OFFICE BUILDING / REDEVELOPMENT SITE FOR SALE

961 Huntington Turnpike, Bridgeport, CT



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

SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC

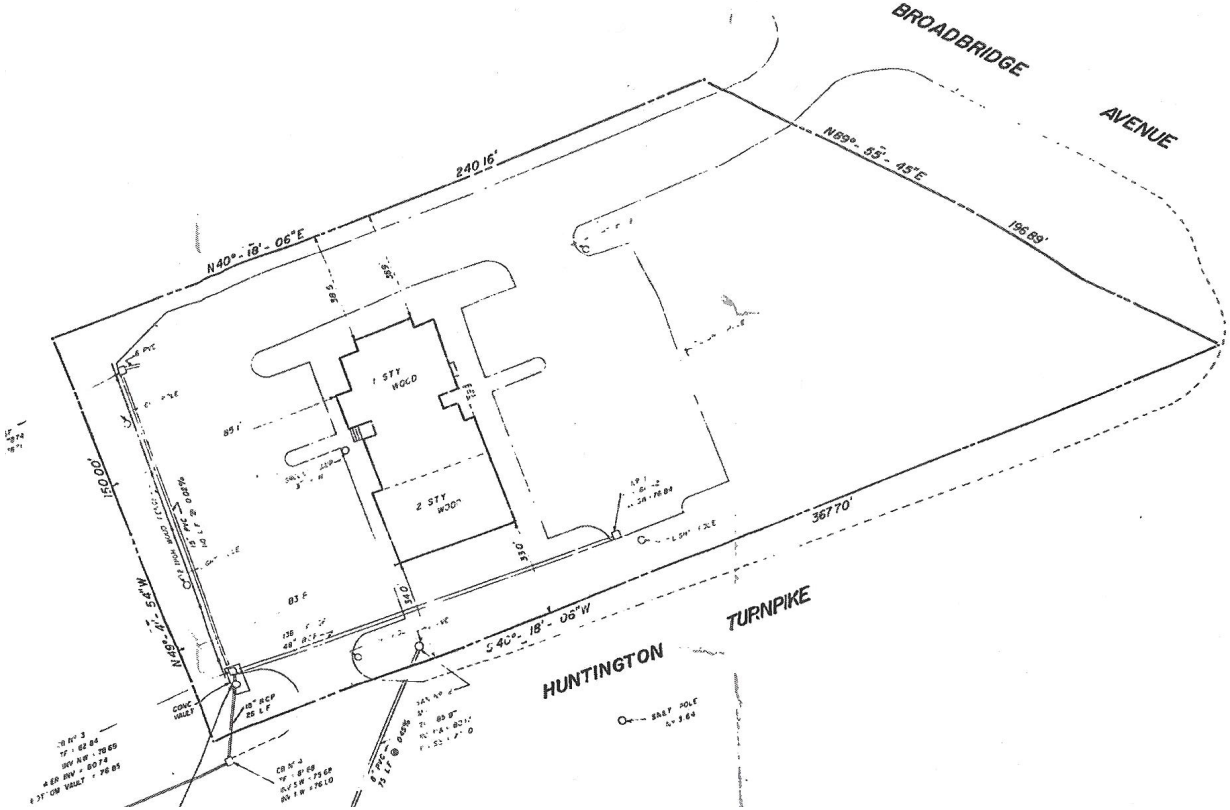
719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

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

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OPPORTUNITY FOR INVESTOR OR OWNER/USER OR REDEVELOPMENT

PROPERTY DETAILS
Building Area:5,327± SF
Land Area: 1.16 acre
Zoning: RX-1
Parking: 35±
Age: 1987±
HVAC: Central
Heating: natural forced air heat
Amps: 400-amp service
Water/ Sewer: yes, city water, city sewer
Taxes: $4.78/SF (2025)
Sale Price: $1,300,000.00



Location: Convenient to Exit 5 of 25 Connector
Superb visibility with signage on property

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Bridgeport, Connecticut

General

ACS, 2019–2023

	Bridgeport	State
Current Population	148,012	3,598,348
Land Area *mi²*	16	4,842
Population Density *people per mi²*	9,216	743
Number of Households	55,498	1,420,170
Median Age	36	41
Median Household Income	$56,584	$93,760
Poverty Rate	23%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)

	Jobs	Share of Industry
1 Health Care and Social Assistance	12,454	
Social Assistance		*34%*
2 Retail Trade	3,724	
Food and Beverage Stores		*38%*
3 Government	3,690	
Local Government		*74%*
4 Admin and Support and Waste Mgt	2,811	
Administrative and Support Services		*90%*
5 Manufacturing	2,799	
Transportation Equip Mfg		*26%*
Total Jobs, All Industries	43,285	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	1,715	2,420	2,434	2,461	2,194

Total Active Businesses 12,009

Key Employers

Data from Municipalities, 2025

1. Trefz Corp
2. Allied Universal
3. Visiting Nurse Services of CT
4. Prime Resources
5. MW Life Sciences

Demographics

ACS, 2019–2023

Age Distribution

			State
Under 10	16,415	11%	10%
10 to 19	20,258	14%	13%
20 to 29	23,087	16%	13%
30 to 39	21,323	14%	13%
40 to 49	19,625	13%	12%
50 to 59	18,135	12%	14%
60 to 69	16,238	11%	13%
70 to 79	8,092	5%	8%
80 and over	4,839	3%	4%

Race and Ethnicity

		State
Asian	5%	5%
Black	19%	10%
Hispanic or Latino/a	45%	18%
White	26%	63%
Other	5%	5%

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

	Bridgeport	State
English	48	77%
Spanish	13	35%

Educational Attainment

	Bridgeport	State
High School Diploma Only	26	32%
Associate Degree	6	8%
Bachelor's Degree	15	23%
Master's Degree or Higher	9	19%

Housing

ACS, 2019–2023

	Bridgeport	State
Median Home Value	$252,400	$343,200
Median Rent	$1,405	$1,431
Housing Units	59,676	1,536,049

	Bridgeport	State
Owner-Occupied	43	66%
Detached or Semi-Detached	37	65%
Vacant	7	8%

Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Achievement First Bridgeport Academy	K-12	1,090	0	89%
Bridgeport School District	PK-12	20,022	1,072	74%
Capital Preparatory Harbor School	K-12	775	0	92%
Great Oaks Charter School District	6-12	662	0	84%
New Beginnings Inc Family Academy	PK-8	431	99	
Park City Prep Charter School	4-8	434	0	
The Bridge Academy District	7-12	281	0	97%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Achievement First Bridgeport Academy	22%	39%
Bridgeport School District	12%	20%
Capital Preparatory Harbor School	16%	33%
Great Oaks Charter School District	18%	33%
New Beginnings Inc Family Academy	17%	*
Park City Prep Charter School	31%	44%
The Bridge Academy District	32%	32%
Statewide	44%	49%

Bridgeport, Connecticut

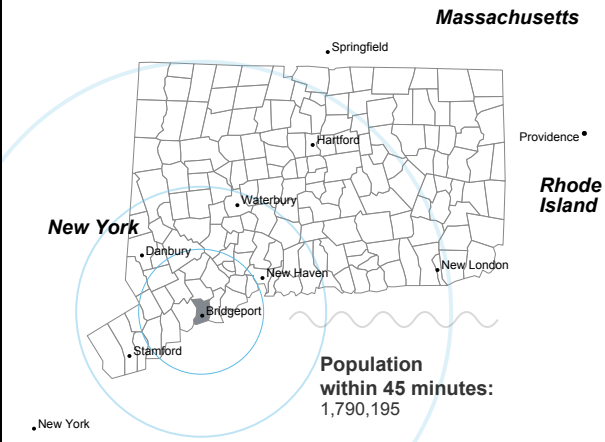
Labor Force

CT Department of Labor, 2024

	Bridgeport	State
Employed	65,117	1,842,285
Unemployed	3,622	67,181
Unemployment Rate	5%	
Self-Employment Rate*	11%	

*ACS, 2019–2023

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



Access

ACS, 2019–2023

	Bridgeport	State
Mean Commute Time *	29 min	26 min
No Access to a Car	19%	
No Internet Access	11%	

Commute Mode

Public Transport	7%
Walking or Cycling	4%
Driving	79%
Working From Home *	14%

Public Transit

CT*transit* Service	Stamford metro
Other Public Bus Operations	Greater Bridgeport Transit Authority
Train Service	Amtrak, 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	$641,416,413
Property Tax Revenue	$337,459,457
per capita	$2,274
per capita, as % of state avg.	69%
Intergovernmental Revenue	$271,528,684
Revenue to Expenditure Ratio	99%

Municipal Expenditure

Total Expenditure	$645,371,585
Educational	$301,820,651
Other	$343,550,934

Grand List

Equalized Net Grand List	$11,426,465,262
per capita	$77,010
per capita, as % of state avg.	43%
Commercial/Industrial Share of Net Grand List	18%
Actual Mill Rate	43.45
Equalized Mill Rate	29.74

Municipal Debt

Moody's Rating (2024)	A3
S&P Rating (2024)	A
Total Indebtedness	$875,396,135
per capita	$5,900
per capita, as % of state avg.	201%
as percent of expenditures	136%
Annual Debt Service	$76,310,762
as % of expenditures	12%

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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