

AVAILABLE FOR SUB-LEASE

2 Trap Falls Road, Suite 501, Shelton, CT



To arrange a tour contact:
Bruce Wettenstein, SIOR
203-226-7101 Ext 2
bruce@vidalwettenstein.com



VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
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.

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SPACE DETAILS

Modern office building with a Sophie's Cafe, a health club, and covered parking.

Area Available for Sub-let:

4,738± SF or half the space 2,369± SF

Parking: Abundant

Sub-let dates: through May 31, 2027

Price: \$25.50 PSF gross



Location: Convenient to exit 7 & 9 of Route 8

2 Trap Falls features a renovated lobby, upgraded fitness center, modern elevators, and improved mechanical systems throughout the building. Located adjacent to the Enterprise Corporate Park, just off Route 8 at Exit 7, this office building offers tenants access to a wide range of amenities at the park. These include a fully-equipped fitness center, five casual cafés, the renowned Il Palio restaurant, two shared conference rooms, a 200-person auditorium with video conferencing, a daycare center, indoor parking, an M&T Bank ATM, Aqua Salon & Spa, basketball and tennis courts, and much more.



SIO R Individual Members
Society of Industrial & Office Realtors

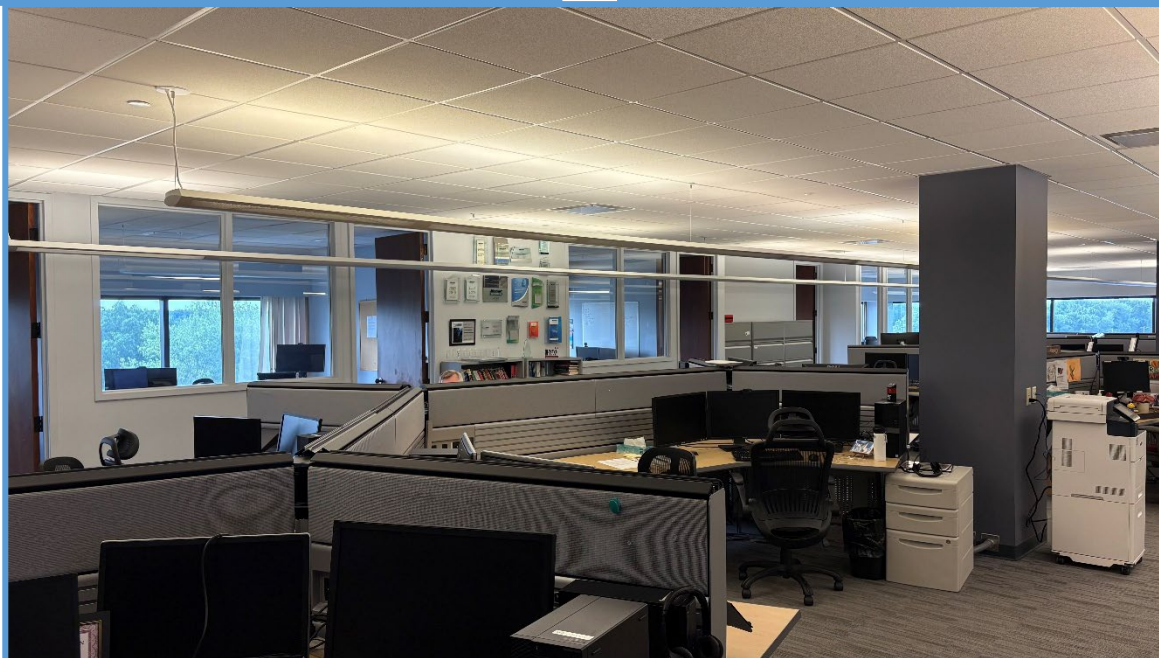
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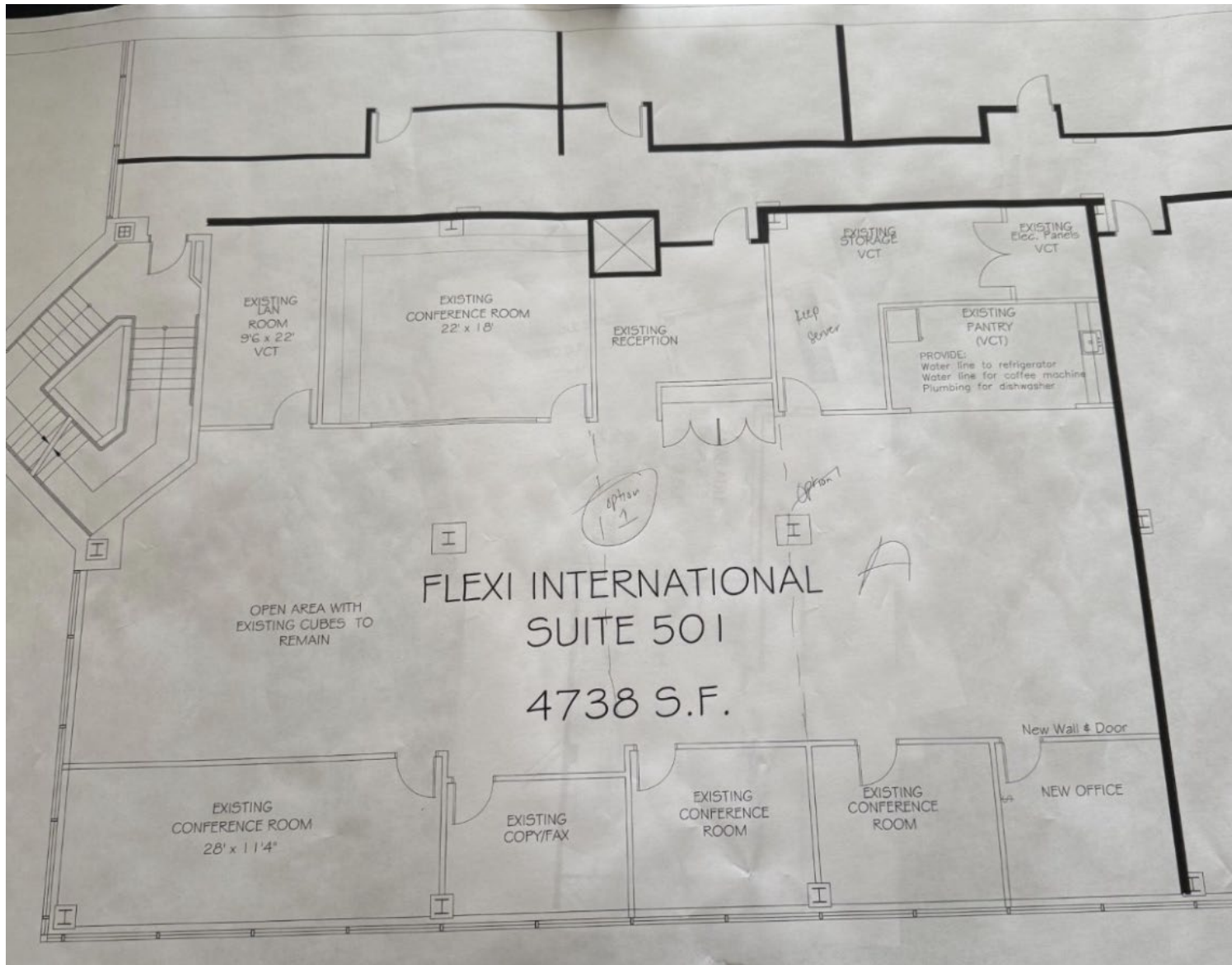
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Shelton, Connecticut

General

ACS, 2019–2023	Shelton	State
Current Population	41,402	3,598,348
Land Area <i>mi</i> ²	31	4,842
Population Density <i>people per mi</i> ²	1,352	743
Number of Households	15,741	1,420,170
Median Age	44	41
Median Household Income	\$114,739	\$93,760
Poverty Rate	6%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Admin and Support and Waste Mgt <i>Administrative and Support Services</i>	4,013	99%
2 Health Care and Social Assistance <i>Ambulatory Health Care Services</i>	3,748	46%
3 Manufacturing <i>Transportation Equip Mfg</i>	3,345	27%
4 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i>	1,809	100%
5 Accommodation and Food Services <i>Food Services and Drinking Places</i>	1,621	86%
Total Jobs, All Industries	21,432	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	393	507	529	574	513

Total Active Businesses 4,516

Key Employers

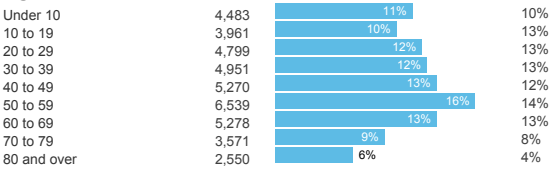
Data from Municipalities, 2025

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

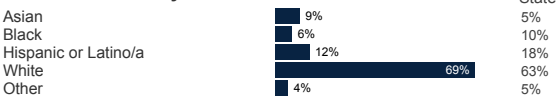
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

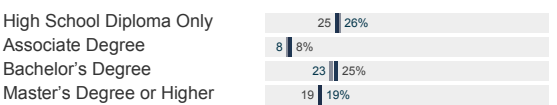


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



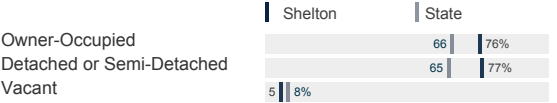
Educational Attainment



Housing

ACS, 2019–2023

	Shelton	State
Median Home Value	\$435,700	\$343,200
Median Rent	\$1,661	\$1,431
Housing Units	16,578	1,536,049



Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Shelton School District	PK-12	4,518	121	90%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Shelton School District	55%	51%
Statewide	44%	49%

Shelton, Connecticut

Labor Force

CT Department of Labor, 2024

	Shelton	State
Employed	21,380	1,842,285
Unemployed	789	67,181

Unemployment Rate

Self-Employment Rate*

*ACS, 2019–2023



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

Massachusetts

Providence •

Rhode Island

New York



Population
within 45 minutes:
1,994,104

Access

ACS, 2019–2023

	Shelton	State
Mean Commute Time *	28 min	26 min
No Access to a Car	5	9%
No Internet Access	5	7%

Commute Mode

Public Transport	1	3%
Walking or Cycling	0	3%
Driving	78	84%
Working From Home *	14	14%

Public Transit

CT <i>transit</i> Service	New Haven metro
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 2021-22

Municipal Revenue

Total Revenue	\$133,164,691
Property Tax Revenue	\$109,858,954
per capita	\$2,622
per capita, as % of state avg.	80%
Intergovernmental Revenue	\$18,047,711
Revenue to Expenditure Ratio	104%

Municipal Expenditure

Total Expenditure	\$128,582,288
Educational	\$83,203,615
Other	\$45,378,673

Grand List

Equalized Net Grand List	\$8,905,003,964
per capita	\$212,545
per capita, as % of state avg.	119%
Commercial/Industrial Share of Net Grand List	19%
Actual Mill Rate	22.03
Equalized Mill Rate	11.67

Municipal Debt

Moody's Rating (2024)	A1
S&P Rating (2024)	-
Total Indebtedness	\$16,562,292
per capita	\$395
per capita, as % of state avg.	13%
as percent of expenditures	13%
Annual Debt Service	\$6,304,016
as % of expenditures	5%

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

Feedback is welcome, and should be directed to info@ctdata.org

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