

# OFFICE SPACE FOR LEASE

230 Long Hill Road, Shelton, CT

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## VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

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



# 230 Long Hill Cross Road, Shelton, CT

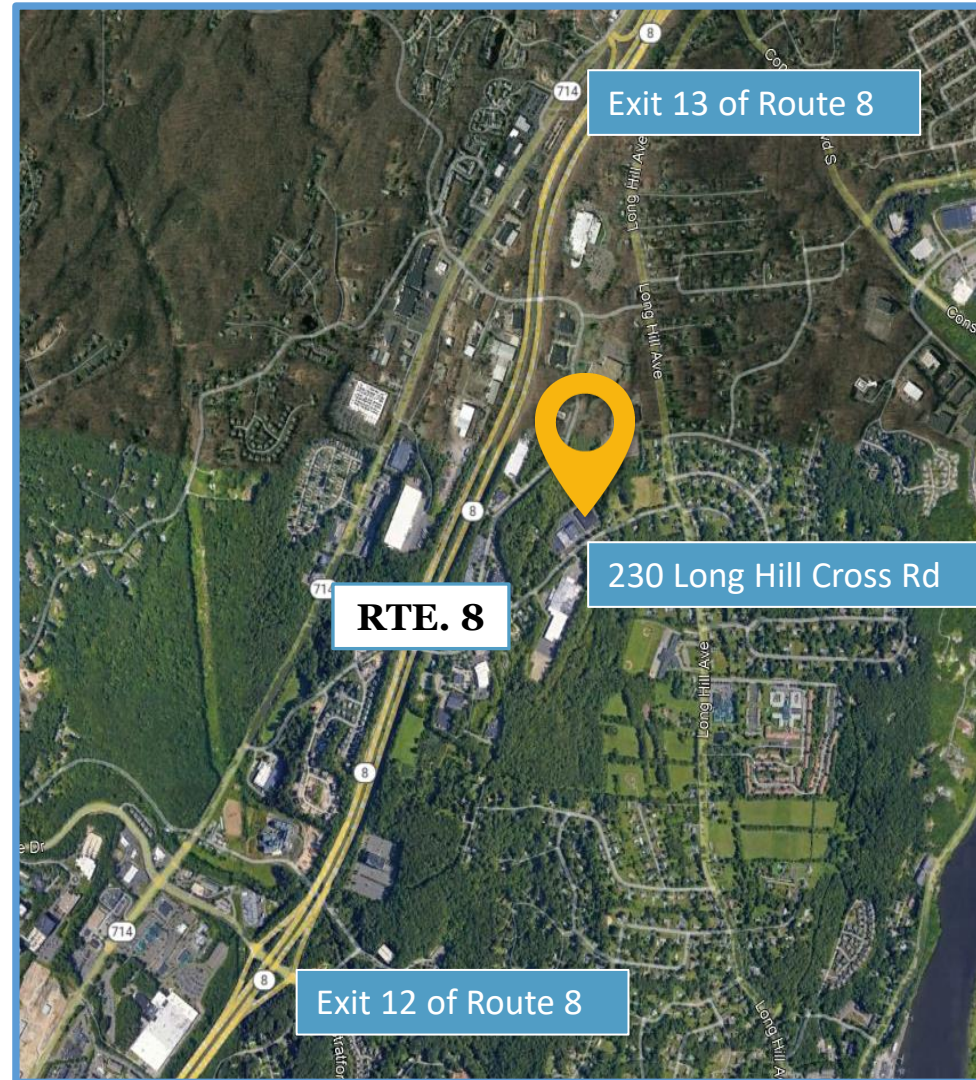
## FOR LEASE ALL-PURPOSE, MODERN, INEXPENSIVE OFFICE SPACE

### Only 7,546 SF Remaining!

- Building recently updated & improved
- Atrium lobby / elevator
- Office space on second floor
- Close proximity to Exit 13 of Route 8 and Merritt Pkwy.
- Only .8 miles to Bridgeport Avenue, Spotted Horse, Starbucks, Griffin Hospital Medical Group, banking, among many others.
- Tremendous value
- Lease only \$10.00 NNN



Location: Exit 12 & 13 of Route 8.



Individual Members  
Society of Industrial & Office Realtors

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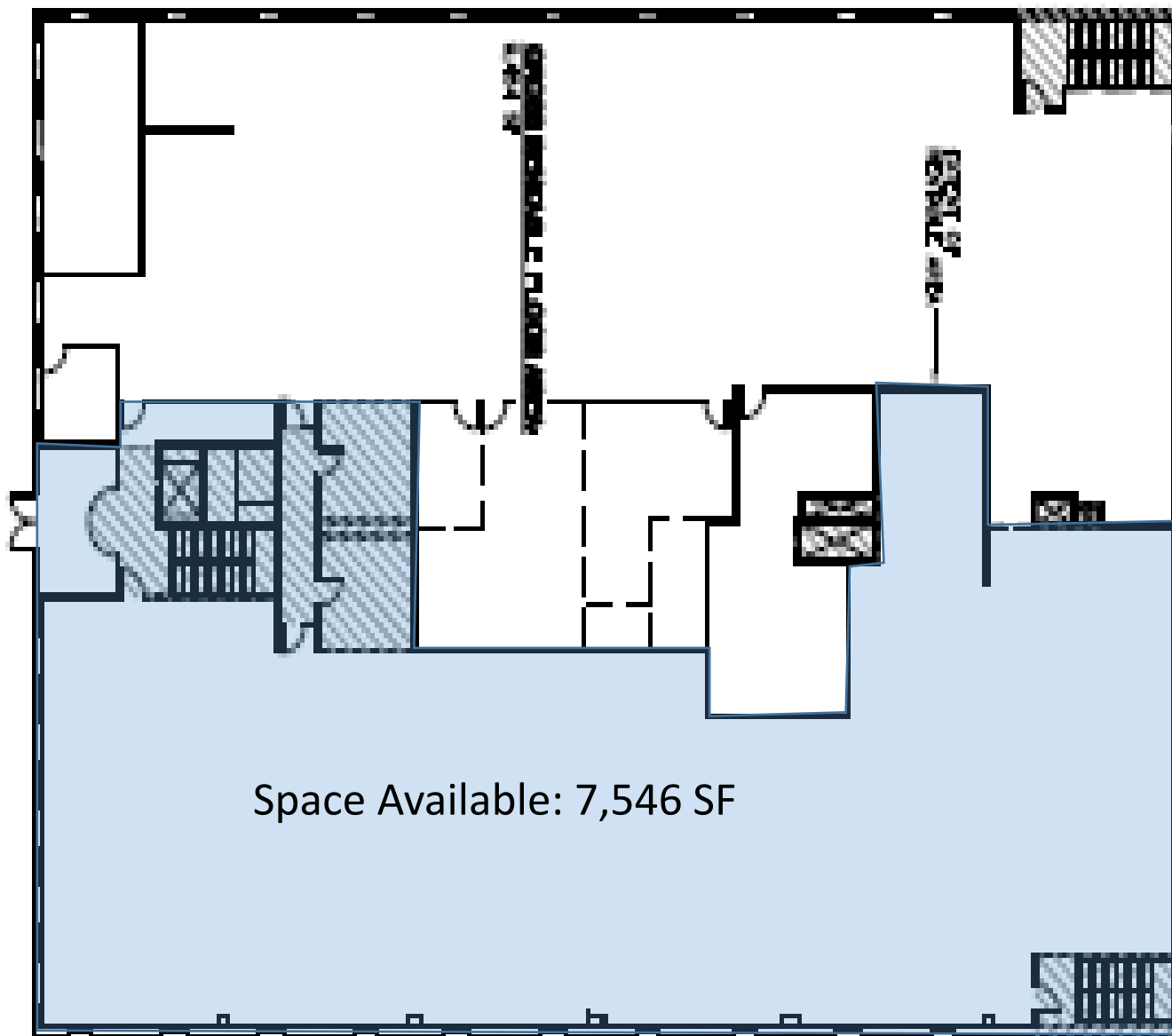
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# 230 Long Hill Cross Road, Shelton, CT



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Second Floor Office  
Space Available  
7,546 Square Feet

Space Available: 7,546 SF

# Shelton, Connecticut

## General

ACS, 2017–2021	Shelton	State
Current Population	40,944	3,605,330
Land Area <i>mi</i> <sup>2</sup>	31	4,842
Population Density <i>people per mi</i> <sup>2</sup>	1,337	745
Number of Households	16,204	1,397,324
Median Age	48	41
Median Household Income	\$103,647	\$83,572
Poverty Rate	6%	10%

## Economy

### Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Construction	3,980	
Specialty Trade Contractors		46%
2 Government	3,908	
Local Government		32%
3 Other Services (except Public Admin)	3,702	
Private Households		99%
4 Health Care and Social Assistance	1,613	
Social Assistance		39%
5 Accommodation and Food Services	1,350	
Food Services and Drinking Places		100%
Total Jobs, All Industries	23,028	

### SOTS Business Registrations

Secretary of the State, August 2023

#### New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	366	357	379	484	528

Total Active Businesses 4,667

### Key Employers

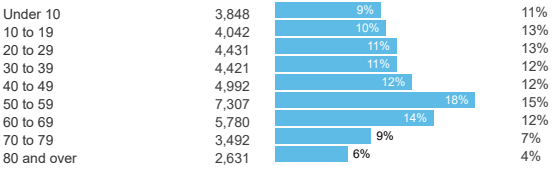
Data from Municipalities, 2023

- Nasdaq
- BIC Corp
- Prudential Financial
- Pitney Bowes Inc
- Hubbell Inc

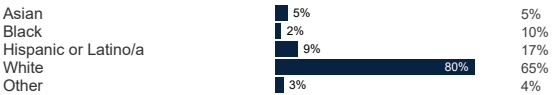
## Demographics

ACS, 2017–2021

### Age Distribution



### Race and Ethnicity

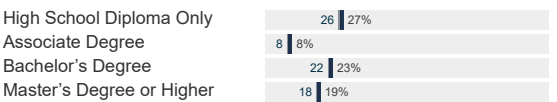


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

### Language Spoken at Home



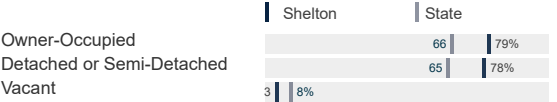
### Educational Attainment



## Housing

ACS, 2017–2021

	Shelton	State
Median Home Value	\$358,900	\$286,700
Median Rent	\$1,373	\$1,260
Housing Units	16,791	1,527,039



## Schools

CT Department of Education, 2022-23

### School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Shelton School District	PK-12	4,405	75	90%
Statewide	-	513,079	15,300	88%

### Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
Shelton School District	62%	71%
Statewide	48%	56%

# Shelton, Connecticut

## Labor Force

CT Department of Labor, 2022

	Shelton	State
Employed	21,469	1,851,993
Unemployed	958	80,470

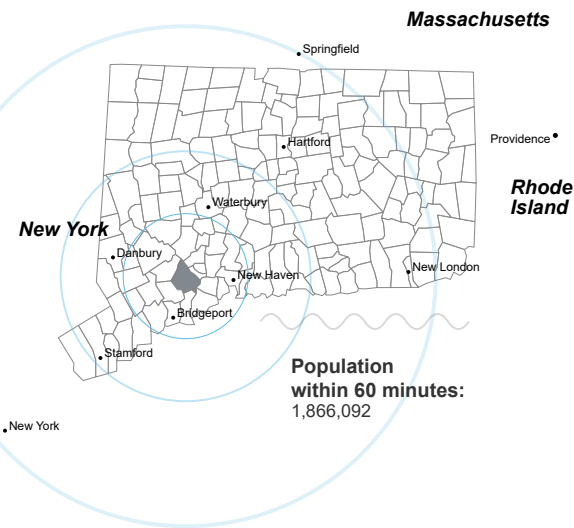
Unemployment Rate

Self-Employment Rate\*

\*ACS, 2017–2021



## Catchment Areas of 15mi, 30mi, and 60mi



## Access

ACS, 2017–2021

	Shelton	State
Mean Commute Time *	27 min	26 min
No Access to a Car	5	8%
No Internet Access	8	9%

## Commute Mode

Public Transport	1	4%
Walking or Cycling	0	3%
Driving	82	88%
Working From Home *	10	10%

## Public Transit

CT <i>transit</i> Service	-
Other Public Bus Operations	Valley Transit District
Train Service	Metro-North

\* 5 year estimates include pre-pandemic data

## Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

### Municipal Revenue

Total Revenue	\$149,423,200
Property Tax Revenue	\$109,949,985
per capita	\$2,630
per capita, as % of state avg.	82%
Intergovernmental Revenue	\$34,504,442
Revenue to Expenditure Ratio	1%

### Municipal Expenditure

Total Expenditure	\$141,563,795
Educational	\$98,235,892
Other	\$43,327,903

### Grand List

Equalized Net Grand List	\$7,319,857,732
per capita	\$176,493
per capita, as % of state avg.	109%
Commercial/Industrial Share of Net Grand List	0%
Actual Mill Rate	22.42
Equalized Mill Rate	14.90

### Municipal Debt

Moody's Rating (2023)	A1
S&P Rating (2023)	AA-
Total Indebtedness	\$17,451,086
per capita	\$421
per capita, as % of state avg.	15%
as percent of expenditures	12%
Annual Debt Service	\$8,187,488
as % of expenditures	6%



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## About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from [profiles.ctdata.org](https://profiles.ctdata.org)

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org)

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