

REDEVELOPMENT SITE

980 Post Road East, Westport, CT



To arrange a tour contact:
Silvester Garza
203-226-7101 Ext 8
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David Fugitt
203-226-7101 Ext 5
david@vidalwettenstein.com



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.

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: \$4,000,000.



Location: Convenient to exit 18, I-95

Traffic count approx. 22,000 cars per day

Superb visibility with signage on Post Road East



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Sale is subject to the tenancy of two (2) occupiers who have no lease with owner and who are defendants in a summary process action commenced by owner at Stamford Superior Court Housing Session. Docket No. NWH-CV-25-6011938. Contract purchaser anticipated to become substituted as plaintiff to complete prosecution of summary process, if matter is not sooner resolved.

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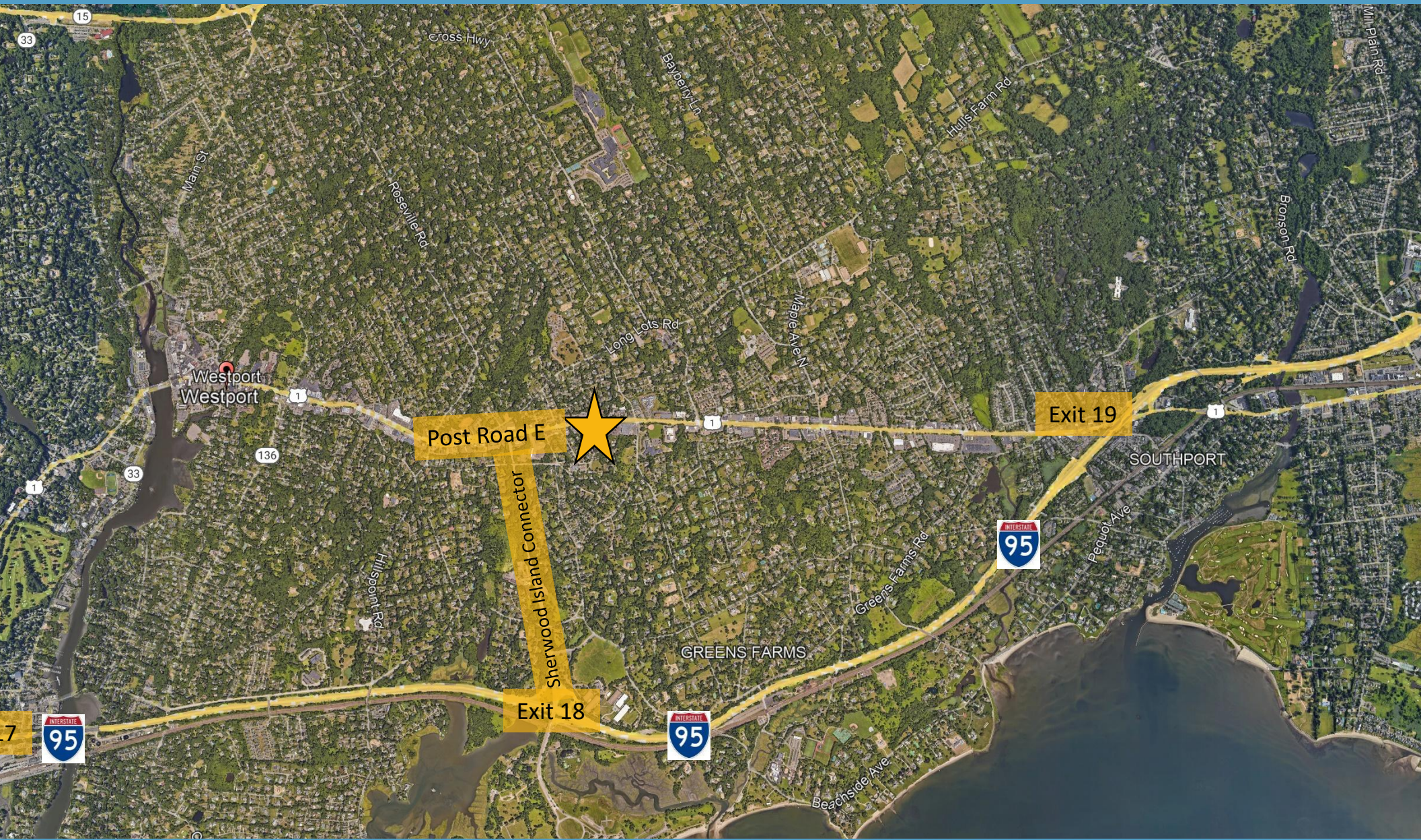
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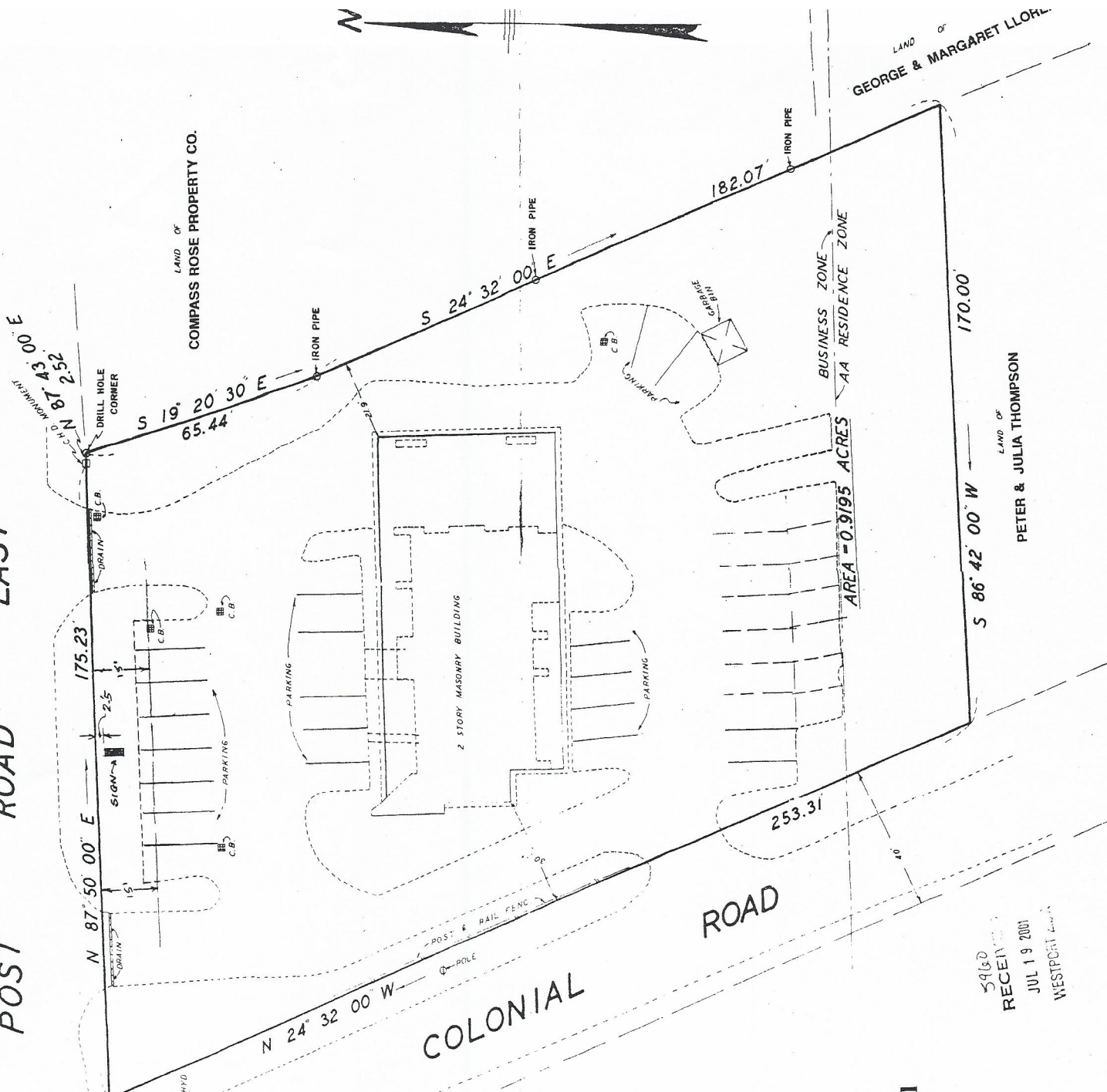
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POST ROAD EAST



EMISES SHOWN HEREON ARE COMPRISED OF
 TS 24, 25 & 26 AS SHOWN ON A MAP ENTITLED
 P OF PROPERTY BELONGING TO EST. JOHN
 ASKY WESTPORT, CONN. MARCH 1923. SCALE 1"=40'
 BY IRVING PUTNEY, SURVEYOR, RECORD MAP NO. 296

LEO LEONARD & BETTINA G. STROLL
 WESTPORT, CONN.

Leo Leonard

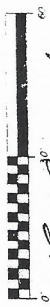
Prepared for
Plot Plan
 JOHN J. STROLL & BETTINA G. STROLL

WESTPORT, CONN.

SCALE 1" = 20'

APRIL 26, 1996
 Sign Located Jan. 6, 1987

LEO LEONARD & BETTINA G. STROLL



CLASS A-2 ACCURACY
 LEO LEONARD, P.E., L.S.
 CONN. REG. NO. 2496

5960
 RECEIVED
 JUL 19 2001
 WESTPORT, CONN.

LAND OF
 GEORGE & MARGARET LLOHL

LAND OF
 PETER & JULIA THOMPSON

AREA = 0.9195 ACRES
 BUSINESS ZONE
 AA RESIDENCE ZONE



§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

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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

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.

25-14 Adaptive Reuse To Residential Development

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, 2019–2023	Westport	State
Current Population	27,282	3,598,348
Land Area <i>mi</i> ²	20	4,842
Population Density <i>people per mi</i> ²	1,367	743
Number of Households	9,698	1,420,170
Median Age	46	41
Median Household Income	\$250,001	\$93,760
Poverty Rate	4%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Retail Trade <i>Food and Beverage Stores</i>	2,565	32%
2 Health Care and Social Assistance <i>Ambulatory Health Care Services</i>	2,390	58%
3 Finance and Insurance <i>Securities, Commodities, & Financial Inv.</i>	2,034	67%
4 Government <i>Local Government</i>	1,982	90%
6 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i>	1,870	100%
Total Jobs, All Industries	16,136	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	592	649	564	643	648

Total Active Businesses 5,806

Key Employers

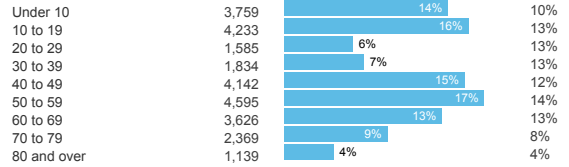
Data from Municipalities, 2025

- Bridgewater Associates
- Town of Westport Public Schools/Government
- Westport/Weston YMCA
- Ed Mitchell Inc.
- Gault Inc.

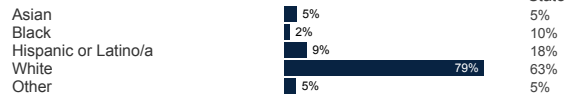
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

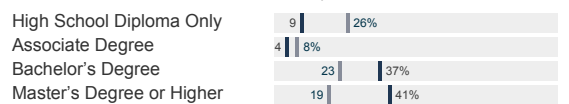


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



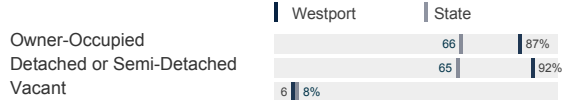
Educational Attainment



Housing

ACS, 2019–2023

	Westport	State
Median Home Value	\$1,245,200	\$343,200
Median Rent	\$2,369	\$1,431
Housing Units	10,326	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)
Westport School District	PK-12	5,281	61	99%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Westport School District	79%	79%
Statewide	44%	49%

Westport, Connecticut

Labor Force

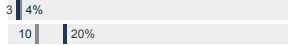
CT Department of Labor, 2024

	Westport	State
Employed	12,690	1,842,285
Unemployed	390	67,181

Unemployment Rate

Self-Employment Rate*

*ACS, 2019–2023



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

Massachusetts



Access

ACS, 2019–2023

	Westport	State
Mean Commute Time *	40 min	26 min

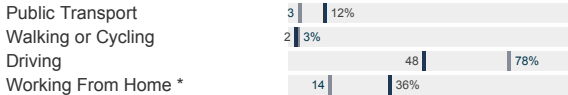
No Access to a Car



No Internet Access



Commute Mode



Public Transit

CT <i>transit</i> 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 2021-22

Municipal Revenue

Total Revenue	\$235,494,844
Property Tax Revenue	\$198,393,367
per capita	\$7,234
per capita, as % of state avg.	221%
Intergovernmental Revenue	\$20,561,438
Revenue to Expenditure Ratio	101%

Municipal Expenditure

Total Expenditure	\$233,779,675
Educational	\$144,066,529
Other	\$89,713,146

Grand List

Equalized Net Grand List	\$15,471,132,194
per capita	\$564,084
per capita, as % of state avg.	316%
Commercial/Industrial Share of Net Grand List	12%
Actual Mill Rate	18.07
Equalized Mill Rate	12.67

Municipal Debt

Moody's Rating (2024)	Aaa
S&P Rating (2024)	-
Total Indebtedness	\$111,323,797
per capita	\$4,059
per capita, as % of state avg.	138%
as percent of expenditures	48%
Annual Debt Service	\$15,671,103
as % of expenditures	7%

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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