

OFFICE BUILDING / REDEVELOPMENT SITE FOR SALE

961 Huntington Turnpike, Bridgeport, CT



To arrange a tour contact:
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VIDAL/WETTENSTEIN, LLC



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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: ORN

Parking: 35±

Age: 1987±

HVAC: Central

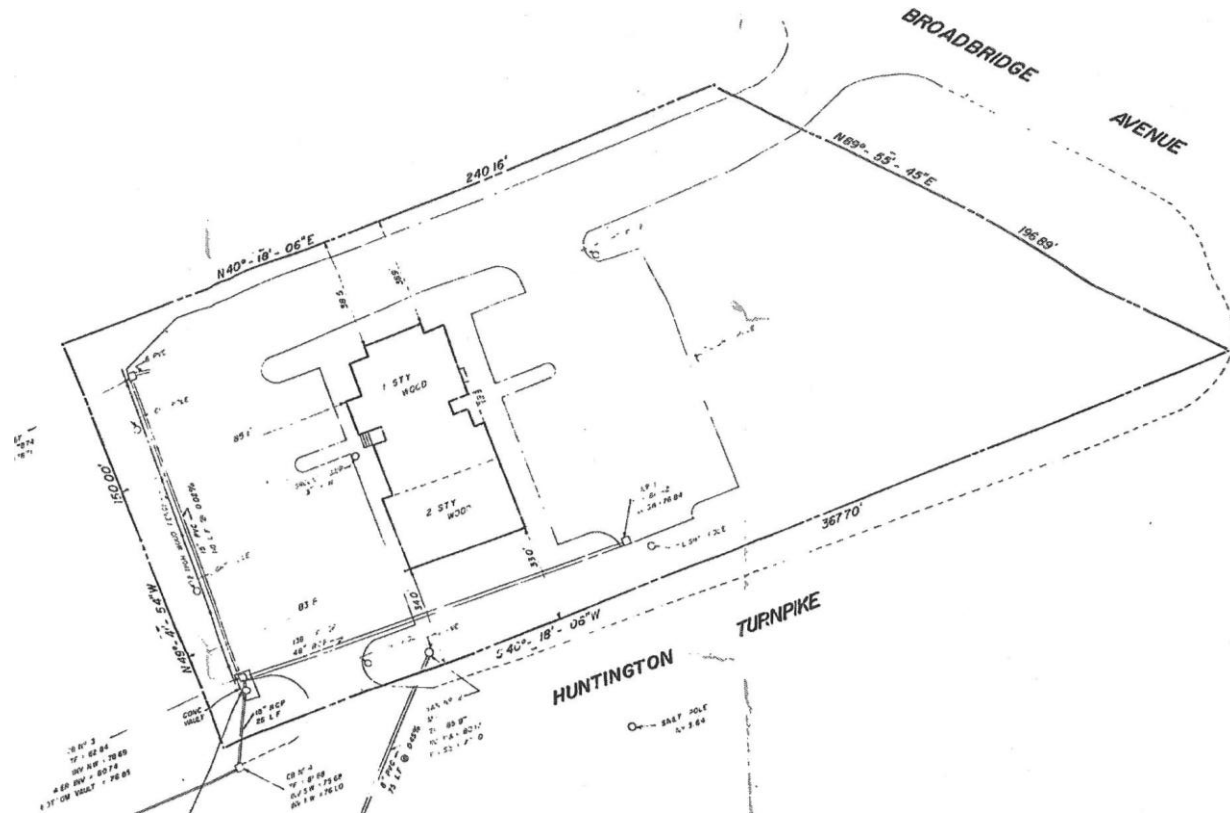
Heating: natural forced air heat

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 <i>mi</i> ²	16	4,842
Population Density <i>people per mi</i> ²	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 <i>Social Assistance</i>	12,454	34%
2 Retail Trade <i>Food and Beverage Stores</i>	3,724	38%
3 Government <i>Local Government</i>	3,690	74%
4 Admin and Support and Waste Mgt <i>Administrative and Support Services</i>	2,811	90%
5 Manufacturing <i>Transportation Equip Mfg</i>	2,799	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

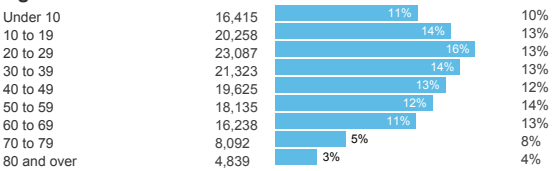
Data from Municipalities, 2025

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

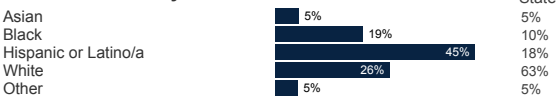
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

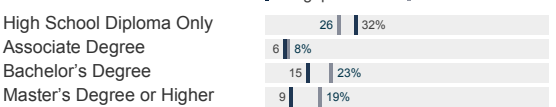


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



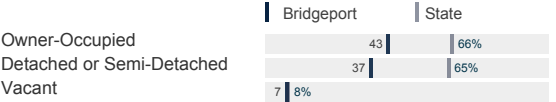
Educational Attainment



Housing

ACS, 2019–2023

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



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

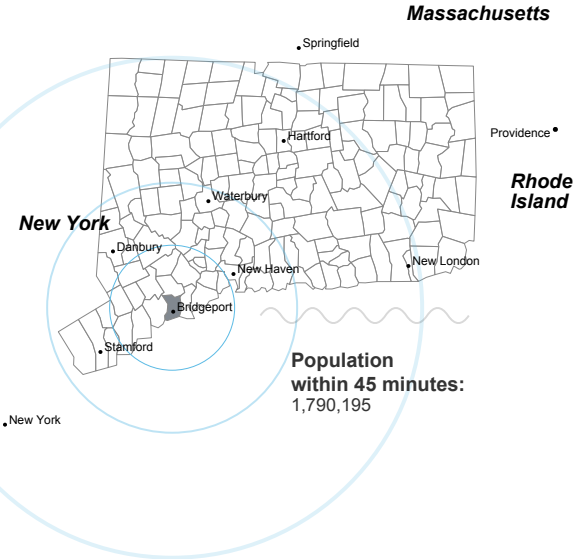
CT Department of Labor, 2024

	Bridgeport	State
Employed	65,117	1,842,285
Unemployed	3,622	67,181

Unemployment Rate	4	5%
Self-Employment Rate*	10	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	9	19%
No Internet Access	7	11%

Commute Mode

Public Transport	3	7%
Walking or Cycling	3	4%
Driving	78	79%
Working From Home *	6	14%

Public Transit

CT <i>transit</i> 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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