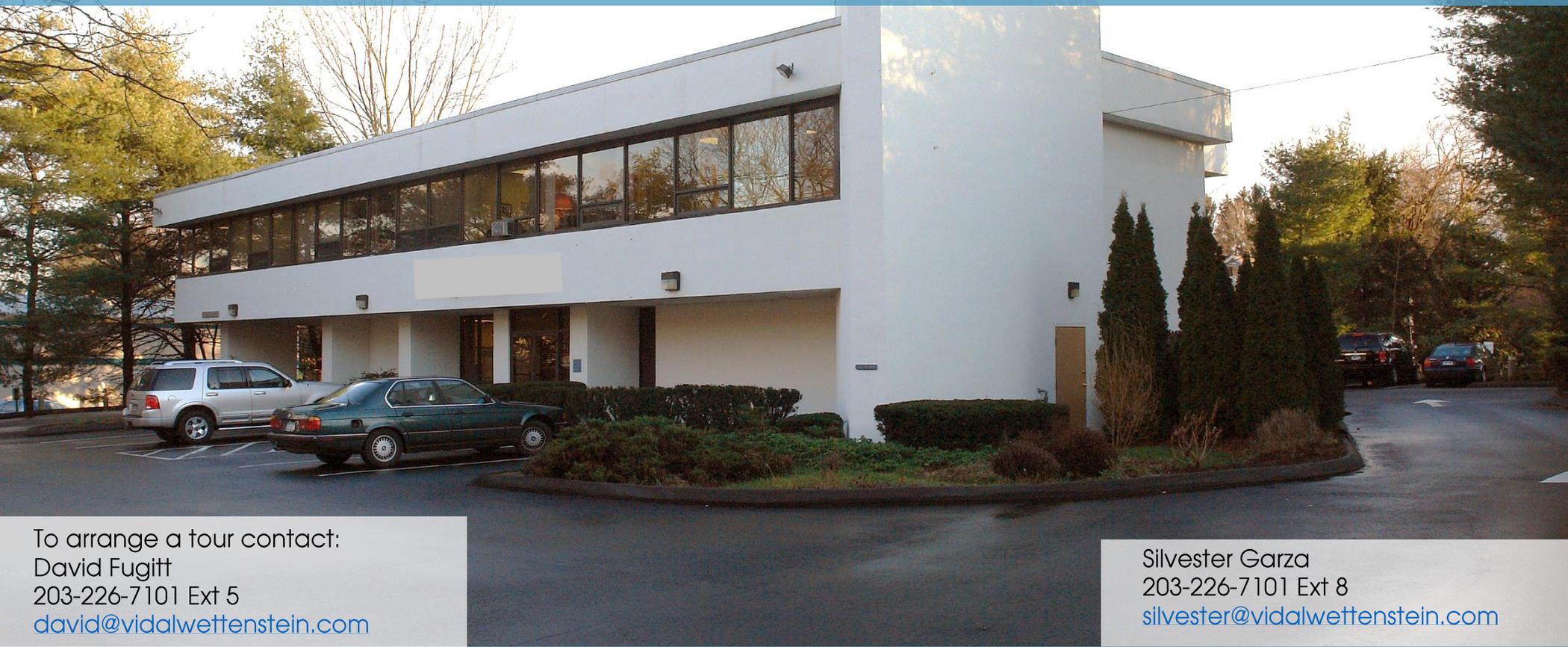


# REDEVELOPMENT SITE

980 Post Road East, Westport, CT



To arrange a tour contact:  
David Fugitt  
203-226-7101 Ext 5  
[david@vidalwettenstein.com](mailto:david@vidalwettenstein.com)

Silvester Garza  
203-226-7101 Ext 8  
[silvester@vidalwettenstein.com](mailto:silvester@vidalwettenstein.com)



## VIDAL/WETTENSTEIN, LLC



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.

# 980 Post Road East, Westport, CT



## PROPERTY DETAILS

Building Area: 7,334± SF

Land Area: .92± acre

Zoning: HSD & AA

Parking: Ample, 30± spaces

Frontage: 175' on Post Rd. E, 253' on Colonial Rd.

Age: 1978±

HVAC: Central

Heating: gas heat

Gas: Yes

Water/ Sewer: City

Drive-thru: yes property has a drive-thru

Sale Price: Upon request



**Location:** Convenient to exit 18, I-95

Traffic count approx. 22,000 cars per day

Superb visibility with signage on Post Road East



Individual Members  
Society of Industrial & Office Realtors

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# 980 Post Road East, Westport, CT



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# 980 Post Road East, Westport, CT



**SIOR** Individual Members  
Society of Industrial & Office Realtors

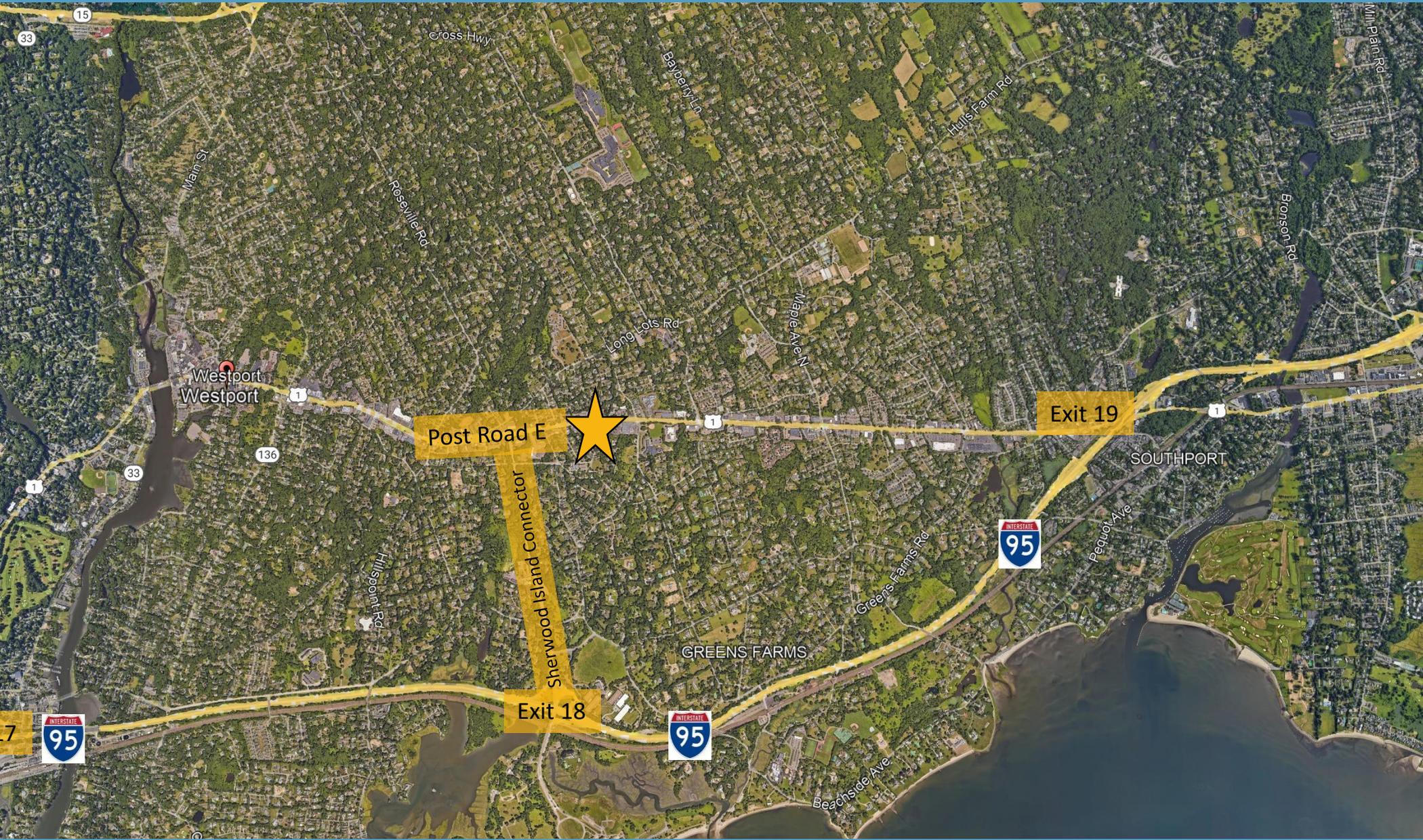
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# 980 Post Road East, Westport, CT



EMISES SHOWN HEREON ARE COMPRISED OF  
 TS 24, 25 & 28 AS SHOWN ON A MAP ENTITLED  
 "MAP OF PROPERTY BELONGING TO EST. JOHN  
 ASRY WESTPORT CONN. MARCH 1923. SCALE 1"=40'  
 LIVING PUTNEY SURVEYOR, RECORD MAP NO. 295

**BEY CERTIFY**

his survey and the measurements shown hereon are substantially correct; that the title lines and lines of  
 possession are true and that the buildings are located as shown and do not encroach over and upon  
 title or building lines in that there are no violations of zoning ordinances, restrictions or other rules and  
 regulations with reference to the location of said buildings, and that there are no easements or encroachments  
 noted hereon, Class "A-2" Accuracy.

**LEO LEONARD SURVEYORS**  
 WESTPORT, CONN.

*Leo Leonard*

Number To Record Map No.

8239

led Dec. 21, 1984  
 3:31 P.M.  
 Tom M. Hyde  
 Town Clerk

**Plot Plan**

PREPARED FOR

**John J. Stroll & Bettina G. Stroll**

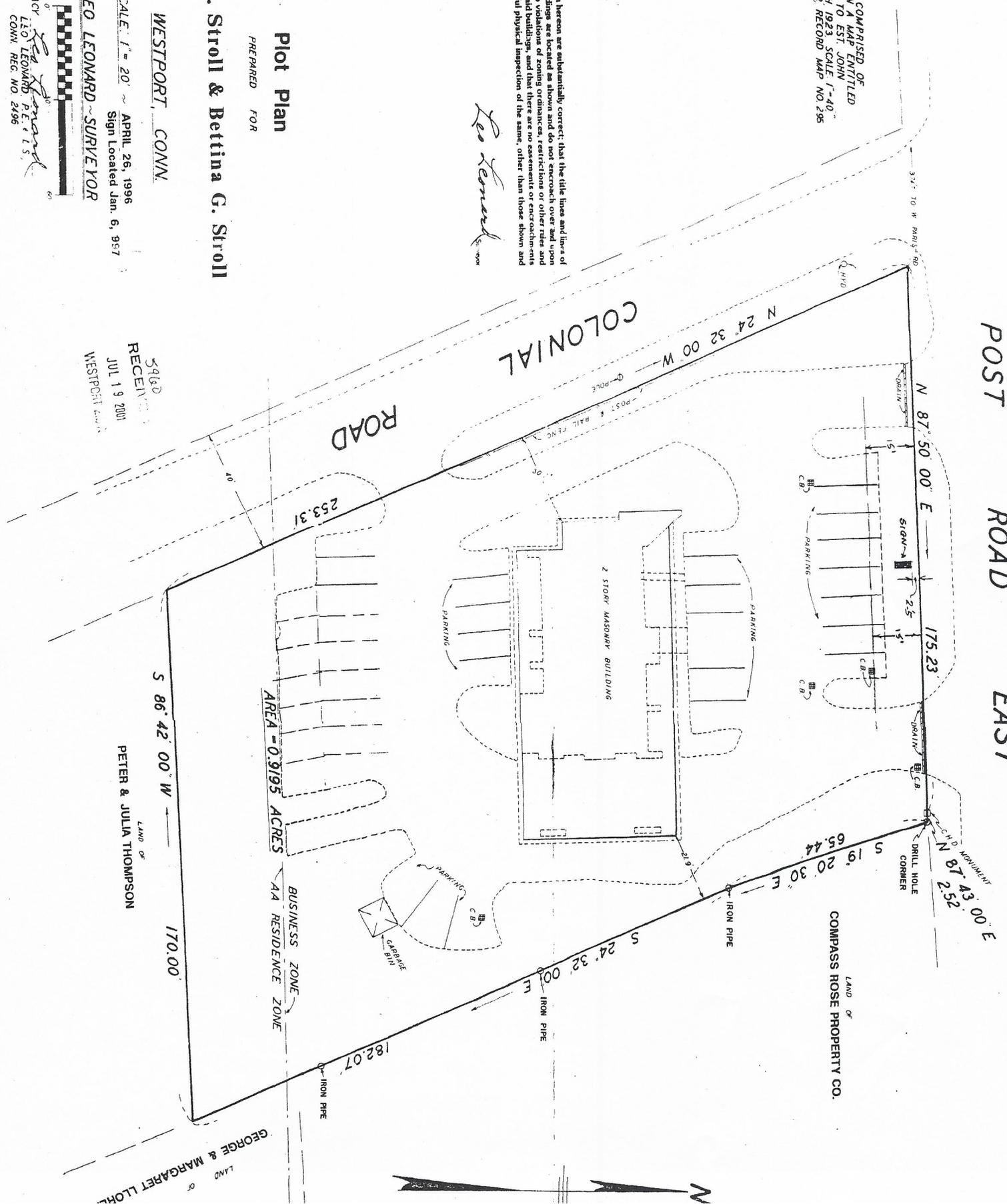
**WESTPORT, CONN.**

SCALE: 1" = 20' APRIL 26, 1996  
 Sign Located Jan. 6, 1987

by **LEO LEONARD SURVEYOR**

*Leo Leonard*  
**LEO LEONARD P.E. & L.S.**  
 CONN. REG. NO. 2496

**POST ROAD EAST**



Signed  
 RECEIVED  
 JUL 19 2001  
 WESTPORT CONN.

LAND OF  
**PETER & JULIA THOMPSON**

LAND OF  
**COMPASS ROSE PROPERTY CO.**

LAND OF  
**GEORGE & MARGARET LLOH**

# §25 HIGHWAY SERVICE DISTRICT (HSD)

Revised 6/9/21

## Contents:

- 25-1 Purpose**
- 25-2 Permitted Uses**
- 25-3 Lot Area**
- 25-4 Setbacks**
- 25-5 Height**
- 25-6 Coverage**
- 25-7 Building Area**
- 25-8 Floor Area**
- 25-9 Architectural Design**
- 25-10 Signs**
- 25-11 Parking and Loading**
- 25-12 Landscaping, Screening and Buffer Areas**
- 25-13 Drive-In Spacing Requirement**
- 25-14 Adaptive Reuse To Residential Development**

## 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.

Residential uses are allowed where automobile related uses are not displaced. (787, 06/09/2021)

## 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.

### **25-2.2.6**

Multi-Family housing pursuant to the standards in §25-14 below.

(787, 06/09/2021)

## **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**

Uses customarily accessory to a permitted Principal use shall be permitted as specified in §24-2.3 (General Business District Accessory Uses).(814, 04/01/2022)

## 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, 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. (787, 06/09/2021)

### 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

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### 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

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

## 25-10 Signs

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

## 25-11 Parking and Loading

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

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

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Landscaping, screening and buffer areas shall be provided in accordance with [§35](#) of the Supplementary Regulations.

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

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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.

## **25-14 Adaptive Reuse To Residential Development**

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Notwithstanding the above, for residential development including adaptive reuse, redevelopment and expansion, the standards of this subsection shall apply.

(787, 06/09/2021)

### **25-14.1 Setbacks**

All structures shall comply with §25.4 above, except where existing buildings are adaptively reused. Existing non-conforming buildings may be maintained and expanded vertically. Patios and window wells may extend no closer than fifteen (15) feet from any Residential District Boundary Line or five (5) feet from any non-residential District line. Refuse and recycling areas within accessory buildings may be located within the front yard provided it is at the basement level and appropriately screened.

(787, 06/09/2021)

### **25-14.2 Height**

No building or structure shall exceed two (2) stories and a height of thirty (30) feet to the mid-point of a pitched roof or the top of any flat roof. Mechanical equipment located on the roof shall be exempt from this standard provided the equipment is concealed and that the top of the units are less than six (6) feet above the roof on which they sit.

(787, 06/09/2021)

### **25-14.3 Coverage**

The building coverage shall not exceed thirty (30%) percent and total coverage shall not exceed sixty-five (65%) percent.

(787, 06/09/2021)

### **25-14.4 Floor Area**

The Floor Area Ratio (FAR) shall not exceed 0.50. Floor area associated with basement level parking, enclosed and covered refuse areas, circulation, mechanical, and storage shall be exempt from this calculation.

(787, 06/09/2021)

### **25-14.5 Density**

The maximum number of market rate units shall not exceed 2,250sf of gross lot area per dwelling unit. Onsite Affordable units shall be exempt from this calculation. Libraries, dens, studios, studies, lofts and other similar spaces shall not be counted as bedrooms.

(787, 06/09/2021)

### **25-14.6 Landscaping**

Existing parking and drives may remain within buffer areas. A minimum of a five (5) foot buffer shall be required adjacent to any Residence District

(787, 06/09/2021)

### **25-14.7 Excavation and Fill**

§32-8 of these regulations shall not apply where the PZC, based on review and recommendation from the Town Engineer, makes a finding that the site design is enhanced while not creating any adverse impacts to abutting

properties. Such enhancement may include landscaping, buffers, sidewalks, emergency access or other improved design features.

(787, 06/09/2021)

### **25-14.8 Affordability Requirement**

25-14.8 Affordability Requirement – Prior to a final Zoning Certificate of Compliance (ZCC) for developments an affordability plan for all affordable units to be submitted for review and approval by the Commission. The plan shall include the equivalent of 20% of the proposed units to be provided as affordable to households whose income does not exceed 80% of the State Median Income as provided by CT General Statutes §8-30g.

(787, 06/09/2021)

### **25-14.9 CAP**

No more than one (1) Residential development shall be permitted within the HSD in the Town of Westport.

(787, 06/09/2021)

■

# Westport, Connecticut

## General

ACS, 2017–2021	Westport	State
Current Population	27,168	3,605,330
Land Area <i>mi</i> <sup>2</sup>	20	4,842
Population Density <i>people per mi</i> <sup>2</sup>	1,361	745
Number of Households	9,478	1,397,324
Median Age	46	41
Median Household Income	\$236,892	\$83,572
Poverty Rate	3%	10%

## Economy

### Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Government	2,945	
Local Government		87%
2 Professional, Scientific, Technical Services	2,676	
Professional, Scientific, Technical Services		100%
3 Retail Trade	2,594	
Food and Beverage Stores		25%
4 Finance and Insurance	2,126	
Securities, Commodity Contracts, Other Fin. Activities		64%
5 Health Care and Social Assistance	1,948	
Ambulatory Health Care Services		50%
Total Jobs, All Industries	15,144	

### SOTS Business Registrations

Secretary of the State, August 2023

#### New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	492	534	577	648	562

Total Active Businesses 6,276

### Key Employers

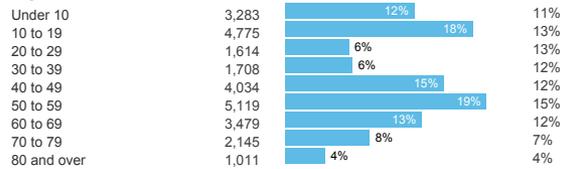
Data from Municipalities, 2023

- 1 Bridgewater Associates
- 2 First Equity Group Inc
- 3 Marriott Global Sales Office
- 4 Velocity Sports & Entertainment
- 5 Greens Farm Academy

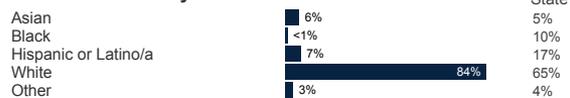
## Demographics

ACS, 2017–2021

### Age Distribution



### Race and Ethnicity

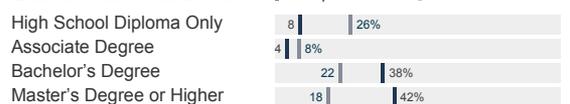


*Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.*

### Language Spoken at Home



### Educational Attainment



## Housing

ACS, 2017–2021

	Westport	State
Median Home Value	\$1,126,300	\$286,700
Median Rent	\$1,999	\$1,260
Housing Units	10,229	1,527,039



## Schools

CT Department of Education, 2022-23

### School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Westport School District	PK-12	5,387	58	97%
Statewide	-	513,513	19,014	89%

### Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
Westport School District	76%	79%
Statewide	42%	48%

# Westport, Connecticut

## Labor Force

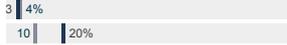
CT Department of Labor, 2022

	Westport	State
Employed	12,742	1,851,993
Unemployed	445	80,470

Unemployment Rate

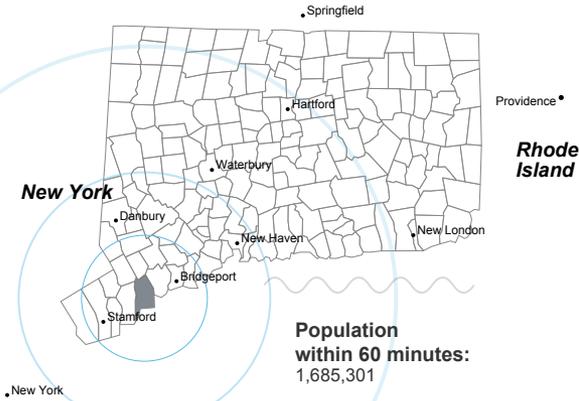
Self-Employment Rate\*

\*ACS, 2017–2021



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

Massachusetts



## Access

ACS, 2017–2021

	Westport	State
Mean Commute Time *	41 min	26 min
No Access to a Car	2%	8%
No Internet Access	2%	9%

## Commute Mode

Public Transport	4%	17%
Walking or Cycling	2%	3%
Driving	54%	82%
Working From Home *	10%	27%

## 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](http://advancect.org/site-selection/ct-sitefinder)

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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](http://profiles.ctdata.org)

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org)

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