

# RETAIL SPACE FOR LEASE

1234 Huntington Turnpike, Bridgeport, CT



## Multiple Spaces Available

#1: 4,527, #2: 1,808, #3: 1,603± SF

Abundant parking

City water and city sewer, gas heat

Sprinkler system and air conditioning

Total Building SF: 22,228± SF

Year Built: 2022

Acres: 3.49

Asking: \$22.00 gross + utilities



To arrange a tour contact:  
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Silvester Garza  
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## VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880  
www.vidalwettenstein.com

# 1234 Huntington Turnpike, Bridgeport, CT

Ideal for tenants who want to...

- Launch or expand a destination retail concept that benefits from high automobile and local resident traffic.
- Establish a medical/clinical or wellness office that wants easy parking, visibility and strong local recognition.
- Open a service-provider business (salon/spa, fitness studio, specialty food store) that wants to be part of the “go-to” local scene.



# 1234 Huntington Turnpike, Bridgeport, CT

**Located** on Huntington Turnpike, 1234 Huntington Tpke presents a rare commercial leasing opportunity with outstanding visibility and accessibility. Situated along a well-traveled thoroughfare, the property benefits from steady traffic, strong local demographics, and a mix of neighboring commercial and service uses.

- **Easy access & parking potential** – Being on a main artery provides convenient access for customers and staff. For many potential tenants, easy in/out service lanes, signage prospects and visibility are major pluses.
- **Supportive commercial environment** – The address sits among established businesses and services, lending credibility and convenience. Nearby retail or service-oriented neighbors can help drive cross-traffic and brand recognition.
- **Market appeal** – Trumbull is a desirable suburban community with strong residential presence and purchasing power. A well-positioned commercial tenant stands to capture both local resident clientele and regional visitors.

## **What this space offers your business:**

**Leasing at 1234 Huntington Tpke** gives you the kind of “blank canvas” flexibility many businesses crave, paired with built-in advantages that can accelerate your success.

- **Versatility of usage** – Whether you’re a retail brand, a professional service firm, medical/health-wellness provider, or hospitality/food service operator, this location can serve as a high-impact hub.
- **Build your brand presence** – With prominent signage potential and road-side visibility, you’re not hidden away in a strip mall-back corridor—you’re on the map.
- **Enhanced customer convenience** – Customers appreciate locations that are easy to locate and access. A storefront on a main road suggests trust and convenience.
- **Growth potential** – Because the property sits in a strong commercial corridor of Trumbull, it positions a business not just for immediate occupancy, but for expansion and increased brand reach.



**VIDAL/WETTENSTEIN, LLC**

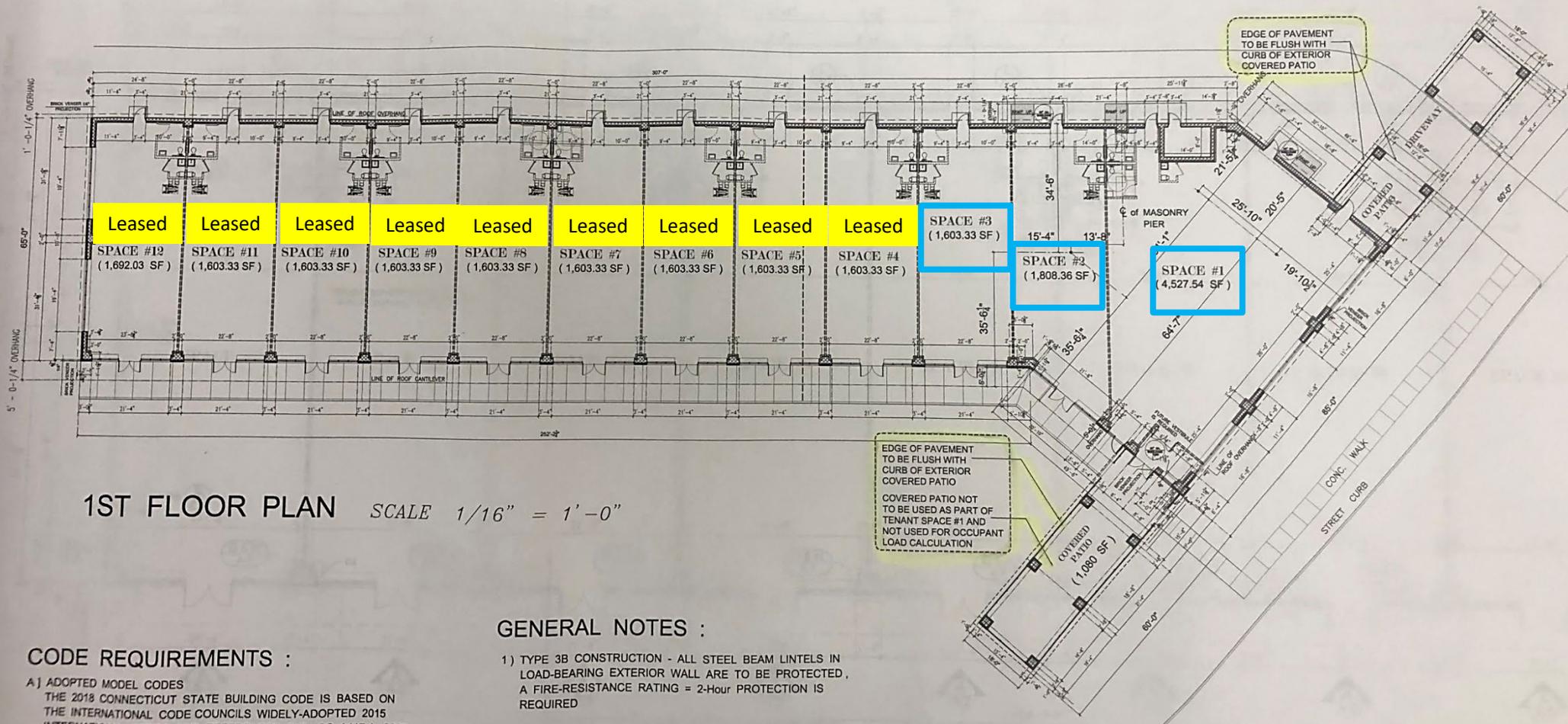


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## GENERAL NOTES :

- 1) TYPE 3B CONSTRUCTION - ALL STEEL BEAM LINTELS IN LOAD-BEARING EXTERIOR WALL ARE TO BE PROTECTED, A FIRE-RESISTANCE RATING = 2-Hour PROTECTION IS REQUIRED
- 2) PROVIDE INTERIOR SIGNAGE WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) AND RAISED TEXT CHARACTERS & BRAILLE Complying WITH A117.1 Section 703) AT THE FOLLOWING :
  - a. REQUIRED ACCESSIBLE ELEMENTS OR ROOMS, INCLUDING ROOMS.
  - b. EXIT COMPONENTS (INCLUDING STAIRWAYS, DOORS, AND

## CODE REQUIREMENTS :

A) ADOPTED MODEL CODES  
 THE 2018 CONNECTICUT STATE BUILDING CODE IS BASED ON THE INTERNATIONAL CODE COUNCILS WIDELY-ADOPTED 2015 INTERNATIONAL CODES AND REFERENCES THE ICC A117.1-2009 STANDARD FOR ACCESSIBILITY, AND APPLIES TO PROJECTS WITH PERMIT APPLICATIONS FILED FROM OCTOBER 1, 2018.

The 2018 SBC ADOPTS THE FOLLOWING MODEL CODES :  
 1) 2015 IBC (INTERNATIONAL BUILDING CODE)



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# Bridgeport, Connecticut

## General

ACS, 2019–2023	Bridgeport	State
Current Population	148,012	3,598,348
Land Area <i>mi</i> <sup>2</sup>	16	4,842
Population Density <i>people per mi</i> <sup>2</sup>	9,216	743
Number of Households	55,498	1,420,170
Median Age	36	41
Median Household Income	\$56,584	\$93,760
Poverty Rate	23%	10%

## Economy

### Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Social Assistance</i>	12,454	34%
2 Retail Trade <i>Food and Beverage Stores</i>	3,724	38%
3 Government <i>Local Government</i>	3,690	74%
4 Admin and Support and Waste Mgt <i>Administrative and Support Services</i>	2,811	90%
5 Manufacturing <i>Transportation Equip Mfg</i>	2,799	26%
Total Jobs, All Industries	43,285	

### SOTS Business Registrations

Secretary of the State, March 2025

#### New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	1,715	2,420	2,434	2,461	2,194

Total Active Businesses 12,009

### Key Employers

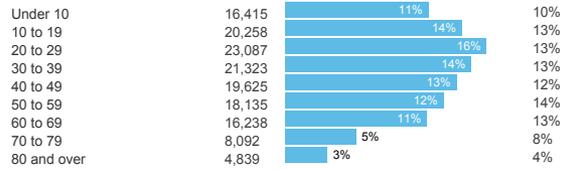
Data from Municipalities, 2025

- Trefz Corp
- Allied Universal
- Visiting Nurse Services of CT
- Prime Resources
- MW Life Sciences

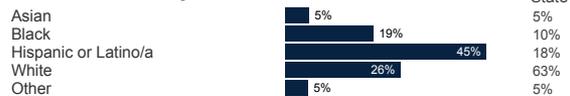
## Demographics

ACS, 2019–2023

### Age Distribution



### Race and Ethnicity

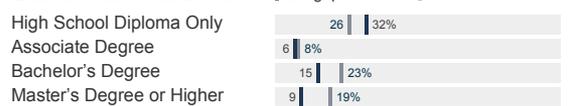


*Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.*

### Language Spoken at Home



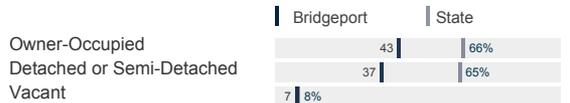
### Educational Attainment



## Housing

ACS, 2019–2023

	Bridgeport	State
Median Home Value	\$252,400	\$343,200
Median Rent	\$1,405	\$1,431
Housing Units	59,676	1,536,049



## Schools

CT Department of Education, 2024-25

### School Districts

School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Achievement First Bridgeport Academy	K-12	1,090	0	89%
Bridgeport School District	PK-12	20,022	1,072	74%
Capital Preparatory Harbor School	K-12	775	0	92%
Great Oaks Charter School District	6-12	662	0	84%
New Beginnings Inc Family Academy	PK-8	431	99	
Park City Prep Charter School	4-8	434	0	
The Bridge Academy District	7-12	281	0	97%
Statewide	-	508,402	20,762	88%

### Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

School District	Math	ELA
Achievement First Bridgeport Academy	22%	39%
Bridgeport School District	12%	20%
Capital Preparatory Harbor School	16%	33%
Great Oaks Charter School District	18%	33%
New Beginnings Inc Family Academy	17%	*
Park City Prep Charter School	31%	44%
The Bridge Academy District	32%	32%
Statewide	44%	49%

# Bridgeport, Connecticut

## Labor Force

CT Department of Labor, 2024

	Bridgeport	State
Employed	65,117	1,842,285
Unemployed	3,622	67,181

Unemployment Rate



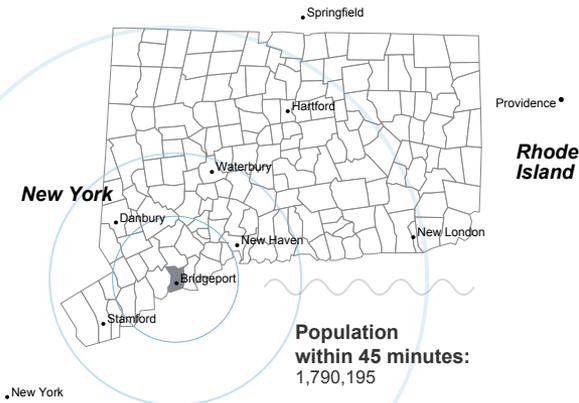
Self-Employment Rate\*



\*ACS, 2019–2023

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

Massachusetts



## Access

ACS, 2019–2023

	Bridgeport	State
Mean Commute Time *	29 min	26 min
No Access to a Car	9   19%	
No Internet Access	7   11%	

## Commute Mode

Public Transport	3   7%
Walking or Cycling	3   4%
Driving	78   79%
Working From Home *	6   14%

## Public Transit

CT <i>transit</i> Service	Stamford metro
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 2021-22

### Municipal Revenue

Total Revenue	\$641,416,413
Property Tax Revenue	\$337,459,457
<i>per capita</i>	\$2,274
<i>per capita, as % of state avg.</i>	69%
Intergovernmental Revenue	\$271,528,684
Revenue to Expenditure Ratio	99%

### Municipal Expenditure

Total Expenditure	\$645,371,585
Educational	\$301,820,651
Other	\$343,550,934

### Grand List

Equalized Net Grand List	\$11,426,465,262
<i>per capita</i>	\$77,010
<i>per capita, as % of state avg.</i>	43%
Commercial/Industrial Share of Net Grand List	18%
Actual Mill Rate	43.45
Equalized Mill Rate	29.74

### Municipal Debt

Moody's Rating (2024)	A3
S&P Rating (2024)	A
Total Indebtedness	\$875,396,135
<i>per capita</i>	\$5,900
<i>per capita, as % of state avg.</i>	201%
<i>as percent of expenditures</i>	136%
Annual Debt Service	\$76,310,762
<i>as % of expenditures</i>	12%

## 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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