

# OFFICE SPACE FOR LEASE

31 Imperial Avenue, Westport, CT



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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.

# 31 Imperial Avenue, Westport, CT

## UNIQUE OFFICE LEASE OPPORTUNITY

900± RSF

Two room suite on first floor with high ceilings and lots of windows in this trophy building is now offered for lease.

It is in walking distance to Westport's wonderful downtown amenities: Main Street shopping, Bedford Square, restaurants, scenic Saugatuck River, Library, banking, etc.

This prominent building offers a one-of-a-kind identity for high profile office users such as financial, creative services, or any business desiring an impressive high-end work environment.

The site offers ample on-site parking.

Lease rate: \$3,000. per month including utilities.



Location: Convenient to exit 17 & 18 of I-95.  
Within five minutes to Merritt Parkway.

# 31 Imperial Avenue, Westport, CT

## Ideal businesses for the space

Wealth Mngt / Financial Advisory  
IT, Cybersecurity/ Tech Consulting  
Architecture, Engineering Firms  
Design Firms  
Professional Consulting Companies  
Real Estate Companies  
Professional Education/Training  
General Back-office  
Admin Services  
Small & Boutique Law Firms



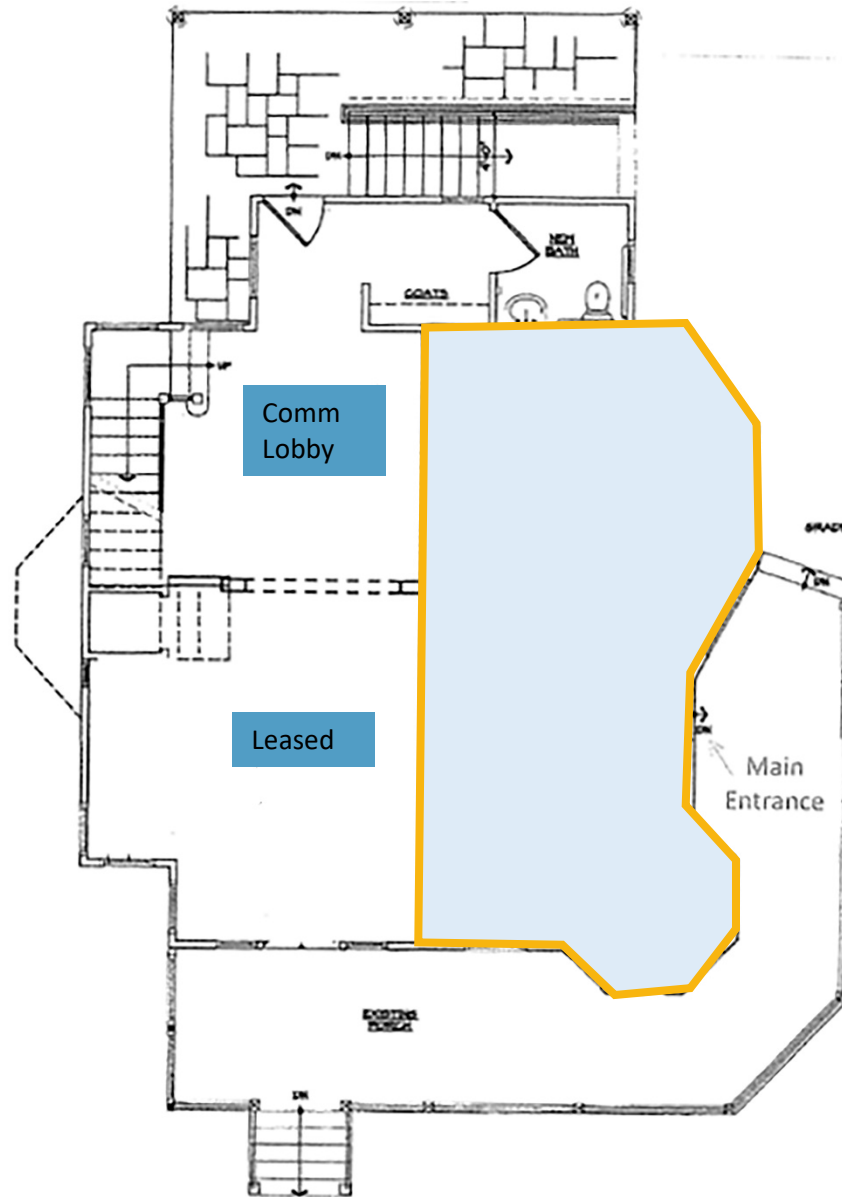
**SIOR** Individual Members  
Society of Industrial & Office Realtors

**VIDAL/WETTENSTEIN, LLC**

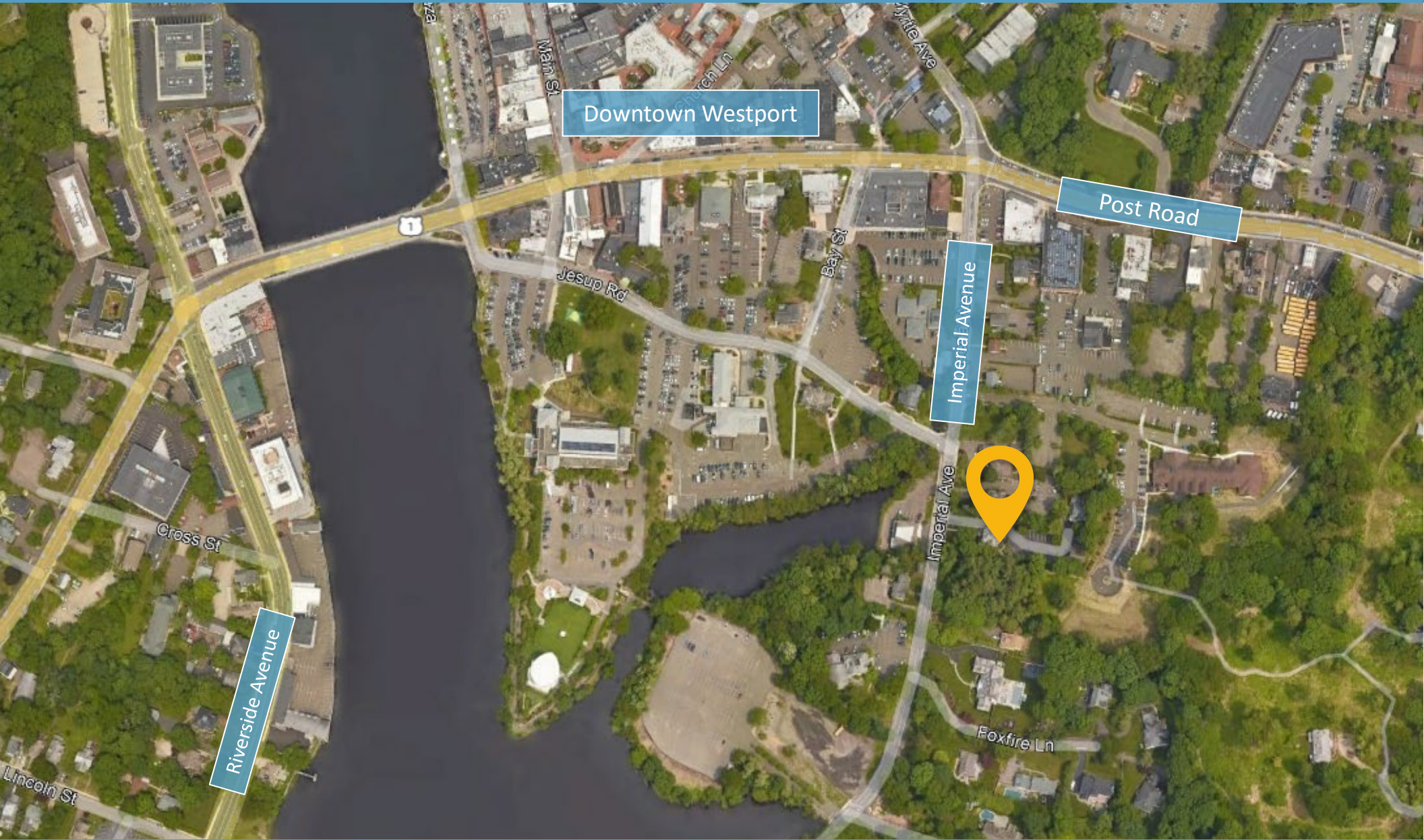


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# Westport, Connecticut

## General

ACS, 2019–2023	Westport	State
Current Population	27,282	3,598,348
Land Area <i>mi</i> <sup>2</sup>	20	4,842
Population Density <i>people per mi</i> <sup>2</sup>	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	2,565	
Food and Beverage Stores		32%
2 Health Care and Social Assistance	2,390	
Ambulatory Health Care Services		58%
3 Finance and Insurance	2,034	
Securities, Commodities, & Financial Inv.		67%
4 Government	1,982	
Local Government		90%
5 Professional, Scientific, and Tech Svc	1,870	
Professional, Scientific, and Tech Svc		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

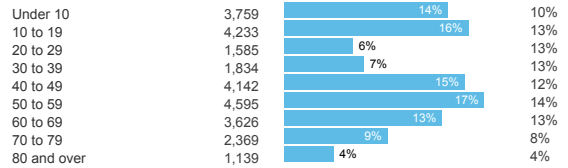
Data from Municipalities, 2025

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

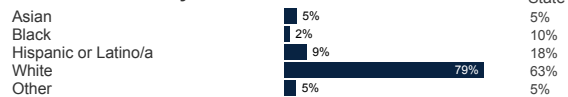
## Demographics

ACS, 2019–2023

### Age Distribution



### Race and Ethnicity

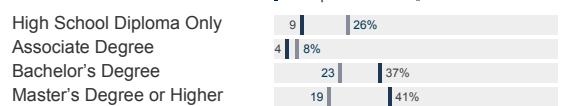


*Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.*

### Language Spoken at Home



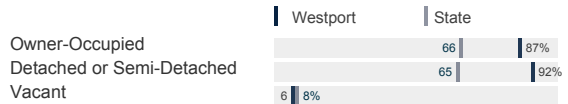
### Educational Attainment



## 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



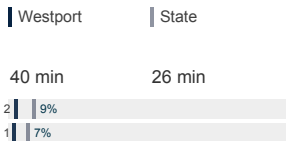
## Access

ACS, 2019–2023

Mean Commute Time \* 40 min 26 min

No Access to a Car

No Internet Access



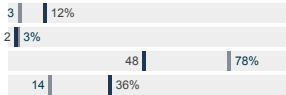
## Commute Mode

Public Transport

Walking or Cycling

Driving

Working From Home \*



## Public Transit

CT transit Service

Other Public Bus Operations

Train Service

-  
Norwalk Transit District  
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](http://profiles.ctdata.org)

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

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