

# RETAIL BUILDING FOR SALE

940 Post Road East, Westport, CT



To arrange a tour contact:  
Bruce Wettenstein, SIOR  
203-226-7101 Ext 2  
[bruce@vidalwettenstein.com](mailto:bruce@vidalwettenstein.com)

## VIDAL/WETTENSTEIN, LLC



**SIOR**

Individual Member  
Society of Industrial & Office Realtors



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



# 940 Post Road East, Westport, CT

## FABULOUS OPPORTUNITY FOR OWNER/USER

### PROPERTY DETAILS

Building Area: 8,234± SF

Land Area: .55 acre

Zoning: HSD

Parking: 44±

Frontage: 161' on Post Rd. E, Traffic light intersection

Age: built in late 1940's with major renovations to the building.

HVAC: new roof mounted units, 2014, 5 zone

Roof: new rolled tar roof, 2022

Gas: yes, natural gas

Water/ Sewer: City

Taxes: \$30,289

Sale Price Reduction: \$4,600,000.



### Location:

- ❖ Convenient to exit 18, I-95
- ❖ Traffic count approximately 27,000 cars per day
- ❖ Superb visibility with signage on Post Road East

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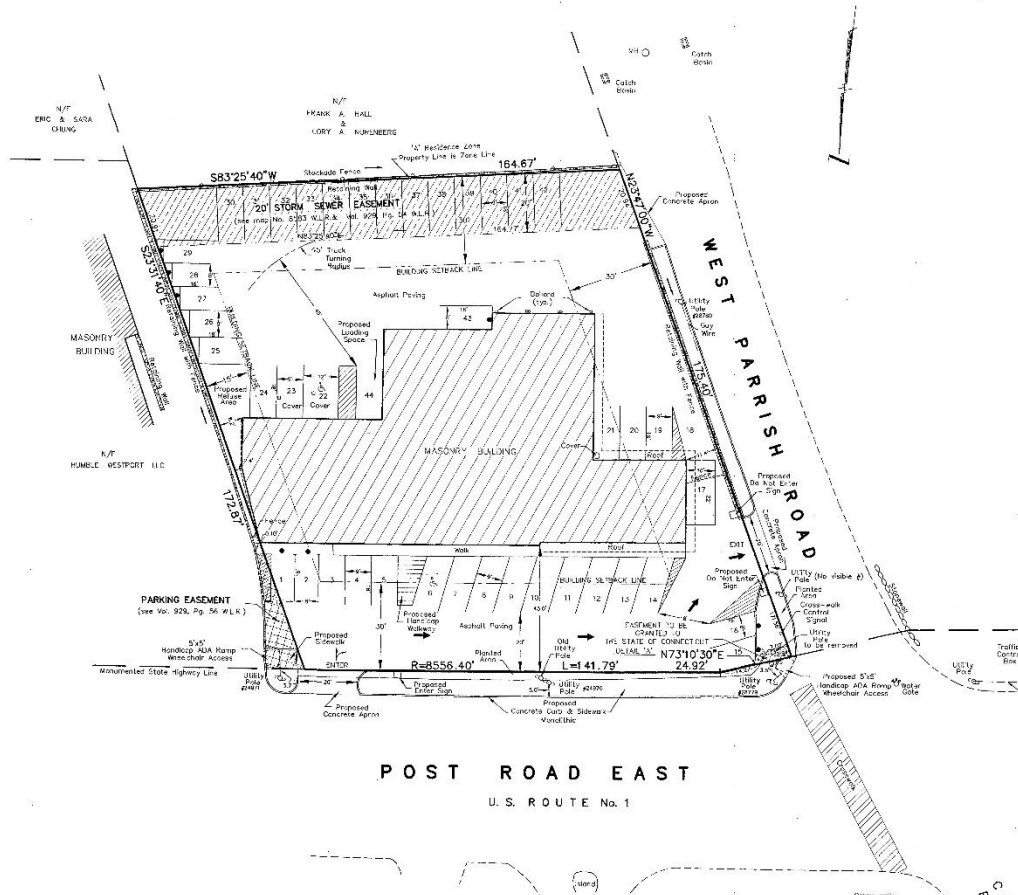
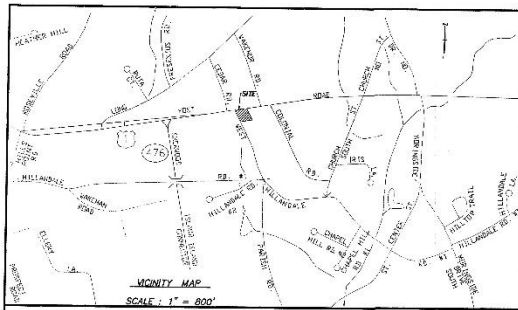
# 940 Post Road East, Westport, CT



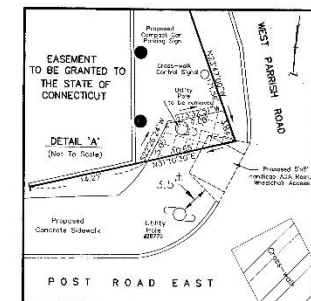
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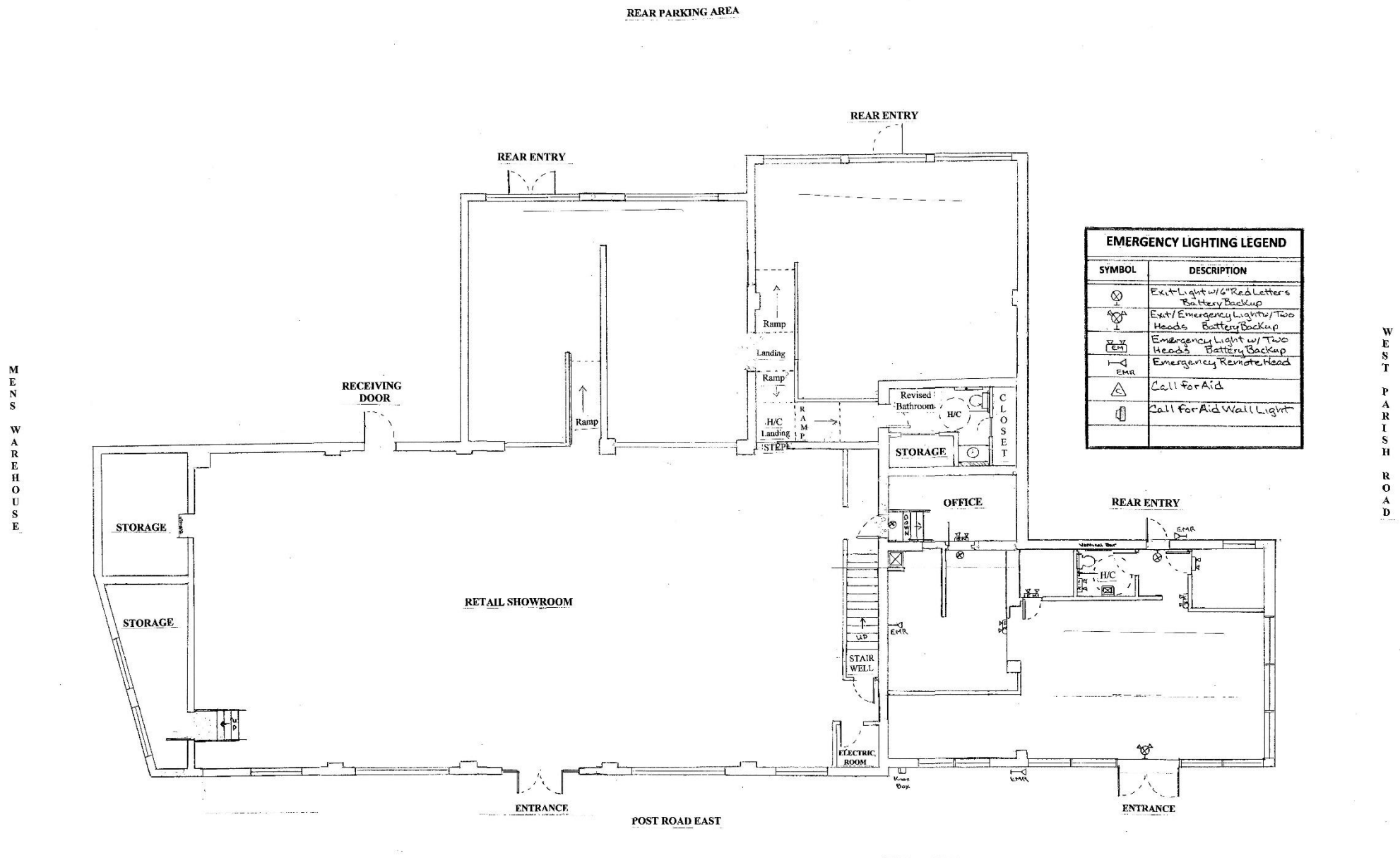
- NOTES
1. This survey and map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-306b, 1 through 20-332b-20 and the "Standard for Survey and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1966.
  2. It is an Irregular Lot Survey based upon a Dependent Boundary and is intended to depict the portion, horizontally and where required, vertically, between particular existing or proposed improvements with respect to applicable municipal or statutory requirements. Its purpose is to enable determination of compliance with said improvements.
  3. The survey conforms to Horizontal Accuracy Class A-2.
  4. Lot Area = 27,100 Sq. Ft.; 0.640 Acres.
  5. Parcel is located in Highway Service District (HSD).
  6. Property shown on Assessor's Map 703, as Lot 010.
  7. No detail of the lot, nor the conventional provisions, all documents of record reviewed are noted herein.
  8. Underlying encumbrances or encroachments if any are not shown.
  9. No References:
    - A. Reference is hereby made to a certain map entitled "Map of Property Situated To The Town of Westport, Westport, Conn., Scale: 1"=40', March 1963," by Irving Pulney, L.S., said map on file in the Westport Town Clerk's Office bearing file No. 293.
    - B. Reference is hereby made to a certain map entitled "The Plan, For Purposes Clearly Westport, Conn., Scale: 1"=50', October 24, 1965," by Jorden Co. & Assoc., Surveying & Mapping, Shelton, Ct., said map on file in the Westport Town Clerk's Office bearing file No. 8534.
    - C. Reference is hereby made to a certain map entitled "Map of Westport Town Sewer Easement Acreage and 21 Encroachments, Scale: 1"=40', March 1963," by Irving Pulney, L.S., said map on file in the Westport Town Clerk's Office bearing file No. 8535.
  10. Refer to Assessor's Map 274, "Pg. 22" of the Westport and Records.
  11. Property does not contain wetlands or steep slopes as shown on "Map of Westport Topography" Map sheet 705.
  12. Property is not located in a 100 year flood hazard zone but is situated in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA, Panel 060400400, Map Revised July 8, 2013.
  13. Coverage Calculations:  
 Total Lot Area = 27,100 Sq. Ft.  
 Wetland Area = 0 Sq. Ft.  
 Storm Drain Area = 0 Sq. Ft.  
 Net Lot Area = 27,100 Sq. Ft.  
 Building Area = 8,720 Sq. Ft. (includes overhangs)  
 Building Coverage Area (incl. overhangs) = 8,720 Sq. Ft. = 31.43%  
 Maximum Allowable Building Coverage = 27,900 Sq. Ft. x 25% = 6,975 Sq. Ft.
  14. Parking layout shown on plan provided by Ken New England Total Parking Provider:
    - 10 Spaces
    - 8 Compost
    - 2 Handicap
    - 1 Load Space
  15. "Any traffic signal loops damaged during construction will be re-installed by the contractor. This will require milling and paving of the asphalt to a depth of two inches in the entire area of along the road and around the signal. This is required at (203) 878-1889 prior to the commencement of any work."
  16. Refer to State Project No. 173-420 Construction Drawings.



**PROPOSED  
PARKING LAYOUT**  
PREPARED FOR  
**BOCCANFUSO BROTHERS, INC.**  
940 POST ROAD EAST  
WESTPORT ~ CONNECTICUT  
SCALE: 1" = 20'  
AUGUST 26, 2014  
LEONARD SURVEYORS, LLC  
"CERTIFIED SUBSTANTIALLY CORRECT"

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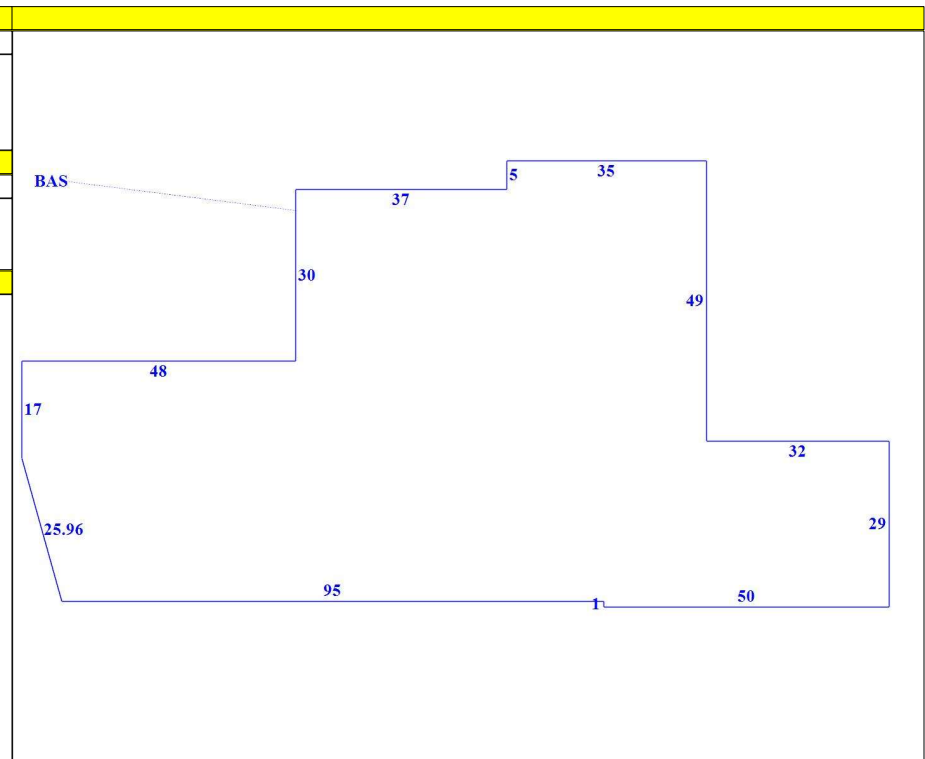
CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				6158  WESTPORT, CT  <b>VISION</b>							
BOCCANFUSO BROS INC  88 HARBOR RD  WESTPORT CT 06880		1 Level		1 All Public		1 Public		4 Bus. District		Description	Code	Appraised	Assessed								
										COM LAND	2-1	1,287,000	900,900								
										COM BLDG	2-2	1,019,200	713,400								
										COM OUTBL	2-5	17,700	12,400								
SUPPLEMENTAL DATA																					
Alt Prcl ID 5445053,54						Lift Hse Asking \$															
Historic ID																					
Census 506																					
WestportC 159																					
Survey Ma 295																					
Survey Ma																					
GIS ID F09060000						Assoc Pid#															
										Total		2,323,900	1,626,700								
RECORD OF OWNERSHIP						VOL/PAGE		SALE		Q/U		V/I		PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)			
BOCCANFUSO BROS INC						0277	0551	08-17-1970	U	I	0	29	Year	Code	Assessed	Year	Assessed	Year	Assessed		
													2023	2-1	900,900	2022	900,900	2021	900,900		
														2-2	713,400					2021	713,400
														2-5	12,400						
Total		1,626,700	Total	1,626,700	Total	1,626,700															
EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY													
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int		Appraised Bldg. Value (Card)				1,019,200			
														Appraised Xf (B) Value (Bldg)				0			
														Appraised Ob (B) Value (Bldg)				17,700			
Total				0.00										Appraised Land Value (Bldg)				1,287,000			
Nbhd		Nbhd Name		B		Tracing		Batch		Special Land Value				0							
0001										Total Appraised Parcel Value				2,323,900							
NOTES																		Valuation Method		I	
M/ 295(1,2)																					
2/2015 - INT, EST - UNOCCUPIED																					
BUCCANFUSO BROS, INC.																					
CORNER WEST PARISH ROAD																					
This signature acknowledges a visit by a Data Collector or Assessor																					
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY									
Permit Id		Issue Date		Type	Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpost/Result				
BLD-2023-02698		10-19-2023		AL	15,000		100	01-14-2025	RETRO-ACTIVE - MINOR INT			06-25-2020	BL.			19	Field Review				
79022		09-15-2014		AL	125,000	01-21-2015	100	10-01-2014	INTERIOR ALTERATIONS FO			06-04-2020	VA			80	Data Mailer No Change				
78540		06-11-2014		AL	300,000	01-21-2015	100	10-01-2014	CONVERT EXISTING AUTO			03-02-2020	VA			60	Mailer Sent				
												02-23-2015	ES			04	Measur/Vac/Boarded up				
												01-22-2015	VA			66	INSPECTION NOTICE SE				
Permit Id		Comments																			
BLD-2023-02698		RETRO-ACTIVE - MINOR INTERIOR - TENANT FITUP FOR NEW RETAIL SPACE - SAVVY SMOKE SHOP																			
79022		INTERIOR ALTERATIONS FOR NEW SUBWAY STORE																			
78540		CONVERT EXISTING AUTO REPAIR / SALES TO NEW RETAIL SPACE - RUG STORE. 1 STORY WITH STORAGE ABOVE.																			
LAND LINE VALUATION SECTION																					
B	Use Code	Description	Zone	Land	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value				
1	320	Retail	HSD		0.550 AC	1,620,000.	1.31313	C	1.00	G	1.100					0	1,287,000				
Total Card Land Units					0.550 AC	Parcel Total Land Area: 0.550					Total Land Value					1,287,000					



CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	49	Store									
Model	96	Commercial									
Grade	04	Average +10									
Stories:	1										
Occupancy	1.00										
Exterior Wall 1	31	Fibr Cement Bd									
Exterior Wall 2	21	Stone/Masonry									
Roof Structure	01	Flat									
Roof Cover	04	T&G/Rubber									
Interior Wall 1	05	Drywall									
Interior Wall 2											
Interior Floor 1	20	Laminate Flr									
Interior Floor 2	11	Ceram Clay Til									
Heating Fuel	02	Oil									
Heating Type	04	Forced Air									
AC Type	03	Central									
Bldg Use	320	Retail									
Income Adj											
Heat/AC	02	Heat/AC Split									
Frame Type	03	Masonry									
Baths/Plumbing	02	Average									
Ceiling/Walls	05	Sus-Ceil & WL									
Rooms/Prtns	02	Average									
Wall Height	12.00										
% Comn Wall											
1st Floor Use:	330										

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving Asph.	L	10,000	2.50	2005	5	60		0.00	15,000
FN3	Fence 6'	L	150	16.40	2014	5	60		0.00	1,500
FN6	Fence	L	200	10.00	2014	5	60	3	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	8,233	8,233		130.32	1,072,900	
Ttl Gross Liv / Lease Area		8,233	8,233			1,072,900	



940 POST RD E

Location	940 POST RD E	Mblu	F09/ / 060/000 /
Acct#	4711	Owner	BOCCANFUSO BROS INC
Assessment	\$1,626,700	Appraisal	\$2,323,900
PID	698	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$1,036,900	\$1,287,000	\$2,323,900
Assessment			
Valuation Year	Improvements	Land	Total
2020	\$725,800	\$900,900	\$1,626,700

Owner of Record

Owner	BOCCANFUSO BROS INC	Sale Price	\$0
Co-Owner		Certificate	1
Address	88 HARBOR RD	Book & Page	0277/0551
	WESTPORT, CT 06880	Sale Date	08/17/1970
		Instrument	29

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BOCCANFUSO BROS INC	\$0	1	0277/0551	29	08/17/1970

Building Information

Building 1 : Section 1	
Year Built:	1939
Living Area:	8,233
Replacement Cost:	\$1,109,949
Building Percent Good:	95
Replacement Cost	
Less Depreciation:	\$1,054,500



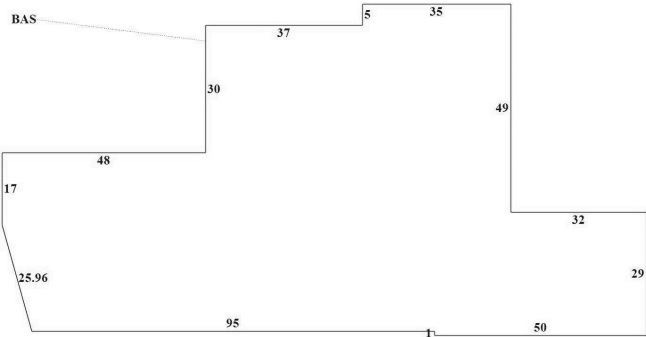
Building Attributes	
Field	Description
Style:	Store
Model	Commercial
Grade	Average +10
Stories:	1
Occupancy	1.00
Exterior Wall 1	Fibr Cement Bd
Exterior Wall 2	Stone/Masonry
Roof Structure	Flat
Roof Cover	T&G/Rubber
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Laminate Flr
Interior Floor 2	Ceram Clay Til
Heating Fuel	Oil
Heating Type	Forced Air
AC Type	Central
Struct Class	
Bldg Use	Retail
Income Adj	
1st Floor Use:	330
Heat/AC	Heat/AC Split
Frame Type	Masonry
Baths/Plumbing	Average
Ceiling/Walls	Sus-Ceil & WL
Rooms/Prtns	Average
Wall Height	12.00
% Comn Wall	

Building Photo



(https://images.vgsi.com/photos2/WestportCTPhotos/\00\02\70\07.jpg)

Building Layout



(ParcelSketch.ashx?pid=698&bid=698)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	8,233	8,233
		8,233	8,233

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	320	Size (Acres)	0.55
Description	Retail	Frontage	0
Zone	HSD	Depth	0

NeighborhoodG

Alt Land ApprNo

Category

Assessed Value\$900,900

Appraised Value\$1,287,000

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asph.			10000.00 S.F.	\$15,000	1
FN3	Fence 6'			150.00 L.F.	\$1,500	1
FN6	Fence		Wood/Vinyl	200.00 L.F.	\$1,200	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$1,036,900	\$1,287,000	\$2,323,900
2023	\$1,036,900	\$1,287,000	\$2,323,900
2022	\$1,036,900	\$1,287,000	\$2,323,900

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$725,800	\$900,900	\$1,626,700
2023	\$725,800	\$900,900	\$1,626,700
2022	\$725,800	\$900,900	\$1,626,700



## **§25 HIGHWAY SERVICE DISTRICT (HSD) *Revised 04-08-11***

### **25-1 Purpose**

The purpose of the Highway Service District is to provide suitable locations for general commercial, automobile and drive-in type establishments which serve the needs of motorists. These service areas will be limited in number, size and location.

### **25-2 Permitted Uses**

In a Highway Service District, no land, building or structure shall be used and no building shall be hereafter erected, altered, or added to, unless otherwise provided in these regulations, except for one (1) or more of the following uses:

#### **25-2.1 Principal Uses**

- 25-2.1.1 Any use permitted in a Residence AAA District, subject to the same approvals and conditions specified in §11-2, herein.
- 25-2.1.2 The following additional uses are permitted subject to Site Plan approval in accordance with §43, herein.
  - (a) Any use permitted in a General Business District.
  - (b) Gasoline filling stations, automobile service establishment, motor vehicle repair garages, any lot, establishment, agency or dealer for new, rental or used motor vehicles, automobiles, motorcycles, trucks, mobile homes, trailers, campers, boats and farm or other heavy equipment. All parking and storage of vehicles shall be on the lot.
  - (c) Motels, hotels or motor inns.
  - (d) Restaurants and Drive-in Restaurants.

#### **25-2.2 Special Permit Uses**

The following uses are permitted subject to Special Permit and Site Plan approval in accordance with §43, herein.

- 25-2.2.1 Veterinary hospitals and animal clinics. There shall be no more than one outside exercise area for animal runs. The use of such area shall be limited to the period from 8:00 A.M. to 8:00 P.M.
- 25-2.2.2 Bowling alleys, skating rinks, golf driving ranges, paddle tennis courts, tennis courts and other indoor and outdoor commercial recreation and entertainment uses, except game rooms.
- 25-2.2.3 Indoor & Outdoor Commercial Recreational & Entertainment Uses.
- 25-2.2.4 Commercial Wireless telecommunication service facilities, in conformance with §32-16.
- 25-2.2.5 Private Occupational Schools.

### **25-2.3 Accessory Uses**

- 25-2.3.1 Uses customarily accessory to the permitted principal use including the manufacturing, processing or assembly of goods which is incidental to the conduct of a retail business conducted on the premises, subject to the provisions of §32-7, herein.
- 25-2.3.2 Outdoor storage and display is permitted in accordance with §32-6, herein.
- 25-2.3.3 Game Rooms, subject to the following conditions:
  - (a) That a Zoning Permit be obtained from the Zoning Enforcement Officer.
  - (b) The number of coin operated amusement devices shall be limited to not more than 3 per lot.
  - (c) The hours of operation of said game room shall not exceed those of the principle use, but in no case shall the hours of operation extend beyond 11:00 P.M., except in establishments with liquor license for on-premise consumption.
- 25-2.3.4 One dwelling unit per lot to be occupied by a gatekeeper, caretaker or maintenance person.
- 25-2.3.5 Outdoor Eating Areas for Restaurants and Retail Food Establishments subject to an annual Zoning Permit approval pursuant to §5 and §32-20 Outdoor Eating Areas.

### **25-3 Lot Area (See Definition)**

Each lot shall have a minimum area of one-half (1/2) acre (21,780 square feet) and shall be of such shape that a square with one hundred (100) feet on each side will fit on the lot.

### **25-4 Setbacks (See §31-4 through §31-8, also.)**

No principal building, structure or use shall extend closer than thirty (30) feet from any front lot line or Residential District Boundary Line, fifteen (15) feet from any side lot line, and twenty-five (25) feet from any rear lot line or Residential District Boundary Line. No accessory building or structure shall extend closer than thirty (30) feet from any front lot line or Residential District Boundary Line, and fifteen (15) feet from the side and rear lot lines.

#### **25-4.1 Building Spacing**

Groups of buildings on a single lot shall be so arranged that the minimum horizontal distance between the nearest walls, or corners of any principal and/or accessory buildings shall not be less than one-half the sum of the heights of such adjacent buildings.

### **25-5 Height**

No building or other structure shall exceed two (2) stories and a height of either twenty-five (25) feet to the top of a flat roof or thirty (30) feet to the mid-point of a pitched roof.

### **25-6 Coverage (See Definition)**

The building coverage shall not exceed twenty-five percent (25%) of the area of the lot which lies within the HSD.

### **25-7 Building Area**

No mandatory requirement.



**25-8 Floor Area**

**25-8.1 Maximum**

No one building shall exceed 10,000 square feet of gross interior floor area.

**25-8.2 FAR (see definitions)**

No buildings or structures shall exceed a Floor Area Ratio (FAR) of 0.25 on the area of the lot that lies within the Highway Service District (HSD) Zone. Floor area used for parking and loading shall be excluded from the FAR.

**25-9 Architectural Design**

Roof-top mechanical equipment, other than solar energy panels, shall be concealed from all sides.

**25-10 Signs**

Signs shall be permitted in accordance with §33 of the Supplementary Regulations.

**25-11 Parking and Loading**

Off-street parking and loading shall be provided in accordance with §34 of the Supplementary Regulations.

**25-12 Landscaping, Screening and Buffer Areas**

Landscaping, screening and buffer areas shall be provided in accordance with §35 of the Supplementary Regulations.

**25-13 Drive-In Spacing Requirement**

No lot shall be used for a drive-in restaurant if such lot is located within a radius of 500 feet from any other lot used for drive-in restaurant.

# Westport, Connecticut

## General

ACS, 2018–2022	Westport	State
Current Population	27,232	3,611,317
Land Area <i>mi</i> <sup>2</sup>	20	4,842
Population Density <i>people per mi</i> <sup>2</sup>	1,364	746
Number of Households	9,725	1,409,807
Median Age	46	41
Median Household Income	\$242,868	\$90,213
Poverty Rate	5%	10%

## Economy

### Top Industries

Lightcast, 2022 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i>	3,130	100%
2 Retail Trade <i>Food and Beverage Stores</i>	2,487	28%
3 Finance and Insurance <i>Securities, Commodities, &amp; Financial Inv.</i>	2,201	63%
4 Health Care and Social Assistance <i>Ambulatory Health Care Services</i>	1,865	45%
5 Government <i>Local Government</i>	1,729	90%
Total Jobs, All Industries	18,030	

### SOTS Business Registrations

Secretary of the State, March 2024

#### New Business Registrations by Year

Year	2019	2020	2021	2022	2023
Total	541	586	643	570	636

Total Active Businesses 5,564

### Key Employers

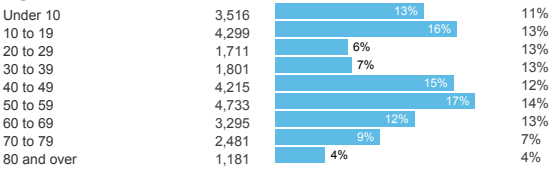
Data from Municipalities, 2024

- 1 Bridgewater Associates
- 2 Town of Westport Public Schools/Government
- 3 Westport/Weston YMCA
- 4 Ed Mitchell Inc.
- 5 Gault Inc.

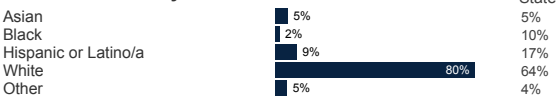
## Demographics

ACS, 2018–2022

### Age Distribution



### Race and Ethnicity

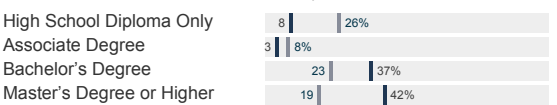


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

### Language Spoken at Home



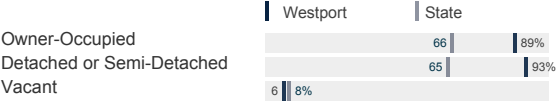
### Educational Attainment



## Housing

ACS, 2018–2022

	Westport	State
Median Home Value	\$1,207,700	\$323,700
Median Rent	\$2,143	\$1,374
Housing Units	10,342	1,531,332



## Schools

CT Department of Education, 2023-24

### School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Westport School District	PK-12	5,333	54	97%
Statewide	-	512,652	19,530	89%

### Smarter Balanced Assessments

Met or Exceeded Expectations, 2022-23

	Math	ELA
Westport School District	80%	78%
Statewide	42%	48%

# Westport, Connecticut

## Labor Force

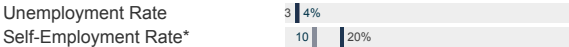
CT Department of Labor, 2023

	Westport	State
Employed	12,560	1,822,090
Unemployed	443	71,113

Unemployment Rate

Self-Employment Rate\*

\*ACS, 2018–2022



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

Massachusetts

Rhode Island



Population within 45 minutes: 1,810,051

## Access

ACS, 2018–2022

	Westport	State
Mean Commute Time *	40 min	26 min
No Access to a Car	2%	9%
No Internet Access	2%	8%

## Commute Mode

Public Transport	4%	14%
Walking or Cycling	2%	3%
Driving	50%	80%
Working From Home *	13%	32%

## Public Transit

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

\* 5 year estimates include pre-pandemic data

## Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

### Municipal Revenue

Total Revenue	\$227,286,620
Property Tax Revenue	\$193,049,773
per capita	\$7,014
per capita, as % of state avg.	218%
Intergovernmental Revenue	\$19,451,923
Revenue to Expenditure Ratio	101%

### Municipal Expenditure

Total Expenditure	\$225,007,718
Educational	\$138,531,170
Other	\$86,475,988

### Grand List

Equalized Net Grand List	\$16,334,520,630
per capita	\$598,795
per capita, as % of state avg.	368%
Commercial/Industrial Share of Net Grand List	11%
Actual Mill Rate	16.71
Equalized Mill Rate	11.71

### Municipal Debt

Moody's Rating (2023)	Aaa
S&P Rating (2023)	-
Total Indebtedness	\$111,941,060
per capita	\$4,104
per capita, as % of state avg.	151%
as percent of expenditures	50%
Annual Debt Service	\$15,065,086
as % of expenditures	7%



Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties. [advancect.org/site-selection/ct-sitefinder](https://advancect.org/site-selection/ct-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 data 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)

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