

# AVAILABLE FOR SALE

748 Post Road, Darien, CT



To arrange a tour contact:  
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## VIDAL/WETTENSTEIN, LLC



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

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# 748 Post Road, Darien, CT

## FABULOUS REDEVELOPMENT OPPORTUNITY

### PROPERTY DETAILS

Building Area: 2,211± SF

Land Area: .42 acre

Zoning: DB

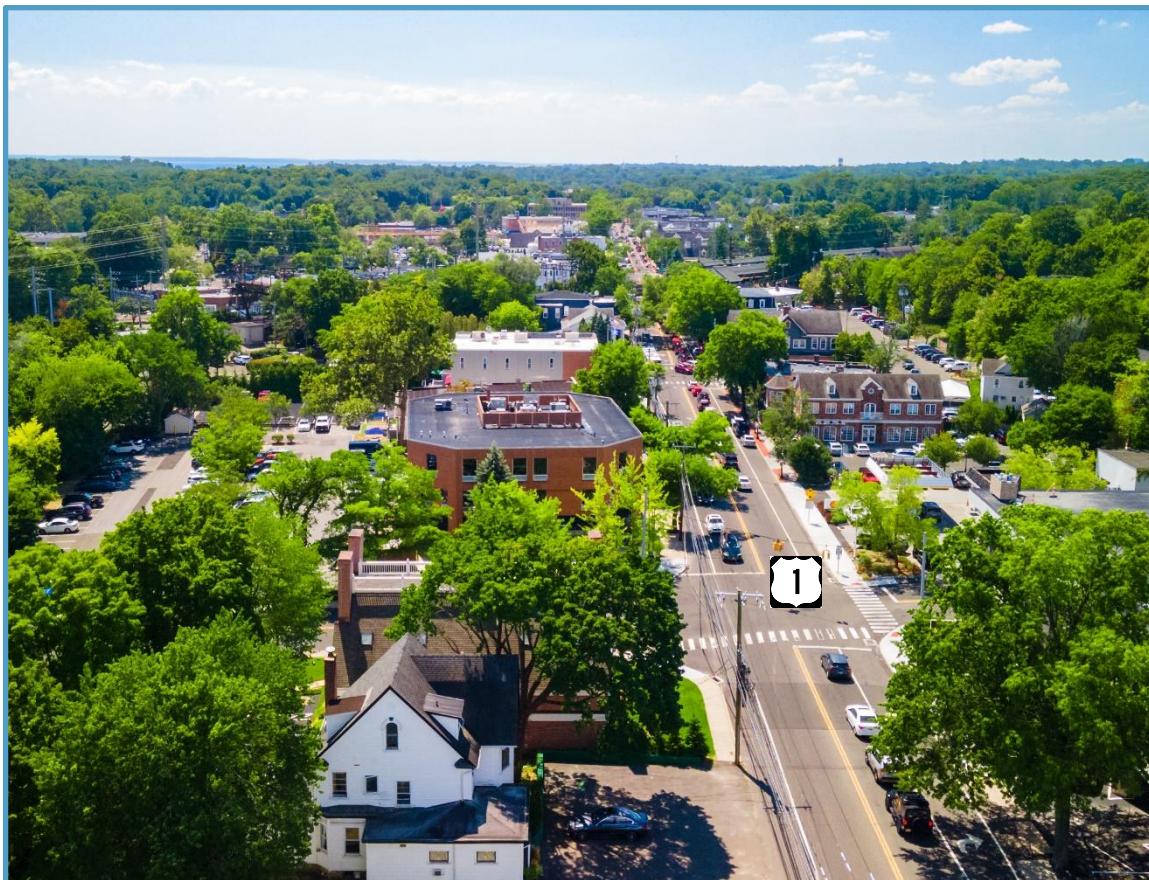
Parking: 10± spaces

Age: 1950±

Heating: Oil

Water/ Sewer: City

Sale Price: \$1,690,000



- Location: Convenient to exit 12 & 13 of I-95
- Traffic count approximately 13,000± cars per day
- Superior Post Road Location



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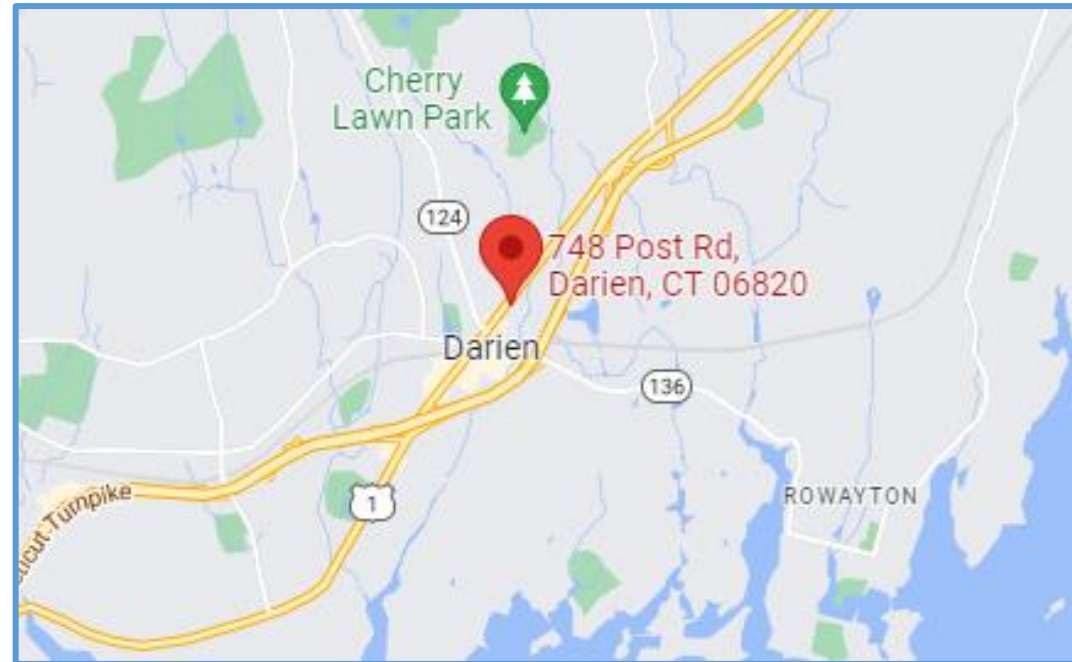
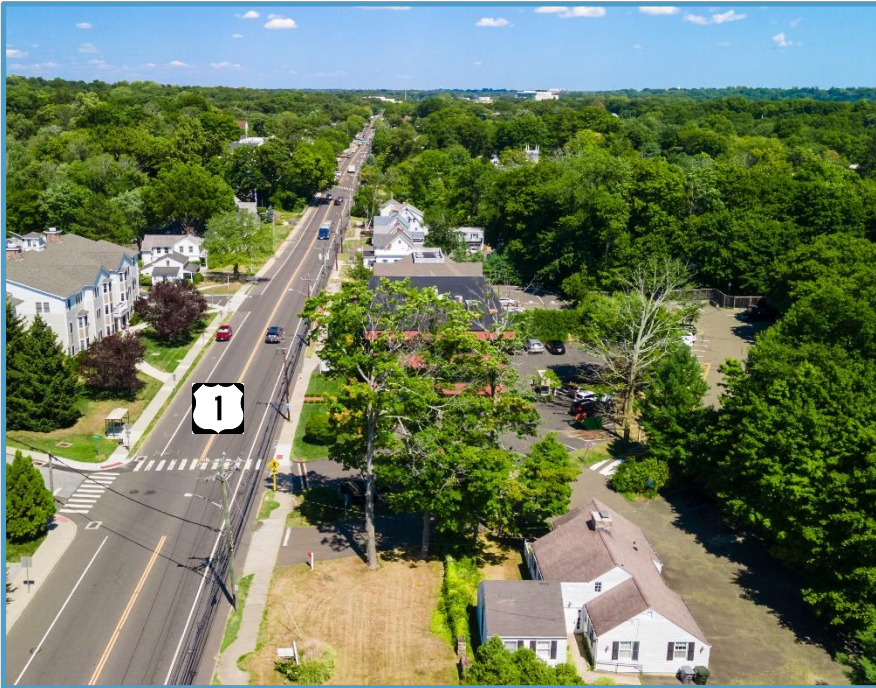


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← One block away; Stop & Shop, Darien Farmers Market, The UPS Store, and others.

**SECTION 760. DESIGNED BUSINESS ZONE (DB)**

**[Added/Amended 8/11/2019]**

**761. Background and Purposes**

This zone is intended to allow, in appropriate locations, for secondary-level concentrations of business uses which help to address the needs of the community. Special measures have been established to protect and preserve the existing qualities and character of each area; to promote development compatible with surrounding residential districts; to allow existing non-conforming businesses to continue to improve their business; and to minimize traffic circulation, parking and related problems.

This zone may allow Assisted Living Facilities, Memory Care Facilities or a combination thereof via Special Permit if certain requirements and standards are met. Due to the nature of these types of facilities and the need for economies of scale, extra height and bulk shall be permitted for these types of businesses subject to the requirement that sufficient open space be set aside for the use of residents. ***[Amended 8/11/2019]***

**762. Permitted Principal Uses**

The following uses shall be permitted subject to approval of a Zoning Permit in accordance with Subsection 1102:

- a. All uses permitted in the R-1/2 Zone.
- b. Public and semi-public buildings and/or uses.
- c. Business and professional offices.
- d. Medical or dental offices.
- e. Maintenance, continuance and replacement of commercial sales and service facilities legally existing as of the effective date of these Regulations. Any reconstruction or reestablishment shall be limited in all respects to the size, nature and intensity previously approved and existing on the site. Establishment of new commercial sales and service facilities shall only be permitted by Special Permit in accordance with Section 763(a).

***[Amended 8/11/2019]***

**763. Principal Uses Requiring Special Permits**

The following uses may be permitted subject to approval of a Special Permit in accordance with Section 1000:

- a. Commercial sales and services which may include external storage or activity.
- b. Protected Town Landmarks.
- c. Indoor recreation facilities.
- d. Clubs or lodges.
- e. Assisted Living Facility Memory Care Facility or a combination thereof (see Section 768)
- f. Dwelling units located on upper floors. ***[Amended 12/18/2011]***
- g. Any single structure exceeding 8,000 square feet of gross floor area. ***[Amended 8/11/2019]***

764. Permitted Accessory Uses

The following uses shall be permitted subject to approval of a Zoning Permit in accordance with Subsection 1102:

- a. Signs, as permitted in Section 920.
- b. Any building or use customarily incidental to a permitted use.
- c. Off-street parking and loading facilities in accordance with Section 900.
- d. Accessory food service.

***[Amended 8/11/2019]***

765. Permitted Accessory Uses

The following accessory uses may be permitted subject to approval of a Special Permit in accordance with Section 1000.

- a. A drive-through window, drive-up window, drive-up ATM, or similar type of facility for a Financial Service use or other commercial sales or service use.

***[Amended 8/11/2019]***

766. Area and Bulk Requirements

The following requirements shall be deemed to be the minimum requirements in every instance of their application. Dimensions are in feet unless otherwise indicated.

1. Minimum Lot Area	None (See Note a)
2. Minimum Lot Width	60
3. Minimum Lot Frontage	60
4. Minimum Lot Depth	100
5. Minimum Front Yard	20 (See Note b)
6. Minimum Side Yard	4
7. Minimum Rear Yard	25 (See Note d)
8. Maximum Height in Stories	2
9. Maximum Height in Feet	28
10. Maximum Building Coverage	Determined by FAR
11. Minimum Front Landscape Depth.	20
12. Maximum Developed Site Area	80%
13. Minimum Setback from Any Residential or DO Zone	25
14. Maximum Floor Area Ratios (for lots of 0.6 acres in size or more) <b><i>[Amended 12/18/2011]</i></b>	0.40 of the first 10,000 s.f. of lot area plus 0.20 of all lot area over 10,000 s.f.
15. Maximum Building Coverage (for lots of less than 0.6 acres in size or more – for mixed-use and commercial projects on contiguous lots, coordinated development shall be treated as a single parcel for these properties). <b><i>[Amended 12/18/2011]</i></b>	25%
16. Maximum Floor Area of all Dwelling Units	1,000 sq. ft.

Notes:

- a. Requirements for yards and buffers control lot sizes.
- b. As stated above, except no parking shall be permitted in front of any building unless the setback from the street line is at least 75 feet. On streets of less than 50 feet width the front yard setback shall be measured from the center line of the street and 25 feet shall be added to the required front yard setback. See Subsection 372 for requirements where setback of existing buildings is greater or less than minimum requirement. Where the lot is a corner lot, the front yard setback on a street which is not Boston Post Road may be reduced from twenty (20) feet to ten (10) feet by Special Permit.  
*[Amended 12/18/2011]*
- c. As specified above, except that at least 25 feet shall be provided where the side yard furnishes vehicular access to the rear, and except that the Commission, in approving a site plan, may permit a building to abut a side line where it finds such creates a better plan.
- d. As specified above, except as follows:
  1. Where a rear yard abuts a Residential Zone, the rear yard requirement shall be at least equal to the rear yard requirement of the adjoining Residential Zone.
  2. Where the lot is a corner lot and its rear yard is not adjacent to land in any other zone, the rear yard requirement shall equal the side yard requirement.
- e. If more than 2 dwelling units, then at least 30 percent of the total number of units shall be limited to one bedroom. One additional off-street parking space per bedroom shall be required. The total number of dwelling units shall not exceed 6 dwelling units on any site of 20,000 square feet or less, and seven (7) dwelling units on any site greater than 20,000 square feet.
- f. For additions to existing Assisted Living Facilities and/or Memory Care Facilities, the following provisions shall apply in lieu of their respective requirements in the above table in Section 766:

1. Maximum Height in Stories	3
2. Maximum Height in Feet	32
3. Maximum Building Coverage	35% of total lot area
4. Maximum Developed Site Area	75%
5. Maximum Average Floor Area Ratios	Not applicable
6. Maximum Floor Area for each private residential unit	800 square feet

*[Amended 12/18/2011; 8/11/2019]*

#### 767. Special Controls

- a. Special provisions may be applied for the protection and preservation of existing structures and features subject to the requirements of Section 1000, as follows:
  1. An existing lot and/or structure which is non-conforming with respect to any of the requirements set forth herein, may be altered, added to, or rebuilt on the same site provided that such addition, alteration or reconstruction shall not increase the existing non-conforming status of the property and otherwise shall comply in all respects with these Regulations.



2. In order to permit the reasonable use of land and existing structures within this district, the Commission may modify access drive standards and/or requirements for layout and construction of parking areas, including their location on the site, subject to determining that no traffic or public safety hazards shall result and that the purposes of this district shall be met.

These provisions shall apply exclusively to the use and development of existing structures within the district which do not exceed 3,000 square feet in gross floor area.

- b. No off-street parking areas shall be permitted between the street line and the front of the building.
- c. Landscaping, screening and buffer areas shall be provided in accordance with Section 940.
- d. Display or storage of materials shall be in accordance with Subsection 373.  
*[Amended 12/18/2011]*
- e. All uses shall be subject to Site Plan Approval in accordance with Section 1020. The following additional requirements shall apply:
  1. A colored rendering of the proposed structure(s) drawn from a perspective representing a view from street level and illustrating at least two facades of the building;
  2. Elevation drawings for each side of the building;
  3. Color photographs of existing development a minimum distance of 200 feet to either side of the subject site;
  4. Presentation of an architectural style which shall enhance and contribute to the historic and architectural character of the site and the surrounding area;
  5. Buildings designed to enhance and contribute to special design features of the area including the historic and public buildings and the natural environment.
  6. Samples of the finishing materials to be used on the exterior.
- f. Accessory structures shall be allowed, subject to the area and bulk requirements set forth in section 406 for the residential zone that abuts the site, provided that the Commission finds that the accessory structures do not unreasonably impact abutting residential properties. The minimum yard adjacent to single story parking garages, whether individual garage spaces or grouped, shall be a minimum of three feet, provided that the Commission finds that the parking garage and turning area will be appropriately screened from, and not unreasonably impact, adjacent residential properties.  
*[Added 12/18/2011; Amended 8/11/2019]*



768. Assisted Living Facility (ALF) and Memory Care Facility (MCF)

- a. An ALF, MCF or combination thereof shall include common rooms for use by the occupants such as living rooms, laundry, entertainment facilities, dining areas, beauty parlor, library, and kitchen facilities. An ALF MCF or combination thereof shall also include administrative offices, service facilities, and areas for wellness, periodic medical examination, therapy, or similar uses.
- b. All Area and Bulk Requirements and Special Controls in Sections 766 and 767 shall control.
- c. The gross floor area of a private residential unit in an ALF, MCF or combination thereof shall be not less than 320 square feet.
- d. Each ALF, MCF or combination thereof shall be connected to public sanitary sewers and served by public water supply.
- e. At least 300 square feet of usable open space shall be provided for each private residential unit. The Planning and Zoning Commission may require that a conservation easement be conveyed for this required open space. Some or all of the open space may be located in an adjoining zone at the discretion of the Planning and Zoning Commission.
- f. To accommodate the parking needs of the residents, visitors, and staff providing services to the occupants, the following minimum off-street parking shall be provided: one space for each employee per maximum shift; plus 0.33 spaces for each ALF unit and 0.25 spaces for each MCF unit.
- g. Off-street parking design standards of Sections 226 and 900 shall be applicable.
- h. At least one off-street unloading facility shall be provided per Sections 909.1c and 909.2a-g.

***[Added 6/26/2011; Amended 6/19/2016]***



## General

ACS, 2015–2019	Darien	State
Land Area <i>mi</i> <sup>2</sup>	13	4,842
Population Density <i>people per mi</i> <sup>2</sup>	1,717	738
Number of Households	6,895	1,370,746
Median Age	40.1	41.0
Median Household Income	\$232,523	\$78,444
Poverty Rate	4%	10%

## Economy

### Top Industries

CT Department of Labor, 2019	Employment	Employers	Av. Wages
1 Retail Trade	1,495	104	\$46,152
2 Local Government	1,098	22	\$73,548
3 Accommodation & Food Services	947	66	\$26,568
4 Other Services (ex Public Admin.)	936	281	\$35,396
5 Arts, Entertainment, & Recreation	753	28	\$38,778
All Industries	8,226	1,142	\$72,356

### SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses 3,594

New Business Registrations by Year

2001	150	2006	196	2011	191	2016	214
2002	174	2007	227	2012	238	2017	233
2003	179	2008	195	2013	229	2018	291
2004	191	2009	255	2014	211	2019	255
2005	208	2010	186	2015	252	2020	268

### Key Employers

Data from municipalities, 2021

- 1 Darien YMCA
- 2 Zotos International Inc
- 3 Colangelo Synergy Marketing
- 4 Wee Burn Country Club
- 5 Rings End Inc

## Demographics

ACS, 2015–2019

### Age Distribution

Under 10	3,510	16%	11%
10 to 19	4,341	20%	13%
20 to 29	1,248	6%	13%
30 to 39	1,739	8%	12%
40 to 49	3,707	17%	13%
50 to 59	3,468	16%	15%
60 to 69	1,887	9%	12%
70 to 79	978	4%	7%
80 and over	864	4%	5%

### Race and Ethnicity

Asian <i>Non-Hispanic (NH)</i>	5%	4%
Black <i>NH</i>	<1%	10%
Hispanic or Latino/a <i>Of any race</i>	4%	16%
White <i>NH</i>	88%	67%
Other <i>NH, incl. American Indian, Alaska Native, Native Hawaiian or Pacific Islander</i>	2%	3%

### Language Spoken at Home

English	78	86%
Spanish	4	12%

### Educational Attainment

High School Diploma Only	6	27%
Associate Degree	3	8%
Bachelor's Degree	22	48%
Master's Degree or Higher	17	35%

## Housing

ACS, 2015–2019

Darien	State
Median Home Value	\$1,471,700 \$275,400
Median Rent	\$2,469 \$1,180
Housing Units	7,278 1,516,629

Owner-Occupied  
Detached or Semi-Detached  
Vacant

Darien	State
Owner-Occupied	66 87%
Detached or Semi-Detached	64 91%
Vacant	5 10%

## Schools

CT Department of Education, 2020-21

### School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
Darien School District	PK-12	4,682	71	98%
Statewide	-	513,079	15,300	88%

### Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

	Math	ELA
Darien School District	85%	84%
Statewide	48%	56%



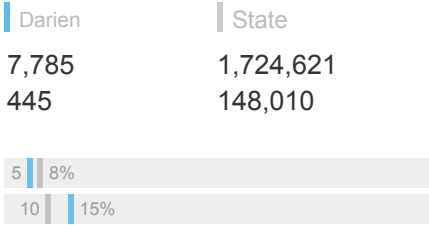
Labor Force

CT Department of Labor, 2020

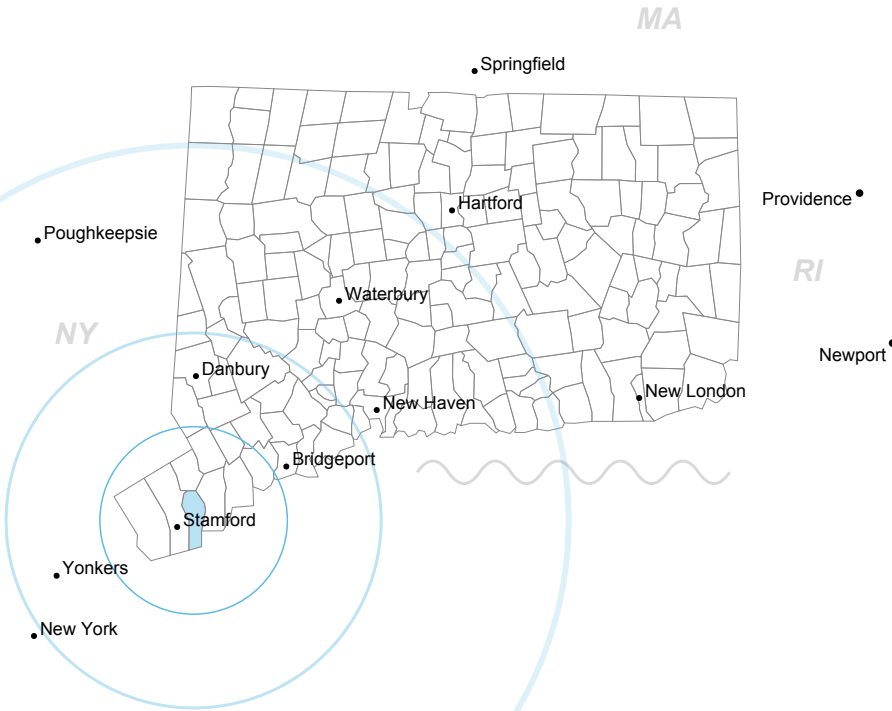
Employed	7,785	1,724,621
Unemployed	445	148,010

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>	39 min	26 min
No Access to a Car	2   9%	
No Internet Access	5   12%	

Commute Mode

Public Transport	5   31%
Walking or Cycling	3   3%
Driving	57   86%
Working From Home <i>Pre-Covid</i>	5   9%

Public Transit

CTtransit Service	-
Other Public Bus Operations	-
Train Service	Metro-North

Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

Municipal Revenue

Total Revenue	\$166,258,840
Property Tax Revenue	\$137,962,249
per capita	\$6,326
per capita, as % of state av.	209%
Intergovernmental Revenue	\$22,325,921
Revenue to Expenditure Ratio	105%

Boston\*

Municipal Expenditure

Total Expenditure	\$158,006,302
Educational	\$116,740,217
Other	\$41,266,085

Grand List

Equalized Net Grand List	\$13,337,401,713
per capita	\$613,129
per capita, as % of state av.	399%
Comm./Indust. Share of Net Grand List	7%

Actual Mill Rate	16.16
Equalized Mill Rate	10.32

Municipal Debt

Moody's Rating	Aaa
Total Indebtness	\$65,026,101
per capita	\$2,989
per capita, as % of state av.	116%
as percent of expenditures	41%

Annual Debt Service	\$11,767,347
as % of expenditures	7%

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