

115 Technology Drive Suite A-301, Trumbull, CT

AVAILABLE FOR SALE

2,679± square feet

- Turnkey office
- Contemporary design
- Excellent work environment
- Kitchen
- On-site conference room
- Restaurant in building
- Ample parking for entire building

Sale Price Reduced: ~~\$483,000~~-\$449,000



Located within a mile from Route 25/8 connector. Close to GBTA Bus Route, many restaurants, Edge Fitness, shopping and much more.

Building under new management

Contact

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All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

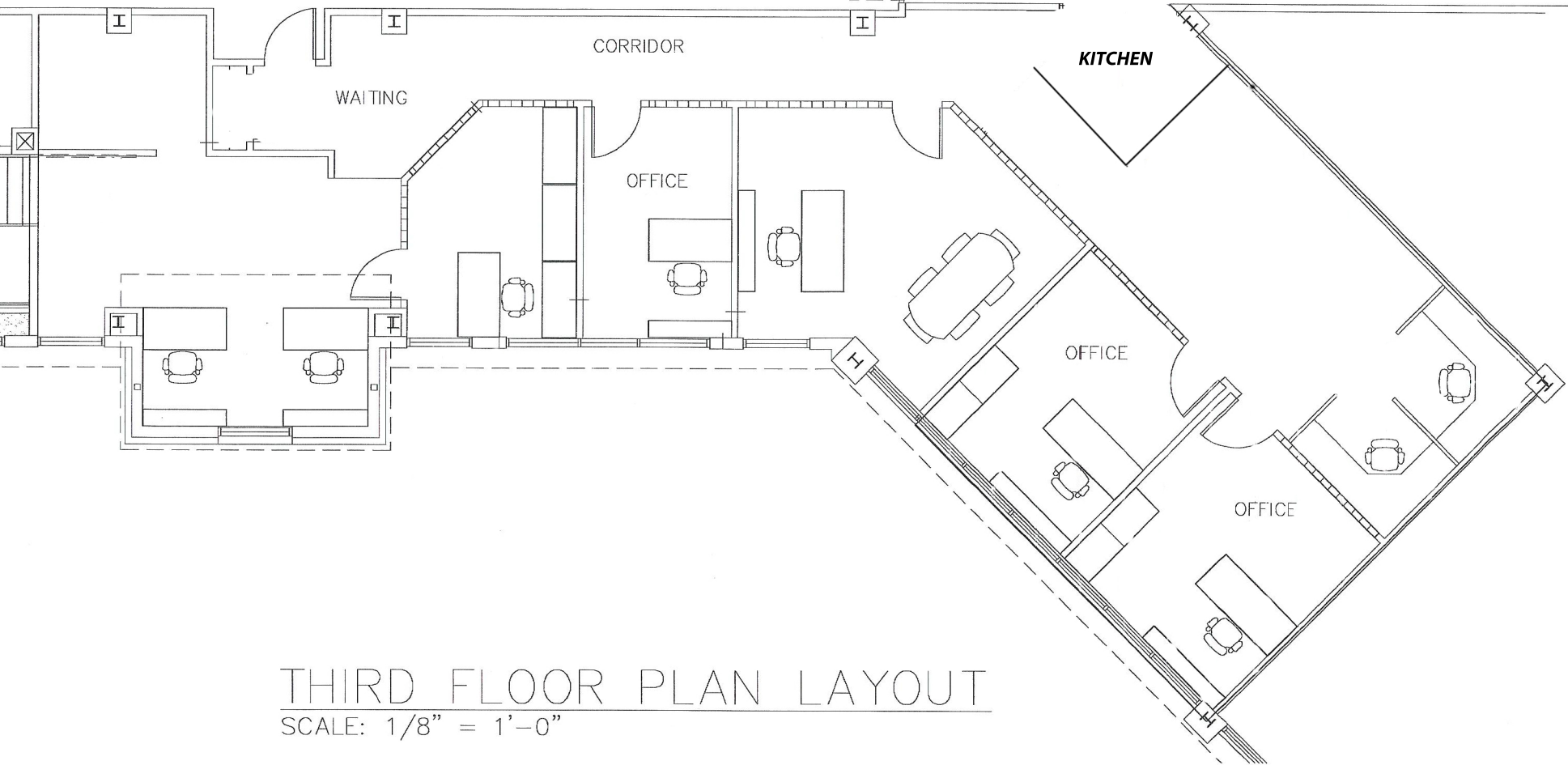


Individual Members
Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

LOBBY



THIRD FLOOR PLAN LAYOUT

SCALE: $\frac{1}{8}" = 1'-0"$

Demographic Detail Report

Trumbull Professional Center

115 Technology Dr, Trumbull, CT 06611

Building Type: **Class A Office**

Class: **A**

RBA: **100,000 SF**

Typical Floor: **30,665 SF**

Total Available: **19,533 SF**

% Leased: **85.38%**

Rent/SF/Yr: **\$18.51**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	3,693		29,303		76,845	
2017 Estimate	3,612		28,748		75,367	
2010 Census	3,432		27,785		72,712	
Growth 2017 - 2022	2.24%		1.93%		1.96%	
Growth 2010 - 2017	5.24%		3.47%		3.65%	
2017 Population by Age	3,612		28,748		75,367	
Age 0 - 4	168	4.65%	1,315	4.57%	3,547	4.71%
Age 5 - 9	205	5.68%	1,575	5.48%	4,164	5.52%
Age 10 - 14	264	7.31%	2,025	7.04%	5,222	6.93%
Age 15 - 19	293	8.11%	2,264	7.88%	5,853	7.77%
Age 20 - 24	247	6.84%	1,906	6.63%	5,060	6.71%
Age 25 - 29	175	4.84%	1,376	4.79%	3,757	4.98%
Age 30 - 34	139	3.85%	1,130	3.93%	3,110	4.13%
Age 35 - 39	153	4.24%	1,210	4.21%	3,242	4.30%
Age 40 - 44	204	5.65%	1,591	5.53%	4,174	5.54%
Age 45 - 49	276	7.64%	2,164	7.53%	5,593	7.42%
Age 50 - 54	320	8.86%	2,545	8.85%	6,548	8.69%
Age 55 - 59	309	8.55%	2,459	8.55%	6,379	8.46%
Age 60 - 64	255	7.06%	1,992	6.93%	5,232	6.94%
Age 65 - 69	190	5.26%	1,542	5.36%	4,070	5.40%
Age 70 - 74	133	3.68%	1,177	4.09%	3,085	4.09%
Age 75 - 79	92	2.55%	883	3.07%	2,273	3.02%
Age 80 - 84	70	1.94%	684	2.38%	1,750	2.32%
Age 85+	118	3.27%	911	3.17%	2,309	3.06%
Age 65+	603	16.69%	5,197	18.08%	13,487	17.90%
Median Age	44.00		44.90		44.50	
Average Age	40.80		41.50		41.30	

Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2017 Population By Race	3,612		28,748		75,367	
White	3,321	91.94%	26,553	92.36%	69,087	91.67%
Black	80	2.21%	643	2.24%	2,231	2.96%
Am. Indian & Alaskan	6	0.17%	27	0.09%	85	0.11%
Asian	149	4.13%	1,177	4.09%	3,043	4.04%
Hawaiian & Pacific Island	0	0.00%	2	0.01%	15	0.02%
Other	56	1.55%	346	1.20%	905	1.20%
Population by Hispanic Origin	3,612		28,748		75,367	
Non-Hispanic Origin	3,390	93.85%	27,135	94.39%	70,663	93.76%
Hispanic Origin	222	6.15%	1,614	5.61%	4,704	6.24%
2017 Median Age, Male	42.30		43.50		43.00	
2017 Average Age, Male	39.50		40.40		40.20	
2017 Median Age, Female	45.30		45.90		45.60	
2017 Average Age, Female	42.00		42.60		42.40	
2017 Population by Occupation Classification	2,917		23,379		61,266	
Civilian Employed	1,891	64.83%	14,678	62.78%	39,173	63.94%
Civilian Unemployed	69	2.37%	516	2.21%	1,486	2.43%
Civilian Non-Labor Force	956	32.77%	8,180	34.99%	20,586	33.60%
Armed Forces	1	0.03%	5	0.02%	21	0.03%
Households by Marital Status						
Married	873		7,116		18,180	
Married No Children	446		3,760		9,679	
Married w/Children	427		3,356		8,501	
2017 Population by Education	2,528		20,581		53,991	
Some High School, No Diploma	105	4.15%	1,203	5.85%	3,174	5.88%
High School Grad (Incl Equivalency)	442	17.48%	4,028	19.57%	11,101	20.56%
Some College, No Degree	542	21.44%	4,293	20.86%	11,817	21.89%
Associate Degree	93	3.68%	917	4.46%	2,470	4.57%
Bachelor Degree	815	32.24%	5,913	28.73%	14,578	27.00%
Advanced Degree	531	21.00%	4,227	20.54%	10,851	20.10%

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Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	3,678		28,006		74,610	
Real Estate & Finance	230	6.25%	1,645	5.87%	4,521	6.06%
Professional & Management	1,319	35.86%	10,089	36.02%	26,276	35.22%
Public Administration	84	2.28%	599	2.14%	1,286	1.72%
Education & Health	501	13.62%	3,577	12.77%	9,805	13.14%
Services	220	5.98%	1,567	5.60%	4,492	6.02%
Information	22	0.60%	253	0.90%	921	1.23%
Sales	497	13.51%	3,723	13.29%	9,499	12.73%
Transportation	56	1.52%	459	1.64%	1,240	1.66%
Retail	184	5.00%	1,519	5.42%	4,032	5.40%
Wholesale	43	1.17%	326	1.16%	1,008	1.35%
Manufacturing	229	6.23%	1,614	5.76%	4,089	5.48%
Production	109	2.96%	687	2.45%	1,998	2.68%
Construction	113	3.07%	994	3.55%	2,670	3.58%
Utilities	11	0.30%	335	1.20%	835	1.12%
Agriculture & Mining	0	0.00%	18	0.06%	112	0.15%
Farming, Fishing, Forestry	0	0.00%	17	0.06%	81	0.11%
Other Services	60	1.63%	584	2.09%	1,745	2.34%
2017 Worker Travel Time to Job	1,801		13,790		36,889	
<30 Minutes	1,054	58.52%	7,812	56.65%	21,736	58.92%
30-60 Minutes	466	25.87%	4,154	30.12%	10,615	28.78%
60+ Minutes	281	15.60%	1,824	13.23%	4,538	12.30%
2010 Households by HH Size	1,175		9,564		25,263	
1-Person Households	203	17.28%	1,526	15.96%	4,369	17.29%
2-Person Households	352	29.96%	3,052	31.91%	8,006	31.69%
3-Person Households	215	18.30%	1,747	18.27%	4,621	18.29%
4-Person Households	261	22.21%	2,091	21.86%	5,250	20.78%
5-Person Households	98	8.34%	812	8.49%	2,148	8.50%
6-Person Households	32	2.72%	237	2.48%	608	2.41%
7 or more Person Households	14	1.19%	99	1.04%	261	1.03%
2017 Average Household Size	2.90		2.90		2.80	
Households						
2022 Projection	1,263		10,085		26,674	
2017 Estimate	1,235		9,891		26,155	
2010 Census	1,176		9,563		25,264	
Growth 2017 - 2022	2.27%		1.96%		1.98%	
Growth 2010 - 2017	5.02%		3.43%		3.53%	

Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
2017 Households by HH Income	1,236	9,891	26,155
<\$25,000	60 4.85%	649 6.56%	2,264 8.66%
\$25,000 - \$50,000	135 10.92%	1,141 11.54%	3,017 11.54%
\$50,000 - \$75,000	76 6.15%	920 9.30%	2,607 9.97%
\$75,000 - \$100,000	135 10.92%	1,197 12.10%	3,286 12.56%
\$100,000 - \$125,000	167 13.51%	1,359 13.74%	3,282 12.55%
\$125,000 - \$150,000	120 9.71%	868 8.78%	2,507 9.59%
\$150,000 - \$200,000	240 19.42%	1,608 16.26%	3,714 14.20%
\$200,000+	303 24.51%	2,149 21.73%	5,478 20.94%
2017 Avg Household Income	\$156,970	\$145,206	\$139,993
2017 Med Household Income	\$134,375	\$119,103	\$114,499
2017 Occupied Housing	1,236	9,891	26,155
Owner Occupied	1,078 87.22%	9,122 92.23%	23,948 91.56%
Renter Occupied	158 12.78%	769 7.77%	2,207 8.44%
2010 Housing Units	1,263	10,037	26,591
1 Unit	1,154 91.37%	9,585 95.50%	25,249 94.95%
2 - 4 Units	24 1.90%	115 1.15%	596 2.24%
5 - 19 Units	7 0.55%	171 1.70%	420 1.58%
20+ Units	78 6.18%	166 1.65%	326 1.23%
2017 Housing Value	1,077	9,122	23,948
<\$100,000	17 1.58%	150 1.64%	370 1.55%
\$100,000 - \$200,000	30 2.79%	258 2.83%	872 3.64%
\$200,000 - \$300,000	83 7.71%	934 10.24%	2,966 12.39%
\$300,000 - \$400,000	210 19.50%	2,441 26.76%	6,871 28.69%
\$400,000 - \$500,000	287 26.65%	2,604 28.55%	5,716 23.87%
\$500,000 - \$1,000,000	419 38.90%	2,552 27.98%	6,559 27.39%
\$1,000,000+	31 2.88%	183 2.01%	594 2.48%
2017 Median Home Value	\$469,163	\$429,877	\$415,658
2017 Housing Units by Yr Built	1,262	10,038	26,637
Built 2010+	37 2.93%	196 1.95%	637 2.39%
Built 2000 - 2010	191 15.13%	748 7.45%	1,633 6.13%
Built 1990 - 1999	191 15.13%	1,074 10.70%	2,953 11.09%
Built 1980 - 1989	152 12.04%	1,369 13.64%	3,527 13.24%
Built 1970 - 1979	215 17.04%	1,853 18.46%	4,118 15.46%
Built 1960 - 1969	126 9.98%	2,327 23.18%	5,497 20.64%
Built 1950 - 1959	214 16.96%	1,598 15.92%	5,041 18.92%
Built <1949	136 10.78%	873 8.70%	3,231 12.13%
2017 Median Year Built	1976	1970	1968