

# OFFICE SPACE FOR LEASE

230 Long Hill Road, Shelton, CT

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## VIDAL/WETTENSTEIN, LLC



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Society of Industrial & Office Realtors



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# 230 Long Hill Cross Road, Shelton, CT

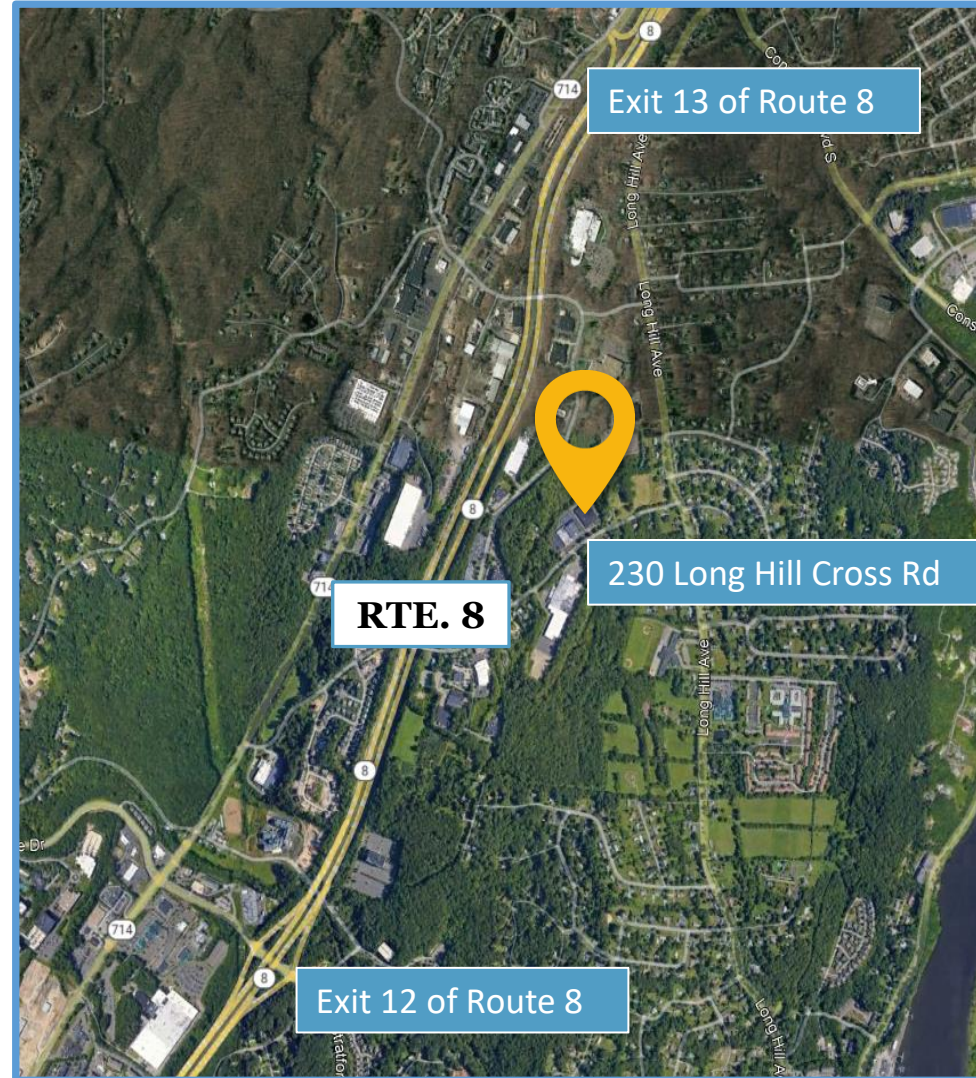
## OFFICE SPACE FOR LEASE

### Only 7,546 SF Remaining!

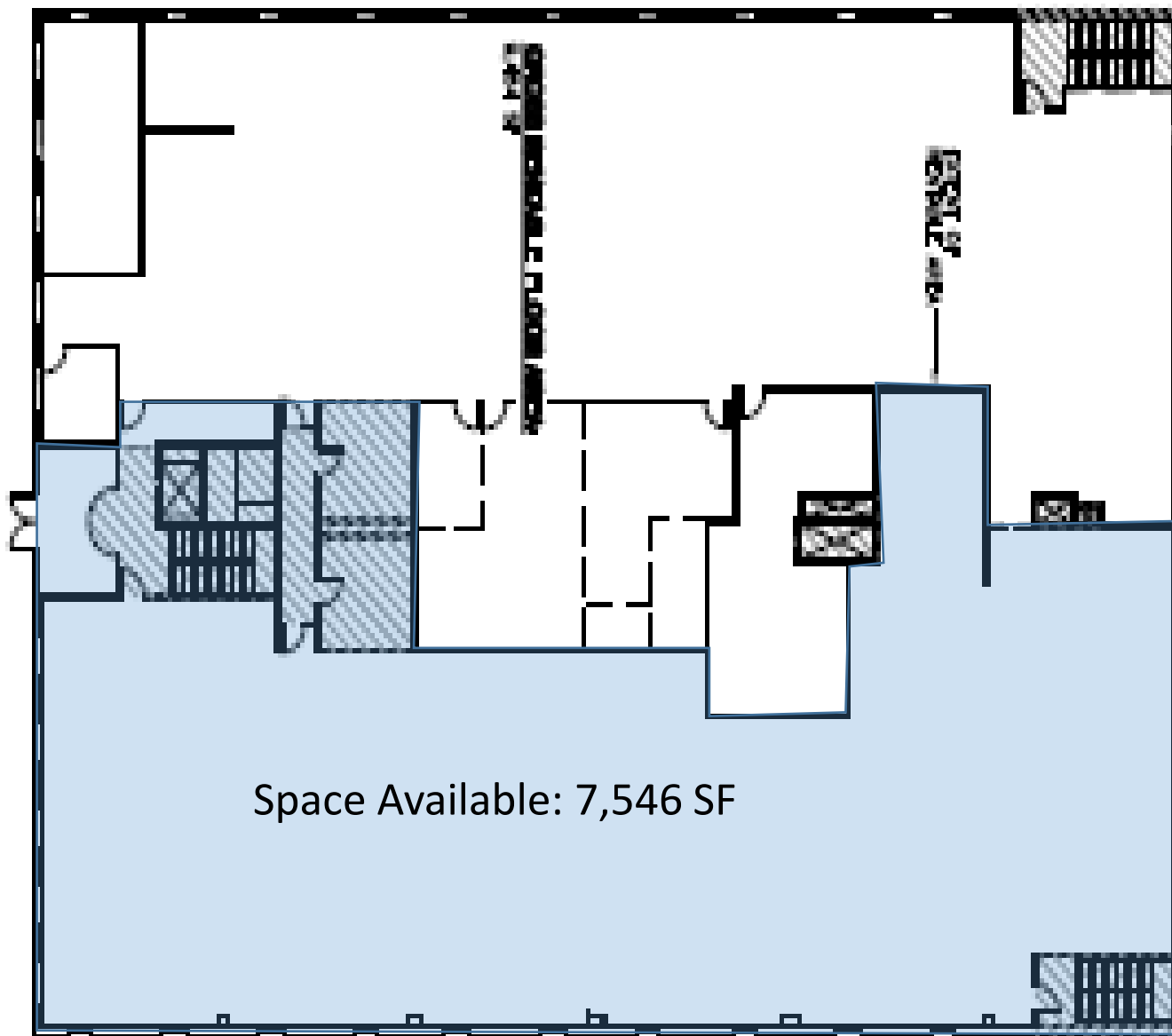
- Building recently updated & improved
- Atrium lobby / elevator
- Office space on second floor
- Close proximity to Exit 13 of Route 8 and Merritt Pkwy.
- Only .08 miles to Bridgeport Avenue, Spotted Horse, Starbucks, Griffin Hospital Medical Group, banking, among many others.
- Tremendous value
- Lease only \$10.00 NNN



Location: Exit 12 & 13 of Route 8.



# 230 Long Hill Cross Road, Shelton, CT



Second Floor Office  
Space Available  
7,546 Square Feet

Space Available: 7,546 SF

## General

ACS, 2015–2019	Shelton	State
Land Area <i>mi<sup>2</sup></i>	31	4,842
Population Density <i>people per mi<sup>2</sup></i>	1,343	738
Number of Households	16,185	1,370,746
Median Age	47.2	41.0
Median Household Income	\$97,131	\$78,444
Poverty Rate	5%	10%

## Economy

### Top Industries

CT Department of Labor, 2019	Employment	Employers	Av. Wages
1 Manufacturing	4,781	66	\$102,550
2 Admin. & Support & Waste Mgmt	4,259	102	\$37,298
3 Health Care & Social Assistance	3,402	134	\$59,535
4 Profess., Sci., & Tech Services	2,302	195	\$86,651
5 Accommodation & Food Services	1,794	117	\$22,800
All Industries	25,873	1,387	\$73,663

### SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses				4,935			
New Business Registrations by Year							
2001	253	2006	308	2011	244	2016	324
2002	290	2007	299	2012	263	2017	286
2003	326	2008	279	2013	273	2018	354
2004	310	2009	243	2014	251	2019	341
2005	317	2010	224	2015	290	2020	349

### Key Employers

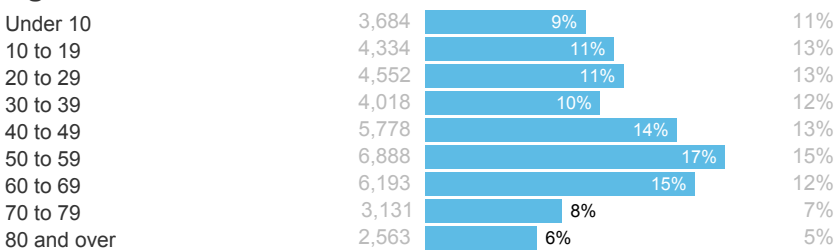
Data from municipalities, 2021

- 1 Nasdaq
- 2 BIC Corp
- 3 Prudential Financial
- 4 Pitney Bowes Inc
- 5 Hubbell Inc

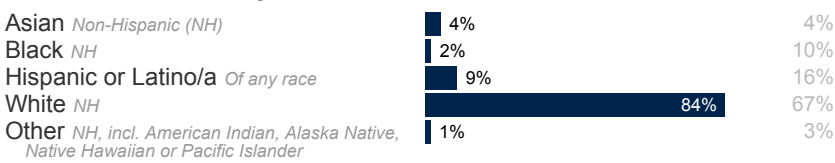
## Demographics

ACS, 2015–2019

### Age Distribution



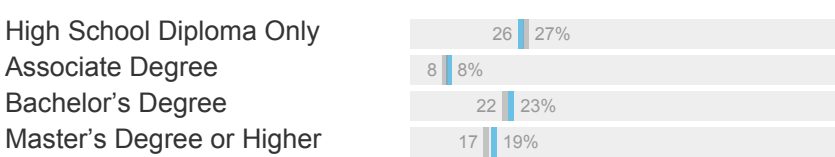
### Race and Ethnicity



### Language Spoken at Home

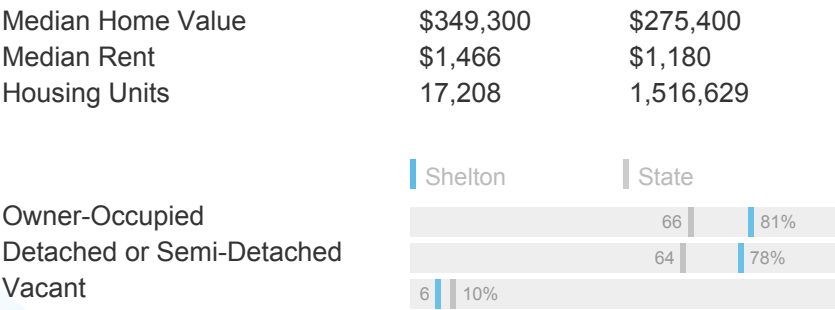


### Educational Attainment



## Housing

ACS, 2015–2019



## Schools

CT Department of Education, 2020-21

### School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
Shelton School District	PK-12	4,405	75	90%
Statewide	-	513,079	15,300	88%

### Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

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

## Labor Force

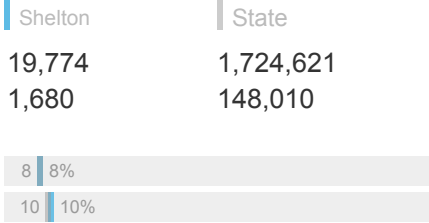
CT Department of Labor, 2020

	Shelton	State
Employed	19,774	1,724,621
Unemployed	1,680	148,010

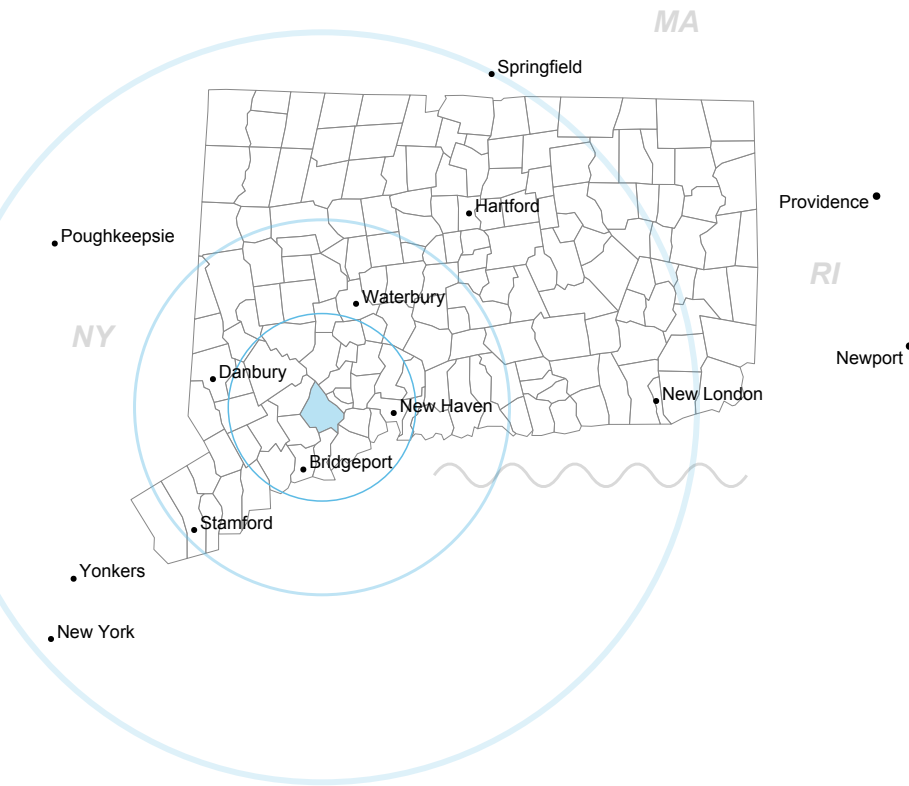
Unemployment Rate

Self-Employment Rate\*

\*ACS, 2015–2019



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



## Access

ACS, 2015–2019

	Shelton	State
Mean Commute Time <i>Pre-Covid</i>	28 min	26 min

No Access to a Car

No Internet Access



## Commute Mode

Public Transport  
Walking or Cycling  
Driving

Working From Home *Pre-Covid*



## Public Transit

CTtransit Service

Other Public Bus Operations

Train Service

-  
Valley Transit District  
Metro-North

## Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

### Municipal Revenue

Total Revenue	\$131,661,519
Property Tax Revenue	\$104,192,385
per capita	\$2,520
per capita, as % of state av.	83%
Intergovernmental Revenue	\$22,554,843
Revenue to Expenditure Ratio	99%

Boston\*

### Municipal Expenditure

Total Expenditure	\$133,090,116
Educational	\$86,427,398
Other	\$46,662,718

### Grand List

Equalized Net Grand List	\$6,645,615,451
per capita	\$161,706
per capita, as % of state av.	105%
Comm./Indust. Share of Net Grand List	19%

Actual Mill Rate	22.21
Equalized Mill Rate	15.58

### Municipal Debt

Moody's Rating	A1
Total Indebtness	\$32,714,000
per capita	\$796
per capita, as % of state av.	31%
as percent of expenditures	25%

Annual Debt Service	\$10,302,897
as % of expenditures	8%

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[ctdata.org/sitefinder](https://ctdata.org/sitefinder)

## 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 2016-2019 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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