

2320 Main St



Location: **Bridgeport Cluster**
Bridgeport Submarket
Fairfield County
Bridgeport, CT 06606

Building Type: **Class C Office**

Status: **Built 1961**

Stories: **2**

RBA: **12,180 SF**

Typical Floor: **6,187 SF**

Total Avail: **No Spaces Currently Available**

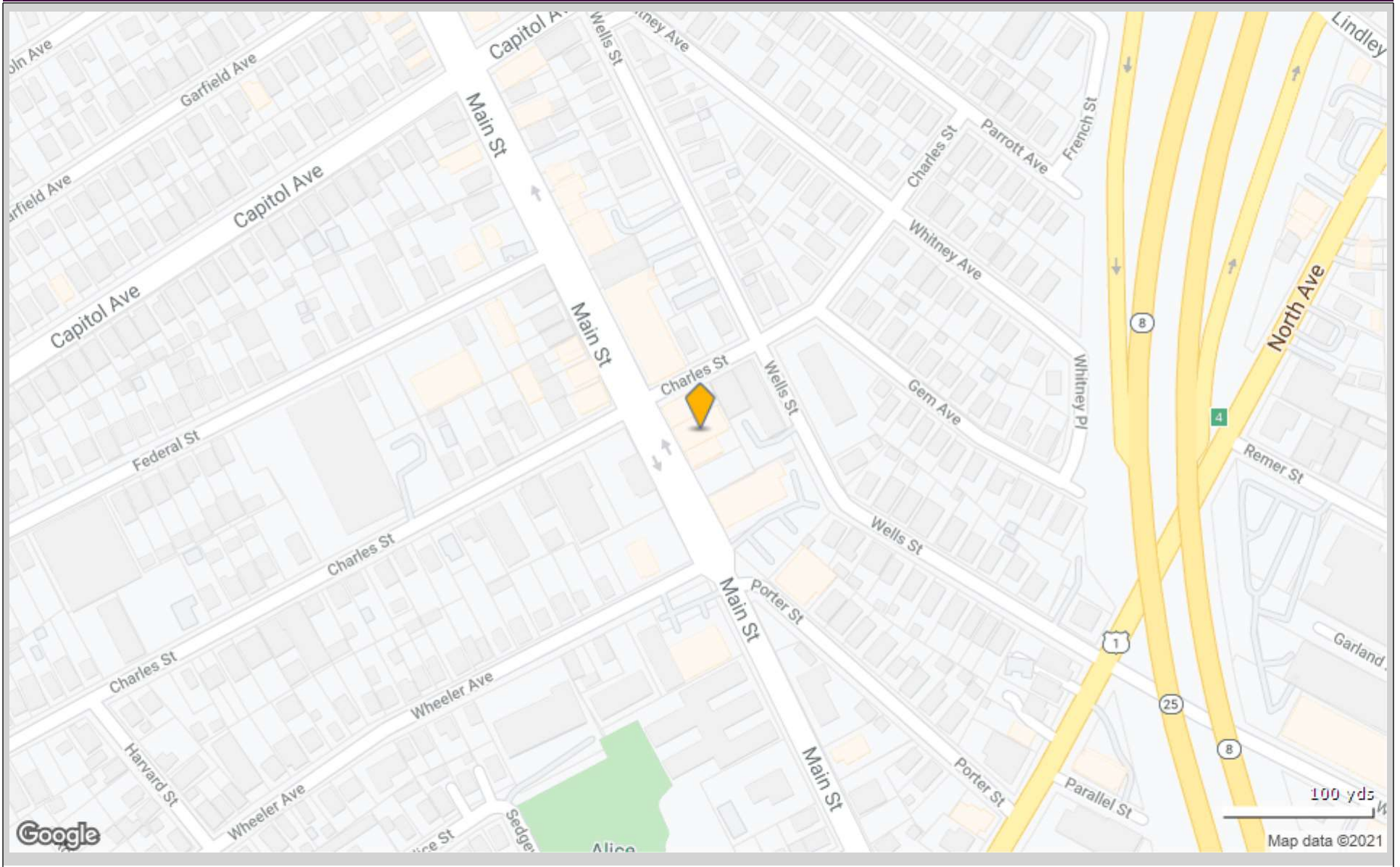
% Leased: **100%**

Developer: -
Management: -
Recorded Owner: **Sandro Pizzicarola**

Expenses: **2017 Tax @ \$2.10/sf**
Parcel Number: **BRID-002101-000002A**
Amenities: **Signage**

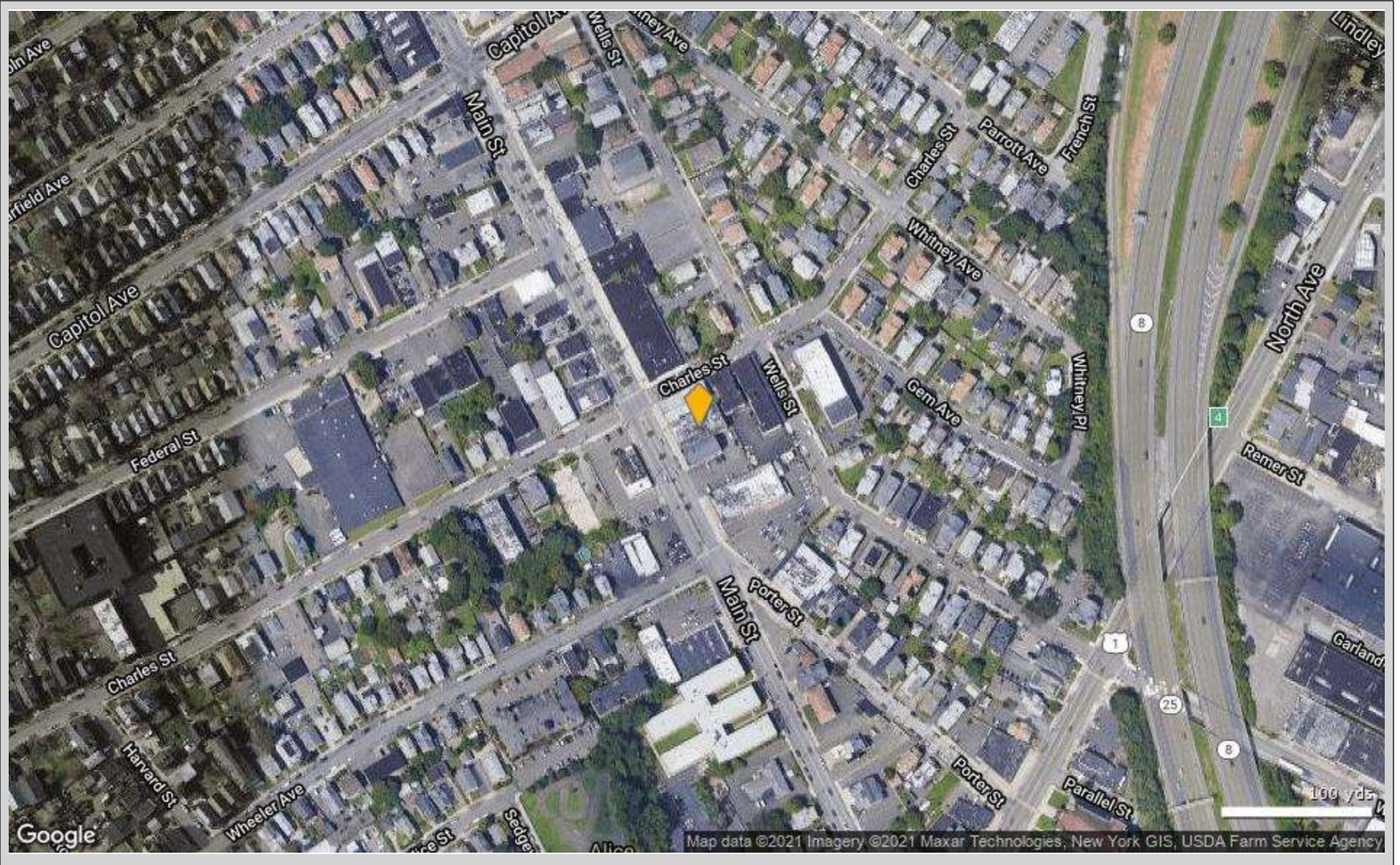
Aerial / Map Report

2320 Main St - Bridgeport, CT 06606



Aerial / Map Report

2320 Main St - Bridgeport, CT 06606



Site Plan Report

2320 Main St, Bridgeport, CT 06606

No Site Plan image was found for this property

2320 Main St

Tenant	SF Occupied	Floor(s)	Industry	# Emp	Lease Began	Lease Expiration	Phone	Contacts
Afscme			Services	8			(203) 368-0378	Anna Montalvo
Footcare Associates Llc	1,000	2	Health Care and Social Assistance	5			(203) 366-4506	Robert Schwartz, Owner
Integrated Systems	900		Wholesaler	6			(475) 282-4073	
Luxor Tax Service		1	Professional, Scientific, and Technical Services	2	10/04/2020		(203) 345-3443	
Oul & More		1	Retailer	2	10/05/2020		(203) 522-5010	
Sandro's Home Decorating Foam Rubber Company	2,215	1	Services	4			(203) 335-4684	Sandro Pizzicarola, Owner
The Gospel Cut	738	2					(203) 502-1081	

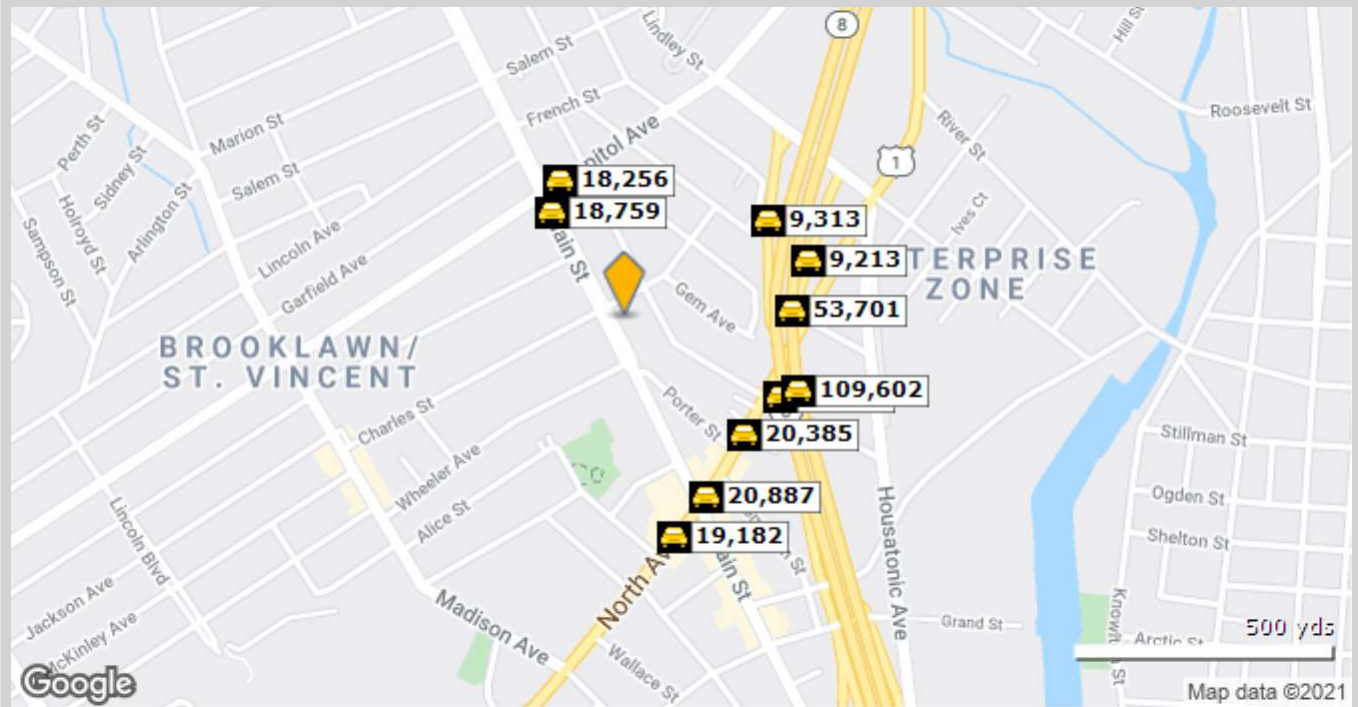
Total Tenants for 2320 Main St: **7**

Total Tenants for report: 7

Traffic Count Report

2320 Main St, Bridgeport, CT 06606

Building Type: **Class C Office**
 Class: **C**
 RBA: **12,180 SF**
 Typical Floor: **6,187 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Main St	Capitol Ave	0.02 NW	2018	18,759	MPSI	.14
2	Capitol Ave	Main St	0.02 SW	2018	18,256	MPSI	.17
3	North Ave	Parallel St	0.01 SW	2018	20,385	MPSI	.19
4	North Ave	Remer St	0.02 SE	2020	53,701	MPSI	.19
5	Colonel Henry Mucci Hwy	Wells St	0.02 S	2020	55,901	MPSI	.20
6	French St	Parrott Ave	0.04 W	2020	9,313	MPSI	.20
7	Colonel Henry Mucci Hwy	Wells St	0.03 SW	2020	109,602	MPSI	.21
8	North Ave	Remer St	0.07 S	2020	9,213	MPSI	.22
9	North Ave	Main St	0.01 SW	2018	20,887	MPSI	.22
10	North Ave	Sedgewick St	0.03 SW	2018	19,182	MPSI	.25

Demographic Market Comparison Report

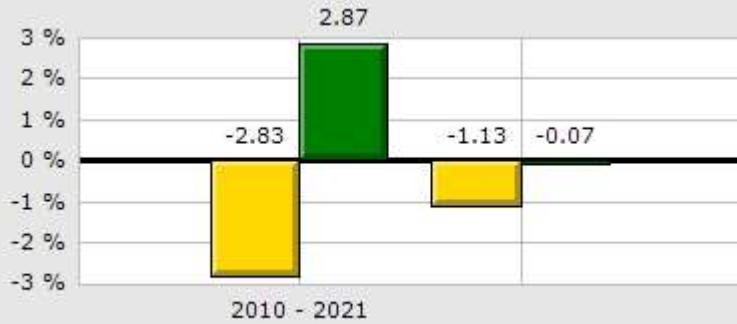
1 mile radius

2320 Main St, Bridgeport, CT 06606

Type: **Class C Office**
 County: **Fairfield**

■ 1 Mile
■ County

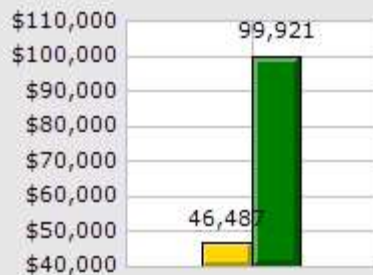
Population Growth



Household Growth



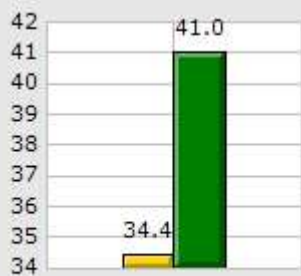
2021 Med Household Inc



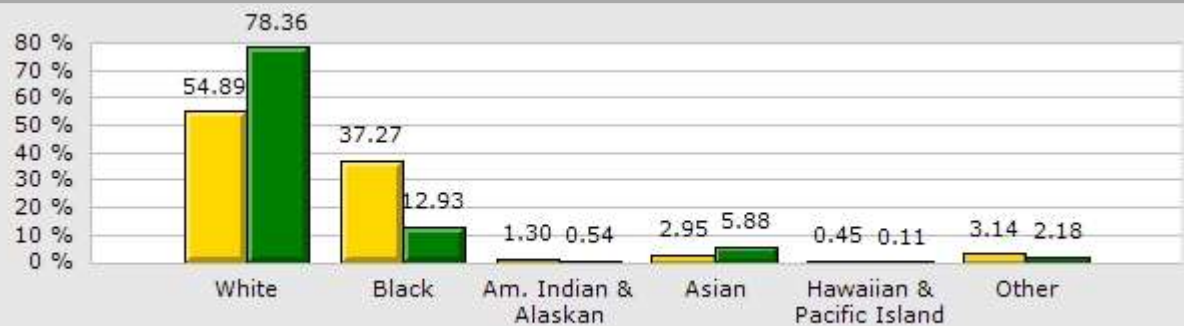
2021 Households by Household Income



2021 Median Age



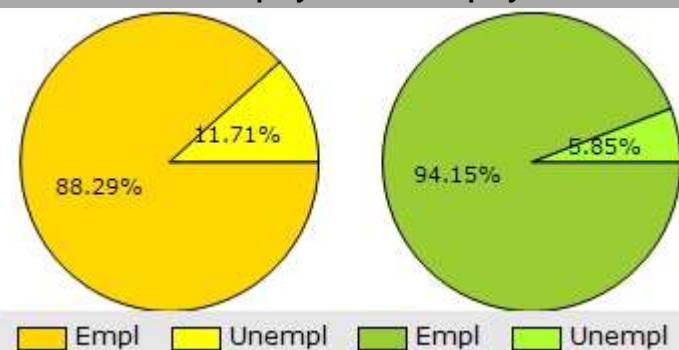
2021 Population by Race



2021 Renter vs. Owner



2021 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

2320 Main St, Bridgeport, CT 06606

Type: **Class C Office**
 County: **Fairfield**

	1 Mile		County	
Population Growth				
Growth 2010 - 2021	-2.83%		2.87%	
Growth 2021 - 2026	-1.13%		-0.07%	
Empl	18,607	88.29%	483,571	94.15%
Unempl	2,469	11.71%	30,060	5.85%
2021 Population by Race	39,761		943,151	
White	21,825	54.89%	739,036	78.36%
Black	14,819	37.27%	121,974	12.93%
Am. Indian & Alaskan	518	1.30%	5,114	0.54%
Asian	1,172	2.95%	55,479	5.88%
Hawaiian & Pacific Island	177	0.45%	1,029	0.11%
Other	1,250	3.14%	20,519	2.18%
Household Growth				
Growth 2010 - 2021	-3.05%		2.86%	
Growth 2021 - 2026	-1.18%		-0.07%	
Renter Occupied	8,672	65.72%	110,070	31.88%
Owner Occupied	4,524	34.28%	235,166	68.12%
2021 Households by Household Income	13,194		345,236	
Income <\$25K	3,939	29.85%	46,142	13.37%
Income \$25K - \$50K	3,062	23.21%	45,771	13.26%
Income \$50K - \$75K	2,384	18.07%	45,689	13.23%
Income \$75K - \$100K	1,427	10.82%	35,125	10.17%
Income \$100K - \$125K	828	6.28%	30,390	8.80%
Income \$125K - \$150K	558	4.23%	24,623	7.13%
Income \$150K - \$200K	474	3.59%	37,880	10.97%
Income \$200K+	522	3.96%	79,616	23.06%
2021 Med Household Inc	\$46,487		\$99,921	
2021 Median Age	34.40		41.00	

Demographic Summary Report

2320 Main St, Bridgeport, CT 06606

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 RBA: **12,180 SF** Rent/SF/Yr: **-**
 Typical Floor: **6,187 SF**



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	39,310	181,042	265,030
2021 Estimate	39,761	181,954	266,216
2010 Census	40,920	181,074	264,214
Growth 2021 - 2026	-1.13%	-0.50%	-0.45%
Growth 2010 - 2021	-2.83%	0.49%	0.76%
2021 Population by Hispanic Origin	19,740	70,816	79,466
2021 Population	39,761	181,954	266,216
White	21,825 54.89%	107,146 58.89%	179,517 67.43%
Black	14,819 37.27%	59,802 32.87%	67,088 25.20%
Am. Indian & Alaskan	518 1.30%	1,753 0.96%	1,939 0.73%
Asian	1,172 2.95%	7,801 4.29%	10,776 4.05%
Hawaiian & Pacific Island	177 0.45%	411 0.23%	454 0.17%
Other	1,250 3.14%	5,041 2.77%	6,442 2.42%
U.S. Armed Forces	1	46	112
Households			
2026 Projection	13,039	64,496	94,667
2021 Estimate	13,195	64,817	95,102
2010 Census	13,610	64,481	94,416
Growth 2021 - 2026	-1.18%	-0.50%	-0.46%
Growth 2010 - 2021	-3.05%	0.52%	0.73%
Owner Occupied	4,524 34.29%	32,396 49.98%	57,685 60.66%
Renter Occupied	8,672 65.72%	32,421 50.02%	37,417 39.34%
2021 Households by HH Income	13,194	64,820	95,104
Income: <\$25,000	3,939 29.85%	16,943 26.14%	19,742 20.76%
Income: \$25,000 - \$50,000	3,062 23.21%	13,116 20.23%	16,598 17.45%
Income: \$50,000 - \$75,000	2,384 18.07%	10,710 16.52%	14,755 15.51%
Income: \$75,000 - \$100,000	1,427 10.82%	7,529 11.62%	10,933 11.50%
Income: \$100,000 - \$125,000	828 6.28%	5,267 8.13%	8,434 8.87%
Income: \$125,000 - \$150,000	558 4.23%	2,882 4.45%	5,584 5.87%
Income: \$150,000 - \$200,000	474 3.59%	4,453 6.87%	8,362 8.79%
Income: \$200,000+	522 3.96%	3,920 6.05%	10,696 11.25%
2021 Avg Household Income	\$64,864	\$77,616	\$97,508
2021 Med Household Income	\$46,487	\$55,656	\$69,241

Daytime Employment Report

1 Mile Radius

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	1,846	14,461	8
Retail & Wholesale Trade	280	2,312	8
Hospitality & Food Service	145	1,401	10
Real Estate, Renting, Leasing	50	201	4
Finance & Insurance	90	366	4
Information	27	126	5
Scientific & Technology Services	138	580	4
Management of Companies	6	18	3
Health Care & Social Assistance	462	4,086	9
Educational Services	17	812	48
Public Administration & Sales	16	1,773	111
Arts, Entertainment, Recreation	10	47	5
Utilities & Waste Management	89	285	3
Construction	242	881	4
Manufacturing	62	411	7
Agriculture, Mining, Fishing	2	10	5
Other Services	210	1,152	5

Consumer Spending Report

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2021 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$326,459	\$1,802,057	\$3,073,050
Total Apparel	\$21,574	\$107,169	\$169,129
Women's Apparel	7,794	40,400	65,263
Men's Apparel	4,209	21,150	34,178
Girl's Apparel	1,713	8,118	12,438
Boy's Apparel	1,296	6,035	9,048
Infant Apparel	1,211	5,590	8,101
Footwear	5,350	25,876	40,102
Total Entertainment & Hobbies	\$41,487	\$235,308	\$410,708
Entertainment	5,427	28,973	48,512
Audio & Visual Equipment/Service	12,456	66,246	106,046
Reading Materials	465	3,261	6,380
Pets, Toys, & Hobbies	6,218	38,471	70,902
Personal Items	16,922	98,357	178,868
Total Food and Alcohol	\$100,761	\$524,895	\$852,535
Food At Home	57,989	291,014	456,490
Food Away From Home	37,042	201,516	339,016
Alcoholic Beverages	5,731	32,365	57,029
Total Household	\$45,639	\$281,443	\$507,483
House Maintenance & Repair	7,927	58,276	107,378
Household Equip & Furnishings	19,076	110,329	191,221
Household Operations	13,927	81,830	147,397
Housing Costs	4,709	31,009	61,487

Consumer Spending Report

2320 Main St, Bridgeport, CT 06606

2021 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$86,222	\$467,020	\$785,974
Vehicle Purchases	39,875	216,966	371,646
Gasoline	23,436	120,355	190,705
Vehicle Expenses	1,960	11,667	21,117
Transportation	10,317	59,066	103,840
Automotive Repair & Maintenance	10,634	58,966	98,666
Total Health Care	\$13,645	\$79,573	\$140,485
Medical Services	8,089	47,265	84,046
Prescription Drugs	3,886	22,768	40,192
Medical Supplies	1,670	9,540	16,248
Total Education/Day Care	\$17,130	\$106,649	\$206,736
Education	11,181	68,292	131,465
Fees & Admissions	5,949	38,356	75,271