

Introducing

1049 Boston Post Road
Darien, CT 06820



Prime office space available in downtown Darien!



HOULIHAN LAWRENCE
COMMERCIAL



750
SQFT.

\$34 PSF MG
OFFERED AT

- Prime office space
- Located on the vibrant Boston Post Road
- Walkable to food, and shopping
- Two suites
- Layout on second floor includes 3 offices
- Space also has a kitchenette and private bathroom



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Demographics

Radius	1 Mile		5 Mile		10 Mile	
Population						
2027 Projection	6,768		213,398		352,916	
2022 Estimate	6,685		212,789		352,467	
2010 Census	6,009		202,145		337,809	
Growth 2022 - 2027	1.24%		0.29%		0.13%	
Growth 2010 - 2022	11.25%		5.27%		4.34%	
2022 Population by Occupation	7,307		225,139		368,954	
Real Estate & Finance	1,128	15.44%	16,280	7.23%	32,059	8.69%
Professional & Management	2,742	37.53%	73,433	32.62%	130,196	35.29%
Public Administration	28	0.38%	2,046	0.91%	3,058	0.83%
Education & Health	593	8.12%	22,603	10.04%	36,339	9.85%
Services	222	3.04%	20,983	9.32%	27,761	7.52%
Information	129	1.77%	3,608	1.60%	6,213	1.68%
Sales	770	10.54%	23,993	10.66%	38,664	10.48%
Transportation	1,011	13.84%	16,207	7.20%	29,136	7.90%
Retail	169	2.31%	10,864	4.83%	15,492	4.20%
Wholesale	105	1.44%	2,552	1.13%	4,370	1.18%
Manufacturing	170	2.33%	6,179	2.74%	9,645	2.61%
Production	51	0.70%	7,426	3.30%	9,614	2.61%
Construction	57	0.78%	8,155	3.62%	10,500	2.85%
Utilities	36	0.49%	4,044	1.80%	5,728	1.55%
Agriculture & Mining	5	0.07%	160	0.07%	373	0.10%
Farming, Fishing, Forestry	5	0.07%	146	0.06%	168	0.05%
Other Services	86	1.18%	6,460	2.87%	9,638	2.61%
2022 Households by HH Income	2,232		80,946		132,202	
<\$25,000	142	6.36%	11,067	13.67%	14,817	11.21%
\$25,000 - \$50,000	135	6.05%	11,211	13.85%	15,190	11.49%
\$50,000 - \$75,000	162	7.26%	10,722	13.25%	14,804	11.20%
\$75,000 - \$100,000	118	5.29%	8,784	10.85%	12,121	9.17%
\$100,000 - \$125,000	141	6.32%	6,465	7.99%	10,035	7.59%
\$125,000 - \$150,000	112	5.02%	6,016	7.43%	9,169	6.94%
\$150,000 - \$200,000	201	9.01%	8,550	10.56%	14,242	10.77%
\$200,000+	1,221	54.70%	18,131	22.40%	41,824	31.64%
2022 Worker Travel Time to Job	2,877		107,720		169,277	
<30 Minutes	1,461	50.78%	68,595	63.68%	101,073	59.71%
30-60 Minutes	386	13.42%	23,117	21.46%	36,848	21.77%
60+ Minutes	1,030	35.80%	16,008	14.86%	31,356	18.52%

Location Map



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Traffic Map

(Average Daily Volume)



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