

RETAIL BUILDING FOR SALE

940 Post Road East, Westport, CT



To arrange a tour contact:
Bruce Wettstein, SIOR
203-226-7101 Ext 2
bruce@vidalwettstein.com

VIDAL/WETTENSTEIN, LLC

 Individual Member
Society of Industrial & Office Realtors



719 Post Road East, Westport, CT 06880
www.vidalwettstein.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: \$4,850,000.



Location:

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

VIDAL/WETTENSTEIN, LLC

940 Post Road East, Westport, CT



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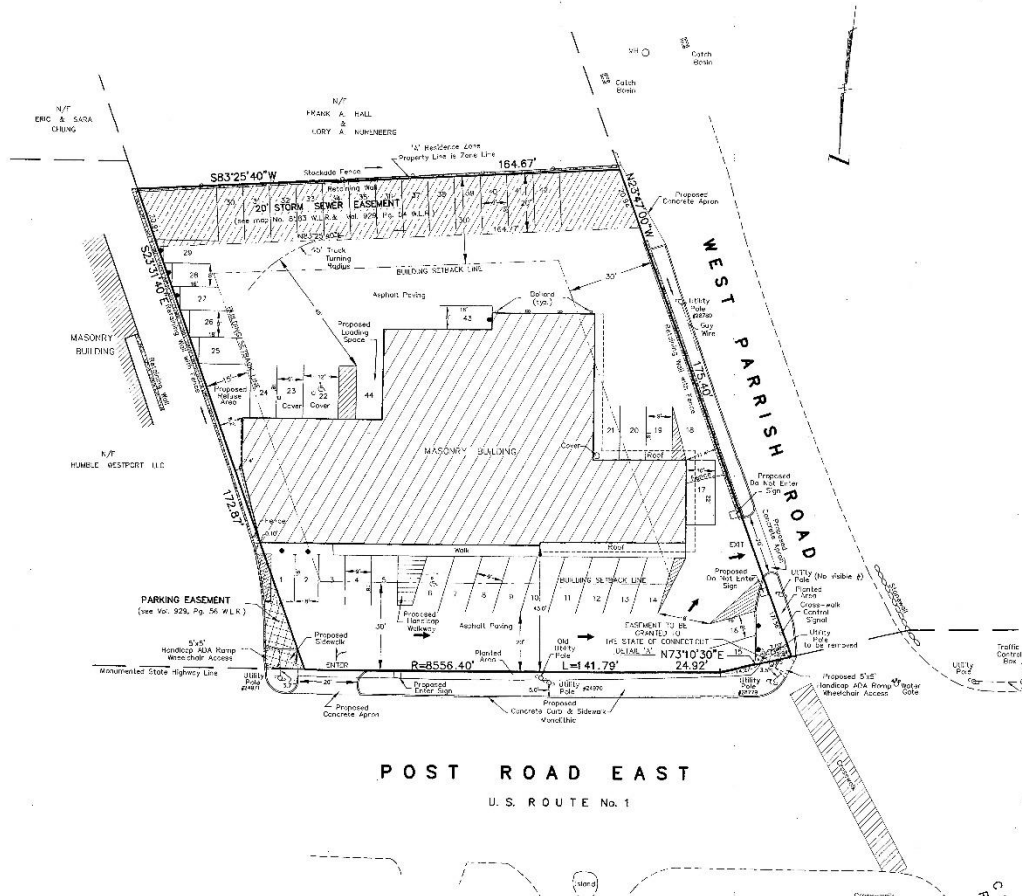
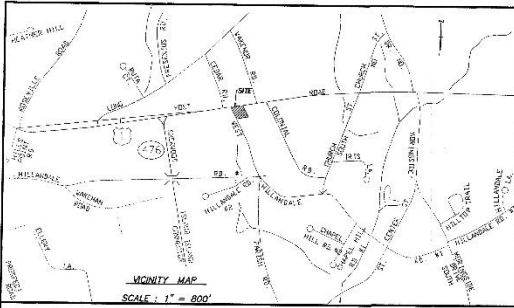
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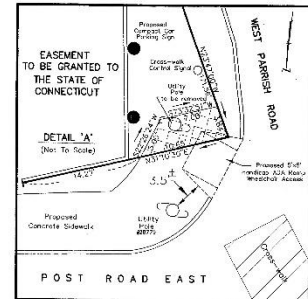


VIDAL/WETTENSTEIN, LLC

940 Post Road East, Westport, CT



- NOTES
1. This survey and map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b (1) through 20-332a-20 and the "Standards for Surveys 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 Levelling Survey based upon Independent Measurement and is intended to depict the position, 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 requirements.
 3. The survey conforms to Horizontal Accuracy Class A. 2.
 4. Total Area = 27,100 Sq. Ft.; 0.610 Acres.
 5. Parcel is located in Highway Service District (HSD).
 6. Property shown on Assessor's Map 703, as Lot 010.
 7. No objection on the part of the concerned parties, all documents of record reviewed and noted herein.
 8. Underground improvements or encroachments if any are not shown.
 9. No References:
 - A. Reference is hereby made to a certain map entitled "Map of Property Situating To The Estate of John H. 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 Frances Gladys Westport, Conn., Scale 1"=50', October 24, 1967, by Harnden 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 Storm Sewer Easement Acreage Land 21 Encroachment, Inc. Inc., Prepared for Westport Development Corp., Westport, Conn., Scale 1"=40', Nov. 24, 1997," by Leo Korman, L.S., said map on file in the Westport Town Clerk's Office bearing file No. 8551.
 10. Survey is made according to Vol. 274, pg. 22 of the Westport Land Records.
 11. Property does not contain wetlands or steep slopes as shown on "Map of Westport Incorporation" Map sheet 705.
 12. Property is not located in a 100 year flood hazard zone. It is situated in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA, Panel 0602040460, Map dated May 8, 2013.
 13. Coverage Calculations:
 Total Lot Area = 27,100 Sq. Ft.
 Wetland Area = 0 Sq. Ft.
 Steep Slope Area = 0 Sq. Ft.
 Net Lot Area = 27,100 Sq. Ft.
 Building Area = 4,220 Sq. Ft. (includes overhangs)
 Existing 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 Space Areas are as plan provided by Ken New Eng Inc. Total Parking Provided:
 15 Concrete
 8 Asphalt
 2 Handicapped
 1 Load Space
 15. Any traffic signs or signs damaged during construction will be re-installed by the contractor. This will require milling and patching of the asphalt to a depth of two inches in the entire area of along the signs or around. Contractor shall be licensed at (203) 878-1889 prior to the commencement of any work.
 16. Refer to State Project No. 173-420 Construction Drawings.



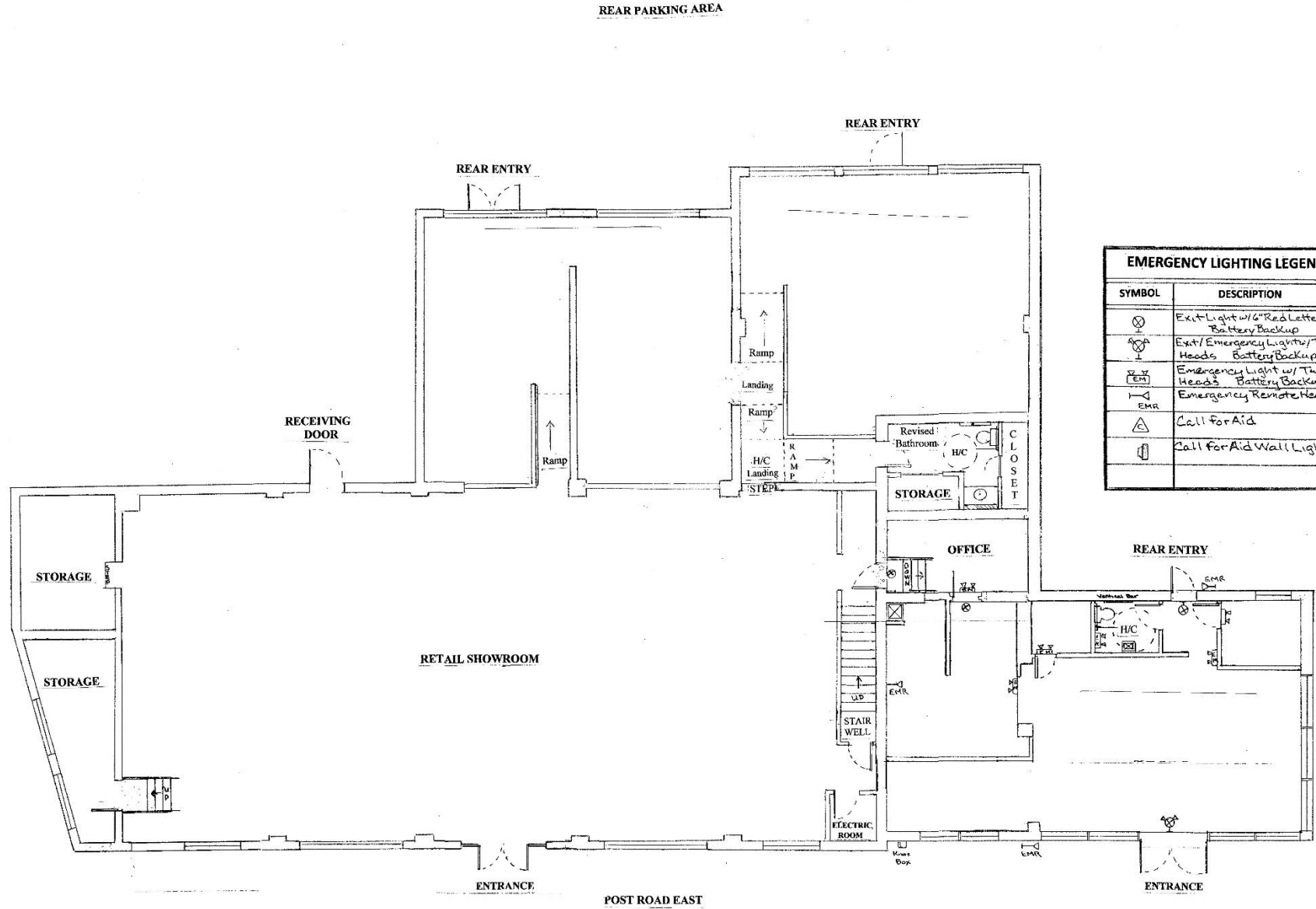
**PROPOSED
PARKING LOT**
PREPARED FOR
BOCCANFUSO BROTHERS, INC.
940 POST ROAD EAST
WESTPORT ~ CONNECTICUT
SCALE: 1" = 20'
AUGUST 26, 2014
Prepared January 2014
LEONARD SURVEYORS, LLC
"CERTIFIED SUBSTANTIALLY CORRECT"

VIDAL/WETTENSTEIN, LLC

940 Post Road East, Westport, CT

MENS
WAREHOUSE

WEST
PARISH
ROAD



EMERGENCY LIGHTING LEGEND	
SYMBOL	DESCRIPTION
⊗	Exit Light w/6" Red Letters Battery Backup
⊗	Exit/Emergency Light w/Two Heads Battery Backup
⊗	Emergency Light w/Two Heads Battery Backup
⊗	Emergency Remote Head
⊗	Call for Aid
⊗	Call for Aid Wall Light

VIDAL/WETTENSTEIN, LLC

940 Post Road East, Westport, CT



VIDAL/WETTENSTEIN, LLC

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BOCCANFUSO BROS INC				1 Level	1 All Public	1 Public	4 Bus. District	Description	Code	Appraised	Assessed	6158 WESTPORT, CT
88 HARBOR RD								COM LAND	2-1	1,287,000	900,900	
WESTPORT CT 06880								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	

VISION

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		713,400		713,400	
													2-5	12,400		12,400		12,400	
									Total	1,626,700	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)			
									Appraised Xf (B) Value (Bldg)			
									Appraised Ob (B) Value (Bldg)			
									Appraised Land Value (Bldg)			
									Special Land Value			
									Total Appraised Parcel Value			
									Valuation Method			
									Total Appraised Parcel Value			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

NOTES											
M/ 295(1,2)											
2/2015 - INT, EST - UNOCCUPIED											
BUCCANFUSO BROS, INC.											
CORNER WEST PARISH ROAD											

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 79022 78540	RETRO-ACTIVE - MINOR INTERIOR - TENANT FITUP FOR NEW RETAIL SPACE - SAVVY SMOKE SHOP INTERIOR ALTERATIONS FOR NEW SUBWAY STORE 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				

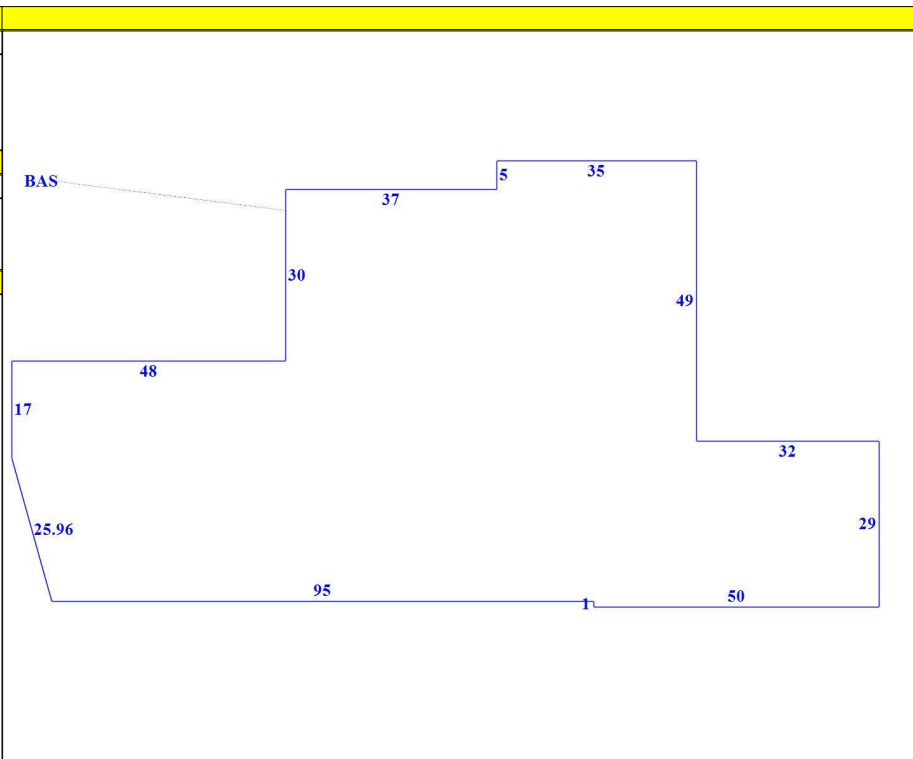
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	49	Store			
Model	96	Commercial			
Grade	04	Average +10			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	31	Fibr Cement Bd			
Exterior Wall 2	21	Stone/Masonry			
Roof Structure	01	Flat			
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				

MIXED USE		
Code	Description	Percentage
320	Retail	100
		0
		0

COST / MARKET VALUATION		
RCN		1,109,949
Year Built		1939
Effective Year Built		
Depreciation Code		VG
Remodel Rating		G
Year Remodeled		2014
Depreciation %		5
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		95
Cns Sect Rcnd		1,054,500
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

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 WESTPORT, CT 06880	Book & Page	0277/0551
		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

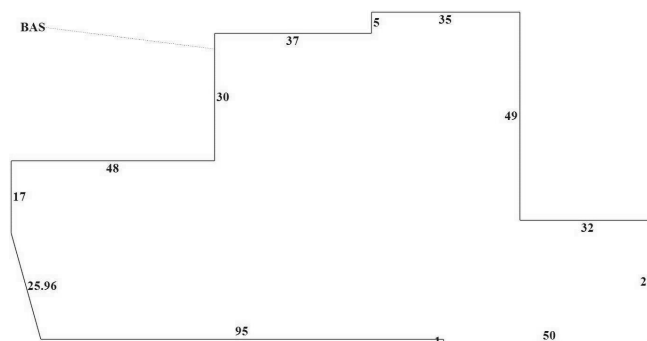
Field	Description
Style:	Store
Model	Commercial
Grade	Average +10
Stories:	1
Occupancy	1.00
Exterior Wall 1	Fibr Cement Bd
Exterior Wall 2	Stone/Masonry
Roof Structure	Flat
Roof Cover	T&G/Rubber
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Laminate Flr
Interior Floor 2	Ceram Clay Til
Heating 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)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	8,233	8,233
		8,233	8,233

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	320
Description	Retail
Zone	HSD

Land Line Valuation

Size (Acres)	0.55
Frontage	0
Depth	0

Neighborhood G
 Alt Land Appr No
 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> ²	20	4,842
Population Density <i>people per mi</i> ²	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, & 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

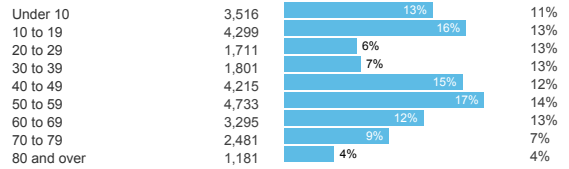
Data from Municipalities, 2024

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

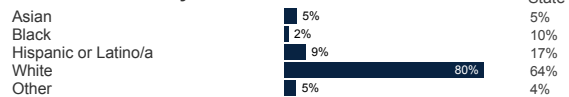
Demographics

ACS, 2018–2022

Age Distribution



Race and Ethnicity

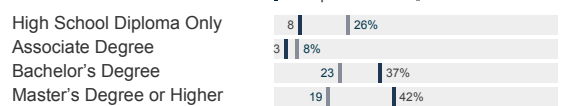


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



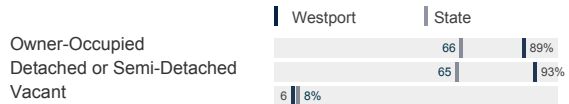
Educational Attainment



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

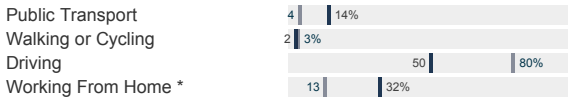


Access

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 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	\$138,531,730
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

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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