

# OFFICE SPACE FOR LEASE

120 Post Road West, Westport, CT



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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.



# 120 Post Road West, Westport, CT

## Professional Office Space for Lease



### SPACE DETAILS

Office Suite 202  
2,680 Square Feet

\$26.00/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.



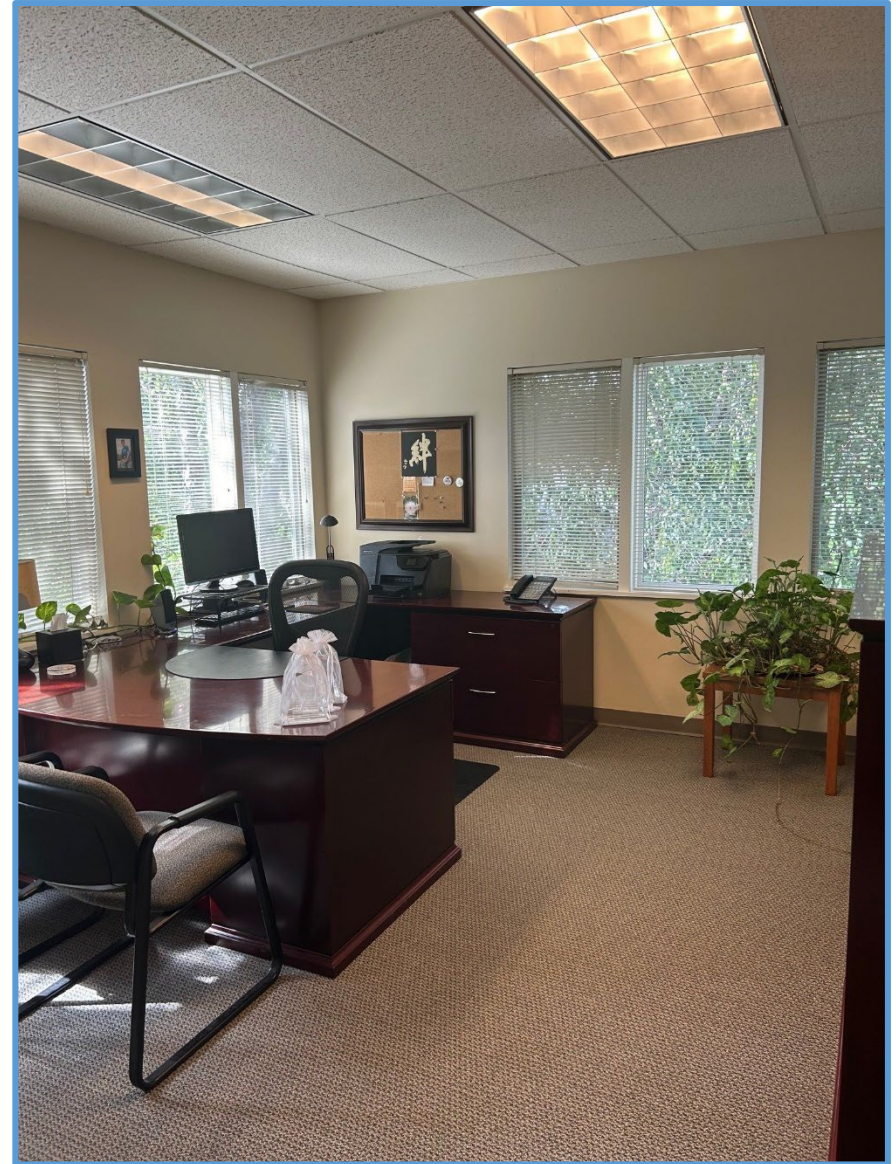
# 120 Post Road West, Westport, CT

## 2,680 Square Feet



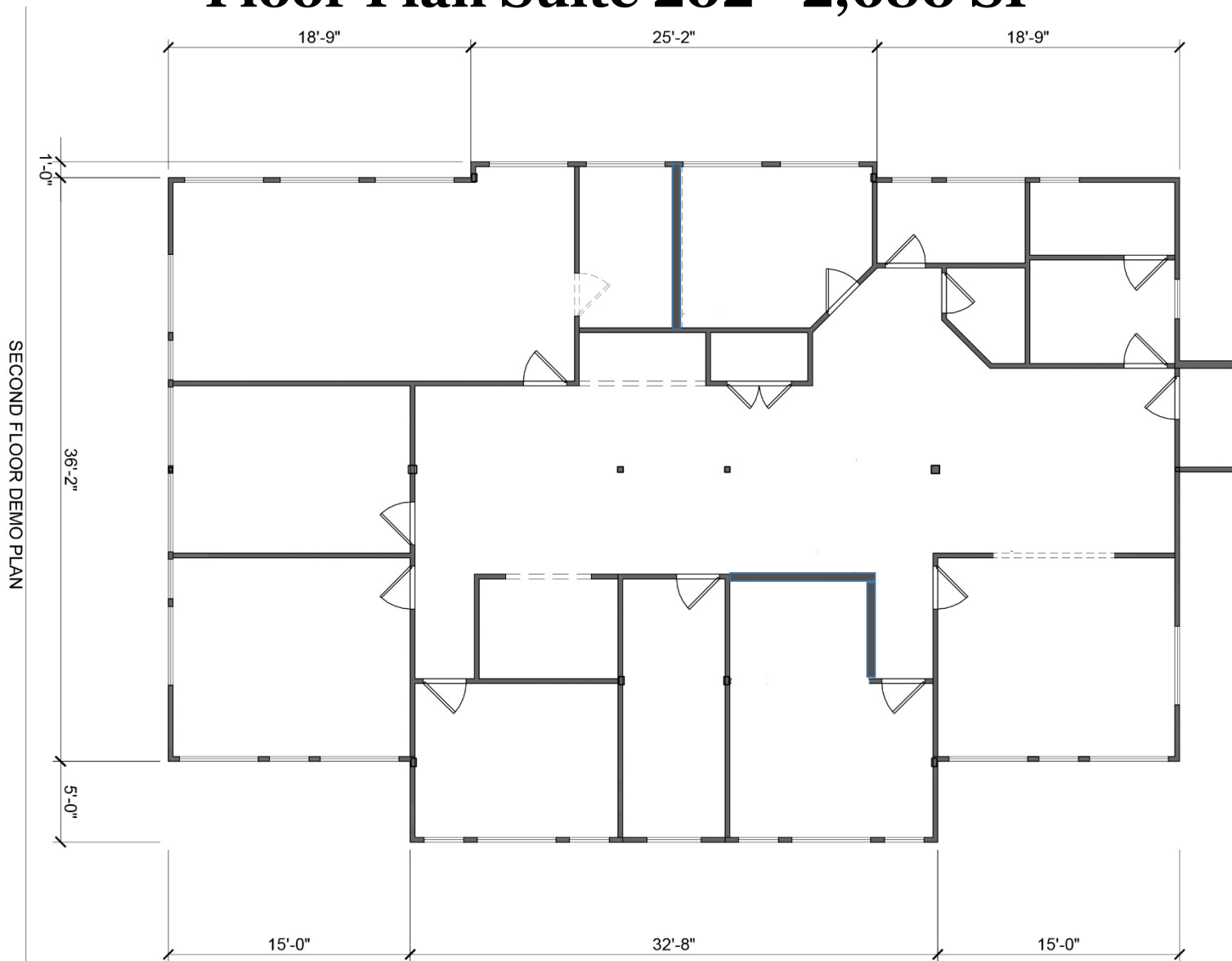


# 120 Post Road West, Westport, CT



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## Floor Plan Suite 202 - 2,680 SF



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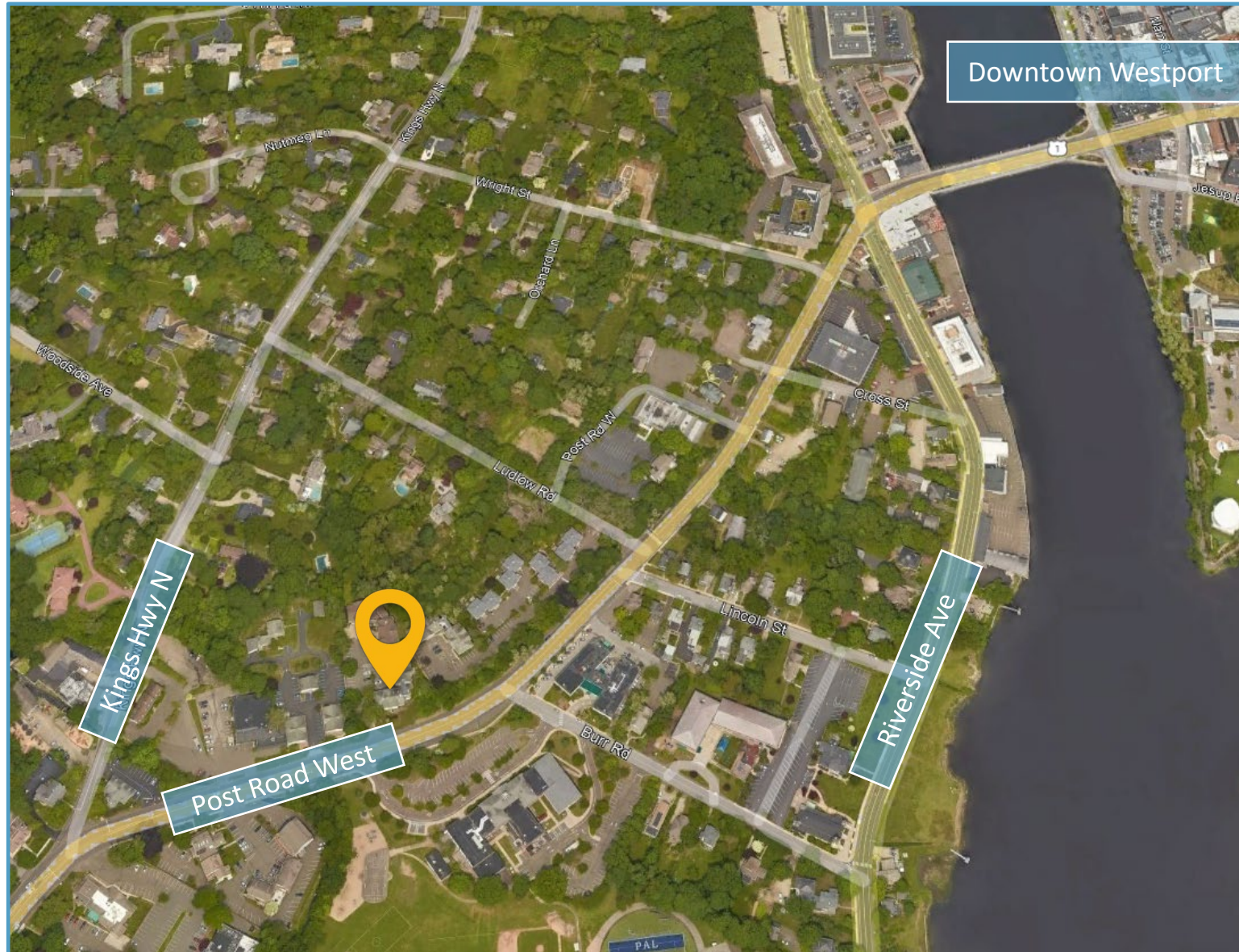


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# 120 Post Road West, Westport, CT



# 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

- 1 Bridgewater Associates
- 2 Town of Westport Public Schools/Government
- 3 Westport/Weston YMCA
- 4 Ed Mitchell Inc.
- 5 Gault Inc.

## Demographics

ACS, 2019–2023

### Age Distribution

	Westport	State
Under 10	3,759	10%
10 to 19	4,233	13%
20 to 29	1,585	13%
30 to 39	1,834	13%
40 to 49	4,142	12%
50 to 59	4,595	14%
60 to 69	3,626	13%
70 to 79	2,369	8%
80 and over	1,139	4%

### Race and Ethnicity

	Westport	State
Asian	5%	5%
Black	2%	10%
Hispanic or Latino/a	9%	18%
White	79%	63%
Other	5%	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

	Westport	State
English	77	85%
Spanish	5	13%

### Educational Attainment

	Westport	State
High School Diploma Only	9	26%
Associate Degree	4	8%
Bachelor's Degree	23	37%
Master's Degree or Higher	19	41%

## 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

	Westport	State
Owner-Occupied	66	87%
Detached or Semi-Detached	65	92%
Vacant	6	8%

## 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

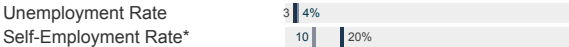
CT Department of Labor, 2024

	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

Rhode Island



Population within 45 minutes: 1,982,430

## Access

ACS, 2019–2023

	Westport	State
Mean Commute Time *	40 min	26 min
No Access to a Car	2%	9%
No Internet Access	1%	7%

## Commute Mode

Public Transport	3%	12%
Walking or Cycling	2%	3%
Driving	48%	78%
Working From Home *	14%	36%

## 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 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 as % of expenditures	\$15,671,103 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](https://profiles.ctdata.org)

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

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