

Demographic Detail Report

Marshalls Plaza 384-410 Westport Ave, Norwalk, CT 06851

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **35,585 SF**
 Year Built: **1957**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	12,651	89,890	141,062
2025 Estimate	12,368	87,985	137,902
2020 Census	12,090	86,493	134,790
Growth 2025 - 2030	2.29%	2.17%	2.29%
Growth 2020 - 2025	2.30%	1.72%	2.31%

2025 Population by Age	12,368		87,985		137,902	
Age 0 - 4	638	5.16%	4,953	5.63%	7,332	5.32%
Age 5 - 9	652	5.27%	4,877	5.54%	7,720	5.60%
Age 10 - 14	649	5.25%	4,874	5.54%	8,324	6.04%
Age 15 - 19	646	5.22%	4,944	5.62%	8,754	6.35%
Age 20 - 24	621	5.02%	4,805	5.46%	8,240	5.98%
Age 25 - 29	641	5.18%	5,190	5.90%	7,814	5.67%
Age 30 - 34	719	5.81%	5,903	6.71%	8,017	5.81%
Age 35 - 39	800	6.47%	6,265	7.12%	8,481	6.15%
Age 40 - 44	834	6.74%	6,255	7.11%	9,035	6.55%
Age 45 - 49	799	6.46%	5,763	6.55%	8,985	6.52%
Age 50 - 54	786	6.36%	5,570	6.33%	9,152	6.64%
Age 55 - 59	810	6.55%	5,541	6.30%	9,177	6.65%
Age 60 - 64	900	7.28%	5,896	6.70%	9,579	6.95%
Age 65 - 69	895	7.24%	5,621	6.39%	8,956	6.49%
Age 70 - 74	696	5.63%	4,204	4.78%	6,626	4.80%
Age 75 - 79	517	4.18%	3,074	3.49%	4,883	3.54%
Age 80 - 84	372	3.01%	2,151	2.44%	3,447	2.50%
Age 85+	393	3.18%	2,099	2.39%	3,381	2.45%
Age 65+	2,873	23.23%	17,149	19.49%	27,293	19.79%
Median Age	44.90		41.70		42.40	
Average Age	43.60		41.30		41.40	



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Radius	1 Mile		3 Mile		5 Mile	
2025 Population By Race	12,368		87,985		137,902	
White	7,309	59.10%	43,256	49.16%	77,598	56.27%
Black	1,657	13.40%	14,757	16.77%	18,708	13.57%
Am. Indian & Alaskan	31	0.25%	628	0.71%	780	0.57%
Asian	708	5.72%	4,436	5.04%	7,294	5.29%
Hawaiian & Pacific Island	7	0.06%	30	0.03%	47	0.03%
Other	2,657	21.48%	24,878	28.28%	33,476	24.28%
Population by Hispanic Origin	12,368		87,985		137,902	
Non-Hispanic Origin	9,635	77.90%	61,965	70.43%	104,524	75.80%
Hispanic Origin	2,733	22.10%	26,020	29.57%	33,379	24.20%
2025 Median Age, Male	43.30		40.50		41.00	
2025 Average Age, Male	42.40		40.30		40.40	
2025 Median Age, Female	46.50		43.00		43.70	
2025 Average Age, Female	44.70		42.30		42.40	
2025 Population by Occupation Classification	10,301		72,289		112,775	
Civilian Employed	6,788	65.90%	49,171	68.02%	74,756	66.29%
Civilian Unemployed	263	2.55%	1,668	2.31%	2,358	2.09%
Civilian Non-Labor Force	3,245	31.50%	21,438	29.66%	35,649	31.61%
Armed Forces	5	0.05%	12	0.02%	12	0.01%
Households by Marital Status						
Married	2,416		15,318		26,135	
Married No Children	1,457		8,855		14,344	
Married w/Children	960		6,463		11,791	
2025 Population by Education	9,600		68,157		103,924	
Some High School, No Diploma	671	6.99%	6,004	8.81%	7,916	7.62%
High School Grad (Incl Equivalency)	2,055	21.41%	13,100	19.22%	16,642	16.01%
Some College, No Degree	2,003	20.86%	13,182	19.34%	18,056	17.37%
Associate Degree	438	4.56%	4,626	6.79%	6,391	6.15%
Bachelor Degree	2,473	25.76%	16,845	24.71%	29,683	28.56%
Advanced Degree	1,960	20.42%	14,400	21.13%	25,236	24.28%



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Radius	1 Mile		3 Mile		5 Mile	
2025 Population by Occupation	13,134		94,099		145,569	
Real Estate & Finance	912	6.94%	5,614	5.97%	10,913	7.50%
Professional & Management	4,671	35.56%	31,978	33.98%	52,890	36.33%
Public Administration	244	1.86%	1,109	1.18%	1,483	1.02%
Education & Health	1,563	11.90%	10,397	11.05%	14,816	10.18%
Services	824	6.27%	7,566	8.04%	9,932	6.82%
Information	180	1.37%	1,594	1.69%	2,488	1.71%
Sales	1,600	12.18%	10,414	11.07%	15,491	10.64%
Transportation	415	3.16%	3,983	4.23%	7,745	5.32%
Retail	734	5.59%	5,220	5.55%	7,094	4.87%
Wholesale	171	1.30%	1,662	1.77%	2,533	1.74%
Manufacturing	432	3.29%	2,970	3.16%	4,305	2.96%
Production	415	3.16%	3,291	3.50%	4,532	3.11%
Construction	474	3.61%	3,853	4.09%	5,285	3.63%
Utilities	134	1.02%	1,482	1.57%	2,173	1.49%
Agriculture & Mining	22	0.17%	170	0.18%	222	0.15%
Farming, Fishing, Forestry	0	0.00%	80	0.09%	130	0.09%
Other Services	343	2.61%	2,716	2.89%	3,537	2.43%
2025 Worker Travel Time to Job	5,901		43,588		63,683	
<30 Minutes	3,430	58.13%	26,816	61.52%	37,811	59.37%
30-60 Minutes	1,861	31.54%	11,528	26.45%	16,078	25.25%
60+ Minutes	610	10.34%	5,244	12.03%	9,794	15.38%
2020 Households by HH Size	4,819		34,375		51,188	
1-Person Households	1,368	28.39%	10,319	30.02%	13,527	26.43%
2-Person Households	1,528	31.71%	10,387	30.22%	15,304	29.90%
3-Person Households	790	16.39%	5,513	16.04%	8,471	16.55%
4-Person Households	691	14.34%	4,787	13.93%	8,159	15.94%
5-Person Households	277	5.75%	2,156	6.27%	3,815	7.45%
6-Person Households	103	2.14%	731	2.13%	1,211	2.37%
7 or more Person Households	62	1.29%	482	1.40%	701	1.37%
2025 Average Household Size	2.40		2.40		2.60	
Households						
2030 Projection	5,043		35,798		53,506	
2025 Estimate	4,928		35,012		52,297	
2020 Census	4,818		34,377		51,188	
Growth 2025 - 2030	2.33%		2.24%		2.31%	
Growth 2020 - 2025	2.28%		1.85%		2.17%	



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Radius	1 Mile		3 Mile		5 Mile	
2025 Households by HH Income	4,927		35,011		52,298	
<\$25,000	288	5.85%	4,351	12.43%	5,567	10.64%
\$25,000 - \$50,000	655	13.29%	3,496	9.99%	4,670	8.93%
\$50,000 - \$75,000	647	13.13%	4,595	13.12%	6,343	12.13%
\$75,000 - \$100,000	442	8.97%	3,530	10.08%	4,484	8.57%
\$100,000 - \$125,000	477	9.68%	3,541	10.11%	4,799	9.18%
\$125,000 - \$150,000	350	7.10%	2,655	7.58%	3,624	6.93%
\$150,000 - \$200,000	744	15.10%	3,922	11.20%	5,729	10.95%
\$200,000+	1,324	26.87%	8,921	25.48%	17,082	32.66%
2025 Avg Household Income	\$152,134		\$142,710		\$160,045	
2025 Med Household Income	\$122,614		\$110,826		\$126,973	
2025 Occupied Housing	4,928		35,011		52,297	
Owner Occupied	3,360	68.18%	19,444	55.54%	33,212	63.51%
Renter Occupied	1,568	31.82%	15,567	44.46%	19,085	36.49%
2020 Housing Units	5,197		37,216		55,532	
1 Unit	3,607	69.41%	19,886	53.43%	35,274	63.52%
2 - 4 Units	375	7.22%	6,488	17.43%	7,675	13.82%
5 - 19 Units	416	8.00%	5,031	13.52%	6,023	10.85%
20+ Units	799	15.37%	5,811	15.61%	6,560	11.81%
2025 Housing Value	3,358		19,443		33,213	
<\$100,000	40	1.19%	368	1.89%	466	1.40%
\$100,000 - \$200,000	66	1.97%	507	2.61%	611	1.84%
\$200,000 - \$300,000	121	3.60%	1,357	6.98%	1,524	4.59%
\$300,000 - \$400,000	110	3.28%	1,652	8.50%	2,197	6.61%
\$400,000 - \$500,000	611	18.20%	2,704	13.91%	3,464	10.43%
\$500,000 - \$1,000,000	1,992	59.32%	8,603	44.25%	13,823	41.62%
\$1,000,000+	418	12.45%	4,252	21.87%	11,128	33.50%
2025 Median Home Value	\$683,484		\$682,116		\$801,833	
2025 Housing Units by Yr Built	5,219		37,285		55,684	
Built 2010+	496	9.50%	3,947	10.59%	5,884	10.57%
Built 2000 - 2010	411	7.88%	2,582	6.93%	3,822	6.86%
Built 1990 - 1999	191	3.66%	2,326	6.24%	3,344	6.01%
Built 1980 - 1989	418	8.01%	3,815	10.23%	5,823	10.46%
Built 1970 - 1979	687	13.16%	4,718	12.65%	6,761	12.14%
Built 1960 - 1969	1,053	20.18%	4,790	12.85%	7,813	14.03%
Built 1950 - 1959	1,086	20.81%	6,214	16.67%	9,384	16.85%
Built <1949	877	16.80%	8,893	23.85%	12,853	23.08%
2025 Median Year Built	1965		1966		1966	

