



COLDWELL BANKER
COMMERCIAL
REALTY



333 Post Rd W

Westport, CT



The Offering

Coldwell Banker Commercial Realty is pleased to present a medical office leasing opportunity at 333 Post Road West in Westport, Connecticut. The property sits along one of Westport's most traveled commercial corridors, with direct access to I-95 and the Merritt Parkway, and is proximate to Norwalk Hospital, downtown Westport, established healthcare providers, and a dense, affluent residential base.

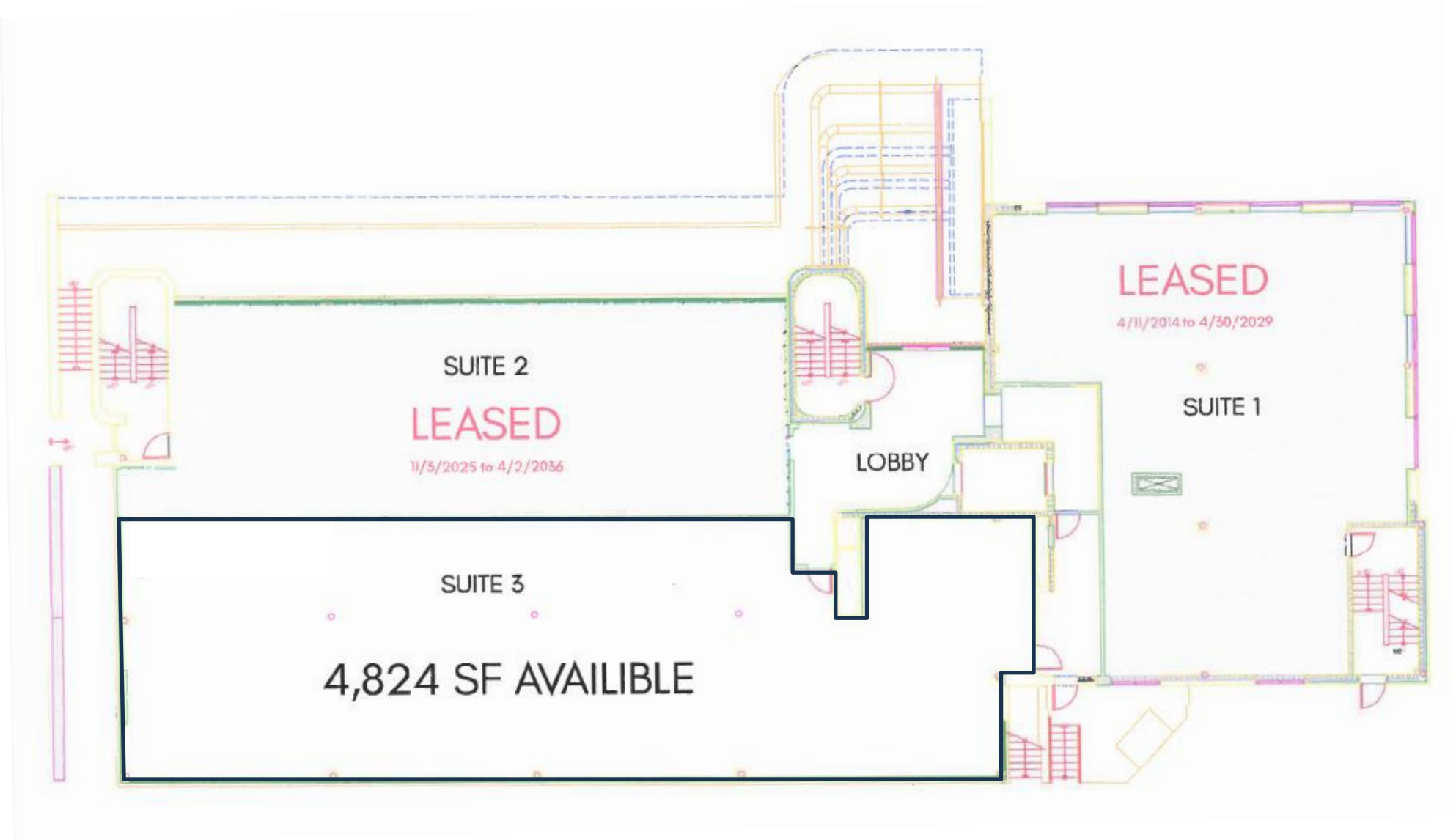
The surrounding trade area offers strong household incomes, a highly educated workforce, and the demographic profile that supports a wide range of medical uses – specialty practices, primary care, physical therapy, and healthcare services operators alike.

A premier first-floor suite is now available. 333 Westport Avenue offers the visibility, accessibility, and patient base that medical tenants in Fairfield County are looking for.

PROPERTY SUMMARY

LEASE RATE:	\$42.00/SF NNN
RBA:	33,156 SF +/-
ZONING:	GBD

Available Unit



Building Details



CONSTRUCTION & MECHANICAL DETAILS

RBA	33,156 SF
YEAR BUILT	1979
RENOVATED	2023
LAND AREA	1.39 AC
FLOORS	2
TYPE OF CONSTRUCTION	Steel & Concrete
HVAC	Rooftop Gas-Fired
SECURITY	24/7 Access

SITE DETAILS

PROPERTY ADDRESS	333 Post Rd W, Westport, CT
ZONING	GBD
SIGNAGE	Rt 1 Monument, Main Lobby Directory
TRAFFIC COUNT	18,481 CPD
PARKING	3.86/1,000 SF

Retailer Map



DRIVE TIME

4 min
Metro North
Rowayton

4 min
Metro North
Darien

5 min
Metro North
South Norwalk

30 min
Westchester
County Airport

55 min
New York
City



Location & Demographics

POPULATION	1 MILE	3 MILES	5 MILES	HH's & Income	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,688	67,310	131,758	TOTAL HOUSEHOLDS	3,094	26,527	49,570
AVERAGE AGE	45	43	42	# PERSONS PER HH	2.5	2.5	2.7
AVERAGE AGE MALE	45	42	41	AVG. HH INCOME	\$229,590	\$201,567	\$211,559
AVERAGE AGE (FEMALE)	46	45	44	AVG. HOUSE VALUE	\$998,453	\$919,403	\$933,574

333 Post Rd W

Exclusive Brokers

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