

AVAILABLE FOR LEASE

39 Hubbell Street, Bridgeport, CT



To arrange a tour contact:
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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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Great opportunity for contractors or landscaper, small business, private offices or a large space to hold meetings and events.

Space Details:

Available Square Feet: 3,600± SF

Stories: Two

Zoning: ILL

Parking: 6± in the lot plus on street parking

Drive in doors: two

Age: 1930±

Ceiling height: 9' ceilings

Heating: gas forced hot air

Electric: 120 volts and 220 volts

Water/ Sewer: City

Asking: \$2,950 + utilities for the entire space.

Will subdivide in half \$1,500 + utilities per month

Must see to get a better idea of the available uses.

*** New windows**

*** New Flooring**

*** Space is move in ready**

The first floor space can be transformed or remodeled to make it suitable for many uses.

The second floor has an open floor plan with employee lounge, men and ladies restrooms, office, and two entrances.

Located on a dead-end street.



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Parking in Lot



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Exit 25



Location: Convenient to exit 25 of I-95, less than one mile.



Individual Members
Society of Industrial & Office Realtors

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Bridgeport, Connecticut

General

ACS, 2017-2021	Bridgeport	State
Current Population	148,529	3,605,330
Land Area <i>mi</i> ²	16	4,842
Population Density <i>people per mi</i> ²	9,248	745
Number of Households	52,914	1,397,324
Median Age	35	41
Median Household Income	\$50,597	\$83,572
Poverty Rate	23%	10%

Economy

Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Hospitals</i>	11,006	36%
2 Government <i>Local Government</i>	4,475	63%
3 Retail Trade <i>Food and Beverage Stores</i>	3,543	37%
4 Manufacturing <i>Computer and Electronic Product Mfg</i>	3,367	19%
5 Educational Services <i>Educational Services</i>	2,768	100%
Total Jobs, All Industries	42,589	

SOTS Business Registrations

Secretary of the State, August 2023

New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	1,188	1,450	1,730	2,458	2,447

Total Active Businesses 14,757

Key Employers

Data from Municipalities, 2023

- 1 Trefz Corp
- 2 People's United Financial Inc
- 3 Bridgeport Hospital
- 4 Connecticut Post
- 5 St. Vincent'S Medical Center

Schools

CT Department of Education, 2022-23

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Achievement First Bridgeport Academy	k-12	1,084	0	93%
Bridgeport School District	PK-12	19,337	922	74%
Capital Preparatory Harbor School	k-12	772	0	97%
Great Oaks Charter School District	12-Jun	664	0	86%
New Beginnings Inc Family Academy	PK-8	406	78	
Park City Prep Charter School	8-May	383	0	
The Bridge Academy District	12-Jul	280	0	81%
Statewide	-	513,513	19,014	89%

Demographics

ACS, 2017-2021

Age Distribution

Age Group	Bridgeport	State
Under 10	17,979 (12%)	11%
10 to 19	21,630 (15%)	13%
20 to 29	23,880 (16%)	13%
30 to 39	20,432 (14%)	12%
40 to 49	19,591 (13%)	12%
50 to 59	18,497 (12%)	15%
60 to 69	14,335 (10%)	12%
70 to 79	7,717 (5%)	7%
80 and over	4,468 (3%)	4%

Race and Ethnicity

Race/Ethnicity	Bridgeport	State
Asian	4%	5%
Black	32%	10%
Hispanic or Latino/a	42%	17%
White	18%	65%
Other	4%	4%

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

Language	Bridgeport	State
English	52%	78%
Spanish	12%	33%

Educational Attainment

Attainment Level	Bridgeport	State
High School Diploma Only	26%	32%
Associate Degree	7%	8%
Bachelor's Degree	13%	22%
Master's Degree or Higher	7%	18%

Housing

ACS, 2017-2021

	Bridgeport	State
Median Home Value	\$194,100	\$286,700
Median Rent	\$1,225	\$1,260
Housing Units	58,625	1,527,039

	Bridgeport	State
Owner-Occupied	43%	66%
Detached or Semi-Detached	35%	65%
Vacant	8%	10%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
Achievement First Bridgeport Academy	26%	45%
Bridgeport School District	11%	21%
Capital Preparatory Harbor School	14%	27%
Great Oaks Charter School District	11%	24%
New Beginnings Inc Family Academy	12%	31%
Park City Prep Charter School	31%	48%
The Bridge Academy District	14%	23%
Statewide	42%	48%

Bridgeport, Connecticut

Labor Force

CT Department of Labor, 2022

	Bridgeport	State
Employed	65,388	1,851,993
Unemployed	4,081	80,470

	Bridgeport	State
Unemployment Rate	6%	4%
Self-Employment Rate*	10%	9%

*ACS, 2017–2021

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

Massachusetts



Access

ACS, 2017–2021

	Bridgeport	State
Mean Commute Time *	29 min	26 min
No Access to a Car	19%	8%
No Internet Access	13%	9%

Commute Mode

Mode	Bridgeport	State
Public Transport	9%	4%
Walking or Cycling	3%	3%
Driving	82%	81%
Working From Home *	10%	4%

Public Transit

CT transit Service	-
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 2020-21

Municipal Revenue

Total Revenue	\$619,351,017
Property Tax Revenue	\$341,933,022
per capita	\$2,288
per capita, as % of state avg.	71%
Intergovernmental Revenue	\$253,169,239
Revenue to Expenditure Ratio	101%

Municipal Expenditure

Total Expenditure	\$610,589,593
Educational	\$289,409,738
Other	\$321,179,855

Grand List

Equalized Net Grand List	\$11,354,459,050
per capita	\$76,547
per capita, as % of state avg.	47%
Commercial/Industrial Share of Net Grand List	23%
Actual Mill Rate	45.00
Equalized Mill Rate	29.89

Municipal Debt

Moody's Rating (2023)	A3
S&P Rating (2023)	A
Total Indebtedness	\$882,368,896
per capita	\$5,949
per capita, as % of state avg.	218%
as percent of expenditures	145%
Annual Debt Service	\$96,213,033
as % of expenditures	16%



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