

# OFFICE SPACE FOR LEASE

158 East Avenue, Norwalk, CT



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

## 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.

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## PROPERTY DETAILS

Space Available: 1<sup>st</sup> fl. 1,168± SF  
2<sup>nd</sup> fl. 1,188± SF

Land Area: .24 acre

Zoning: CD-3

Age: 1920±

HVAC: Central

Heating: Oil - (city gas also available)

Gas: Yes

Water/ Sewer: City

**Lease Price Reduced!**

~~\$24.00~~ \$21.50 gross + utilities

- Sign post in front of building
- Security system & hardwired fire alarm
- Nest thermostat
- New oil tank and plumbing in basement
- Upgraded electrical panels
- Irrigation system
- Central A/C systems on both floors
- Chimney and stainless-steel liner
- General interior upgrades including new kitchenette
- New water main line from street to basement
- New roof, sub-roof and gutters 2019



Location: Convenient to exit 16, I-95  
Traffic count approx. 34,000 cars per day  
Superb visibility with signage on East Avenue



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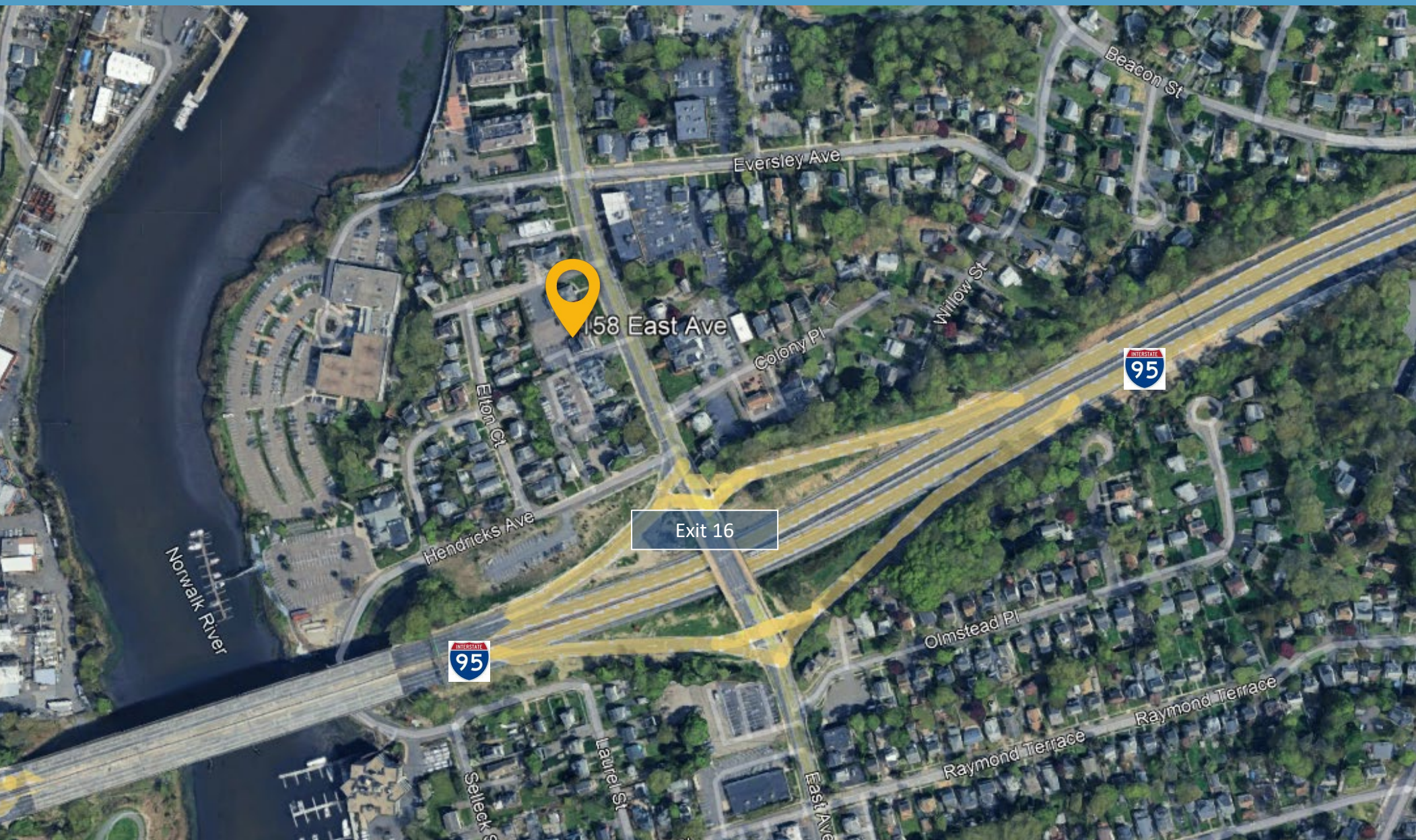


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# Norwalk, Connecticut

## General

ACS, 2019–2023	Norwalk	State
Current Population	91,375	3,598,348
Land Area <i>mi</i> <sup>2</sup>	23	4,842
Population Density <i>people per mi</i> <sup>2</sup>	3,992	743
Number of Households	35,476	1,420,170
Median Age	40	41
Median Household Income	\$105,301	\$93,760
Poverty Rate	10%	10%

## Economy

### Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Ambulatory Health Care Services</i>	6,817	35%
2 Retail Trade <i>Food and Beverage Stores</i>	5,474	32%
3 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i>	3,922	100%
4 Accommodation and Food Services <i>Food Services and Drinking Places</i>	3,570	88%
5 Finance and Insurance <i>Credit Intermediation &amp; Related</i>	3,168	49%
Total Jobs, All Industries	41,911	

### SOTS Business Registrations

Secretary of the State, March 2025

#### New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	1,125	1,455	1,400	1,478	1,424

Total Active Businesses 10,663

### Key Employers

Data from Municipalities, 2025

- 1 Factset Research System Inc.
- 2 Datto
- 3 Booking Holdings
- 4 Xerox
- 5 EMCOR Group

## Demographics

ACS, 2019–2023

### Age Distribution

Under 10	9,720	11%	10%
10 to 19	9,838	11%	13%
20 to 29	11,842	13%	13%
30 to 39	14,092	15%	13%
40 to 49	11,936	13%	12%
50 to 59	12,795	14%	14%
60 to 69	11,185	12%	13%
70 to 79	6,488	7%	8%
80 and over	3,479	4%	4%

### Race and Ethnicity

Asian	5%	5%
Black	18%	10%
Hispanic or Latino/a	31%	18%
White	43%	63%
Other	4%	5%

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

	Norwalk	State
English	13	63
Spanish	27%	77%

### Educational Attainment

	Norwalk	State
High School Diploma Only	22	26%
Associate Degree	7	8%
Bachelor's Degree	23	26%
Master's Degree or Higher	19	19%

## Housing

ACS, 2019–2023

	Norwalk	State
Median Home Value	\$535,000	\$343,200
Median Rent	\$2,010	\$1,431
Housing Units	38,038	1,536,049

	Norwalk	State
Owner-Occupied	55	66%
Detached or Semi-Detached	51	65%
Vacant	7	8%

## Schools

CT Department of Education, 2024-25

### School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Norwalk School District	PK-12	11,473	340	92%
Side By Side Charter School	PK-8	236	38	
Statewide	-	508,402	20,762	88%

### Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Norwalk School District	34%	39%
Side By Side Charter School	54%	52%
Statewide	44%	49%



# Norwalk, Connecticut

## Labor Force

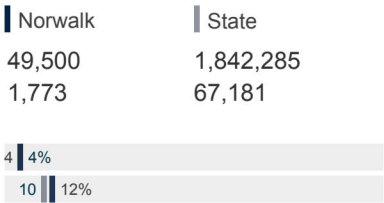
CT Department of Labor, 2024

	Norwalk	State
Employed	49,500	1,842,285
Unemployed	1,773	67,181

Unemployment Rate

Self-Employment Rate\*

\*ACS, 2019–2023



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

Massachusetts

Providence

Rhode Island

New York

Population within 45 minutes:  
2,132,532

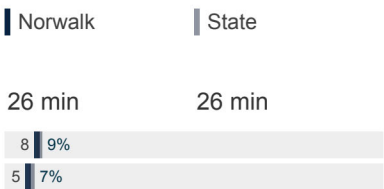
## Access

ACS, 2019–2023

Mean Commute Time \* 26 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

Stamford metro

Norwalk Transit District / Housatonic Area Regional Transit (HART), Coastal Link (Norwalk-Bridgeport-Milford)

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	\$422,434,741
Property Tax Revenue	\$349,932,481
per capita	\$3,829
per capita, as % of state avg.	117%
Intergovernmental Revenue	\$52,645,080
Revenue to Expenditure Ratio	110%

### Municipal Expenditure

Total Expenditure	\$384,667,779
Educational	\$240,659,649
Other	\$144,008,130

### Grand List

Equalized Net Grand List	\$23,590,931,324
per capita	\$258,104
per capita, as % of state avg.	145%
Commercial/Industrial Share of Net Grand List	25%
Actual Mill Rate	30.47
Equalized Mill Rate	14.86

### Municipal Debt

Moody's Rating (2024)	Aaa
S&P Rating (2024)	AAA
Total Indebtedness	\$314,458,965
per capita	\$3,440
per capita, as % of state avg.	117%
as percent of expenditures	82%
Annual Debt Service	\$33,219,399
as % of expenditures	9%

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

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

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