

# OFFICE SPACE FOR LEASE

120 Post Road West, Westport, CT



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**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.

# 120 Post Road West, Westport, CT

## Professional Office Space for Lease



### SPACE DETAILS

Office Suite 202  
2,680 Square Feet

\$27.00/sf gross plus  
Separately metered gas & electric

Beautifully maintained and updated bldg.

Light and bright

Control own HVAC

Elevated building

Ample on-site parking

### LOCATION:

- ❖ 5 miles to exit 17 of I-95
- ❖ Convenient distance to Metro North and Downtown.



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# 120 Post Road West, Westport, CT

## 2,680 Square Feet



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

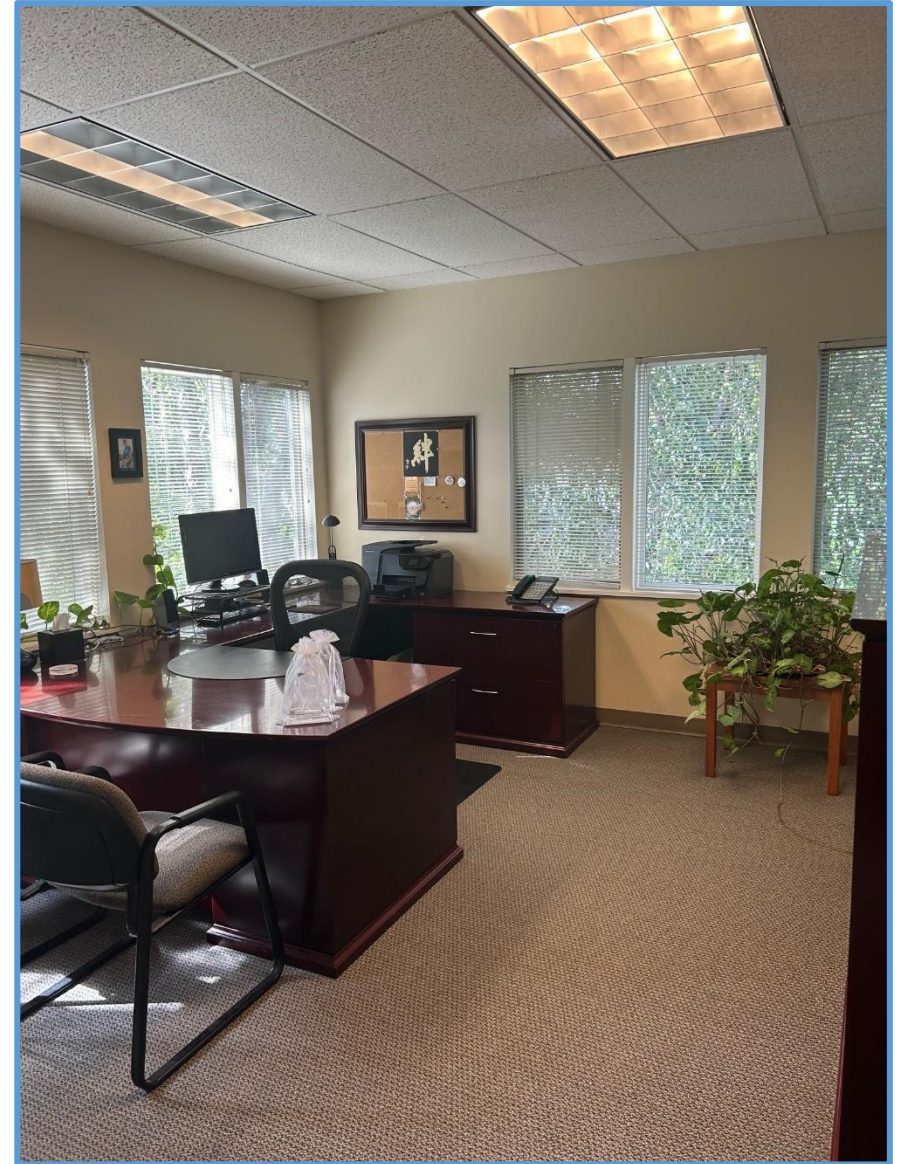
## VIDAL/WETTENSTEIN, LLC



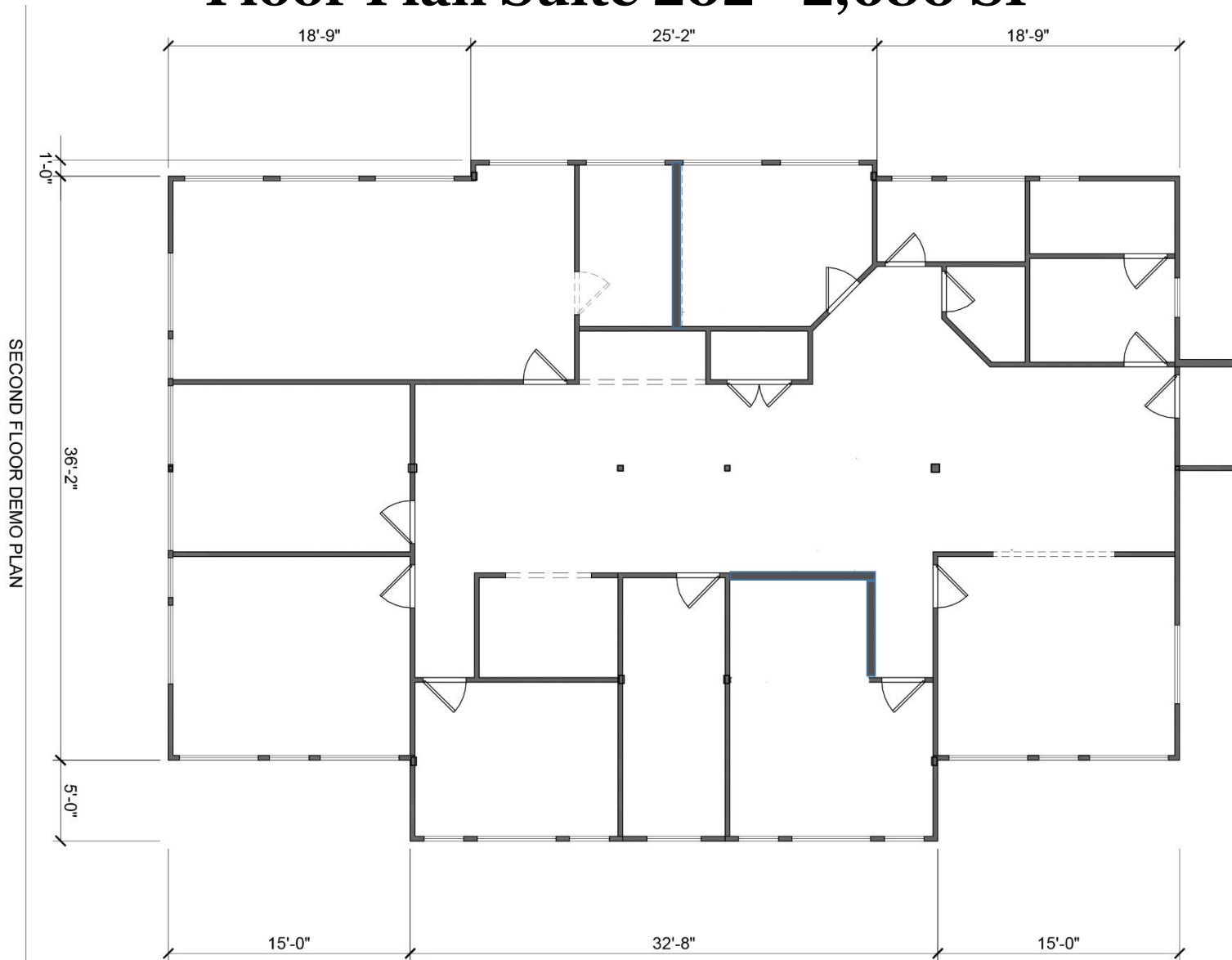
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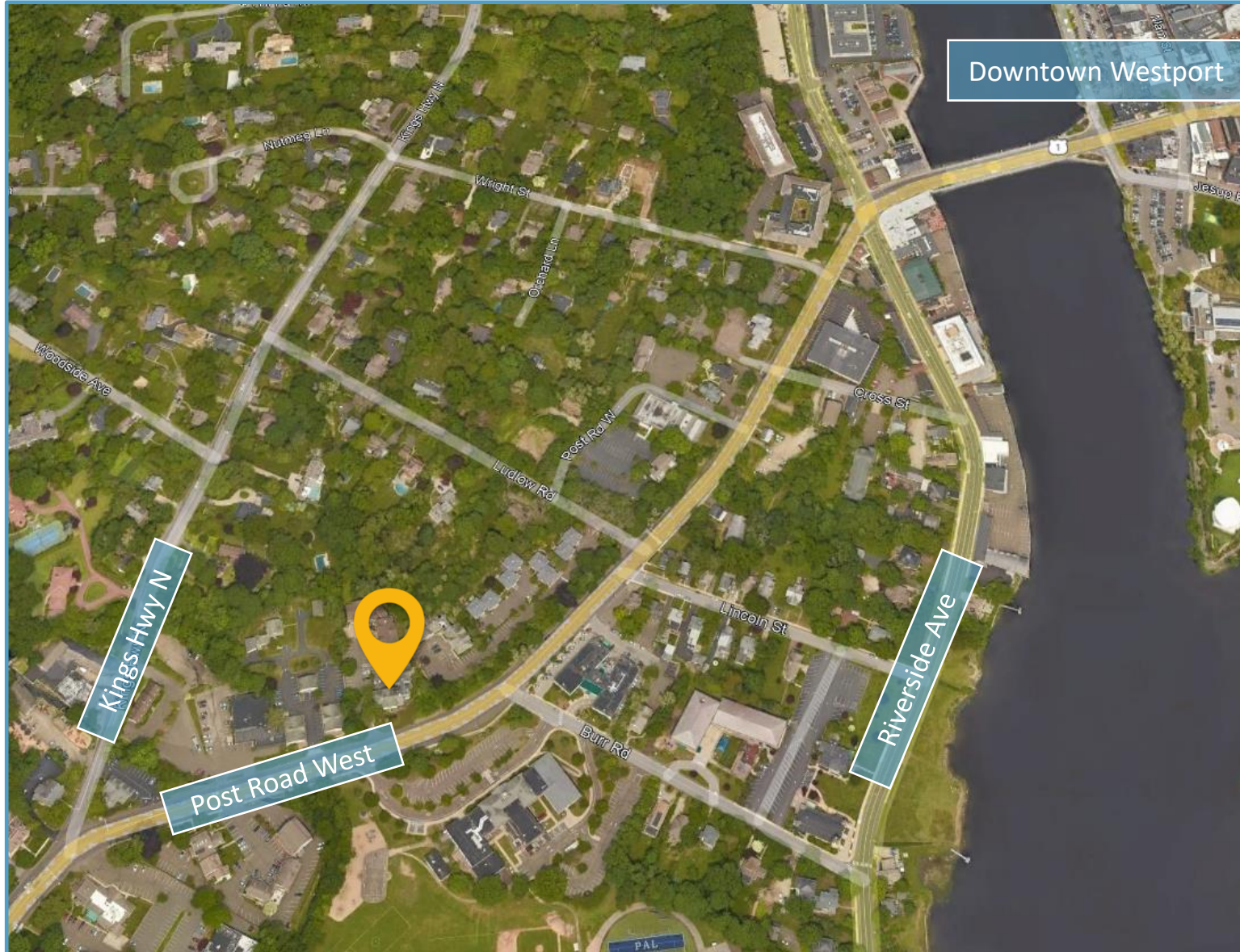
# 120 Post Road West, Westport, CT



## Floor Plan Suite 202 - 2,680 SF



# 120 Post Road West, Westport, CT



# Westport, Connecticut

## General

ACS, 2018–2022	Westport	State
Current Population	27,232	3,611,317
Land Area <i>mi</i> <sup>2</sup>	20	4,842
Population Density <i>people per mi</i> <sup>2</sup>	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, &amp; 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

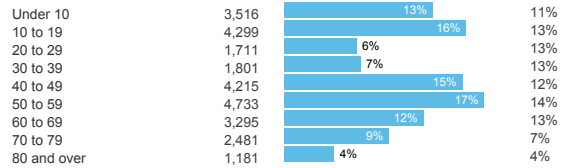
Data from Municipalities, 2024

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

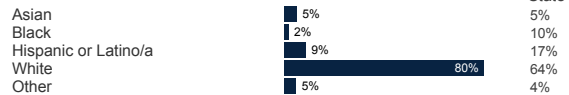
## Demographics

ACS, 2018–2022

### Age Distribution



### Race and Ethnicity

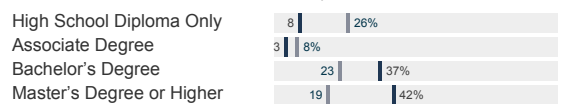


*Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.*

### Language Spoken at Home



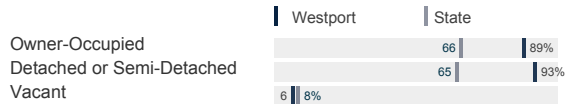
### Educational Attainment



## 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

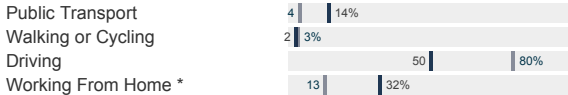


## Access

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 <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 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%



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

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

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