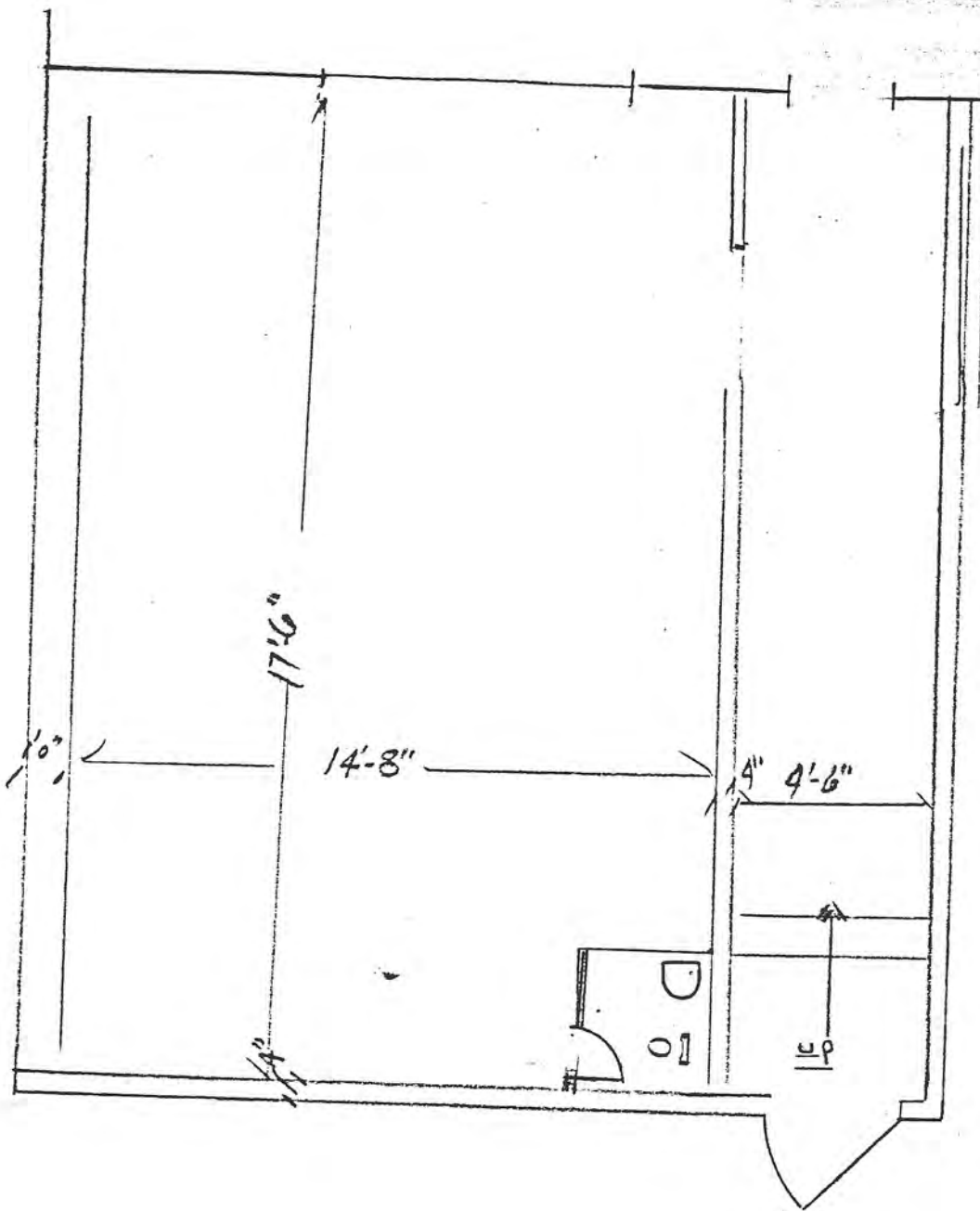


UNIT #3
AVAILABLE

UNIT #2
LEASED

UNIT #1
LEASED

CONF
ROOM



2nd Floor.

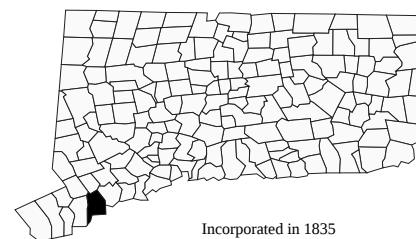
719

Westport, Connecticut

CERC Town Profile 2018 *Produced by The CT 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

	Town	County	State
2000	25,749	882,567	3,405,565
2010	26,391	916,829	3,574,097
2012-2016	27,511	941,618	3,588,570
2020	24,513	944,692	3,604,591
'16 - '20 Growth / Yr	-3.1%	0.1%	0.1%

	Town	County	State
Land Area (sq. miles)	20	625	4,842
Pop./Sq. Mile (2012-2016)	1,378	1,507	741
Median Age (2012-2016)	45	40	41
Households (2012-2016)	9,696	335,209	1,354,713
Med. HH Inc. (2012-2016)	\$166,307	\$86,670	\$71,755

	Town	State
Veterans (2012-2016)	940	188,759

Age Distribution (2012-2016)

	0-4	5-14	15-24	25-44	45-64	65+	Total
Town	1,590 6%	4,576 17%	3,221 12%	4,518 16%	9,232 34%	4,374 16%	27,511 100%
County	53,839 6%	127,239 14%	124,148 13%	231,225 25%	269,733 29%	135,434 14%	941,618 100%
State	188,812 5%	439,100 12%	494,529 14%	878,077 24%	1,033,029 29%	555,023 15%	3,588,570 100%

Race/Ethnicity (2012-2016)

	Town	County	State
White Alone, Non-Hispanic	23,648	598,017	2,464,450
Black Alone	190	107,282	372,696
Asian	1,632	47,742	152,782
Native American	12	2,441	9,399
Other/Multi-Race	834	89,139	284,582
Hispanic or Latino	1,424	175,480	537,728

	Town	County	State
Poverty Rate (2012-2016)	4.4%	8.8%	10.4%

Educational Attainment (2012-2016)

	Town	County	State
High School Graduate	1,876 10%	673,220 27%	27%
Associates Degree	566 3%	184,426 7%	7%
Bachelors or Higher	13,946 77%	938,319 38%	38%

Economics

Business Profile (2016)

Sector	Units	Employment
Total - All Industries	2,009	15,212
23 - Construction	73	238
31-33 - Manufacturing	9	22
44-45 - Retail Trade	225	2,655
62 - Health Care and Social Assistance	146	1,552
72 - Accommodation and Food Services	106	1,608
Total Government	22	1,652

Top Five Grand List (2017)

	Amount
Connecticut Light & Power Inc	\$136,135,590
60 Nyala Farms Road LLC	\$89,277,600
Bedford Square Assoc LLC	\$55,448,890
Equity One Westport Vill. Center	\$35,051,200
Byelas LLC	\$24,424,500
Net Grand List (SFY 2015-2016)	\$10,089,688,656

Major Employers (2017)

Bridgewater Associates	Town of Westport, BOE
Westport/Weston YMCA	Town of Westport
Greens Farms Academy	

Education

2017-2018 School Year

	Grades	Enrollment
Westport School District	PK-12	5,598

Smarter Balanced Test Percent Above Goal (2016-2017)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	77.4%	53.1%	80.0%	50.0%	62.9%	41.8%
ELA	80.3%	51.8%	88.0%	54.1%	72.9%	53.7%

Pre-K Enrollment (PSIS)

	2016-2017
Westport School District	54

Rate of Chronic Absenteeism (2016-2017)

	All
Connecticut	9.9%
Westport School District	2.7%

4-Year Cohort Graduation Rate (2016-2017)

	All	Female	Male
Connecticut	87.9%	90.9%	85.1%
Westport School District	97.9%	*	*

Public vs Private Enrollment (2012-2016)

	Town	County	State
Public	80.0%	81.8%	86.8%
Private	20.0%	18.2%	13.2%

Westport, Connecticut

CERC Town Profile 2018



Connecticut
Economic
Resource Center

Government

Government Form: Selectman - Representative Town Meeting

Total Revenue (2016)	\$219,101,390	Total Expenditures (2016)	\$214,543,098	Annual Debt Service (2016)	\$17,184,778
Tax Revenue	\$185,227,581	Education	\$126,750,713	As % of Expenditures	8.0%
Non-tax Revenue	\$33,873,809	Other	\$87,792,385	Eq. Net Grand List (2016)	\$16,602,814,905
Intergovernmental	\$3,565,024	Total Indebtedness (2016)	\$100,942,368	Per Capita	\$596,365
Per Capita Tax (2016)	\$6,566	As % of Expenditures	47.0%	As % of State Average	394.1%
As % of State Average	228.6%	Per Capita	\$3,626	Moody's Bond Rating (2016)	Aaa
		As % of State Average	146.2%	Actual Mill Rate (2016)	18.09
				Equalized Mill Rate (2016)	11.01
				% of Net Grand List Com/Ind (2016)	11.8%

Housing/Real Estate

Housing Stock (2012-2016)

	Town	County	State
Total Units	10,680	364,737	1,493,798
% Single Unit (2012-2016)	86.1%	57.9%	59.1%
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 (2013)	513	7,243	26,310
Median Price	\$1,087,700	\$413,400	\$269,300
Built Pre-1950 share	24.3%	29.3%	29.7%
Owner Occupied Dwellings	8,137	226,707	900,223
As % Total Dwellings	83.9%	67.6%	66.5%
Subsidized Housing (2017)	371	34,307	168,576

Distribution of House Sales (2013)

	Town	County	State
Less than \$100,000	2	439	3,417
\$100,000-\$199,999	4	890	7,522
\$200,000-\$299,999	5	1,117	6,031
\$300,000-\$399,999	9	980	3,380
\$400,000 or More	493	3,817	5,960

Rental (2012-2016)

	Town	County	State
Median Rent	\$1,815	\$1,385	\$1,094
Cost-burdened Renters	46.4%	54.0%	52.5%

Labor Force

	Town	County	State
Residents Employed	12,257	459,238	1,795,519
Residents Unemployed	467	23,180	96,273
Unemployment Rate	3.7%	4.8%	5.1%
Self-Employed Rate	24.7%	13.0%	9.9%
Total Employers	2,009	35,142	117,337
Total Employed	15,212	423,648	1,666,580

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) (2016)

	Town	State
Property	920	1,780
Violent	30	224

Disengaged Youth (2012-2016)

	Town	State
Female	6.5%	4.5%
Male	2.2%	5.5%

	Town
Library circulation per capita	19.03

Distance to Major Cities

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

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