

LAND FOR SALE

350-354 MONROE TURNPIKE, MONROE, CT



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



Individual Members
Society of Industrial & Office Realtors

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.

350-354 MONROE TURNPIKE, MONROE, CT

PROPERTY DETAILS

Located within the fast-growing retail area of Monroe

Land Area: 2± acres

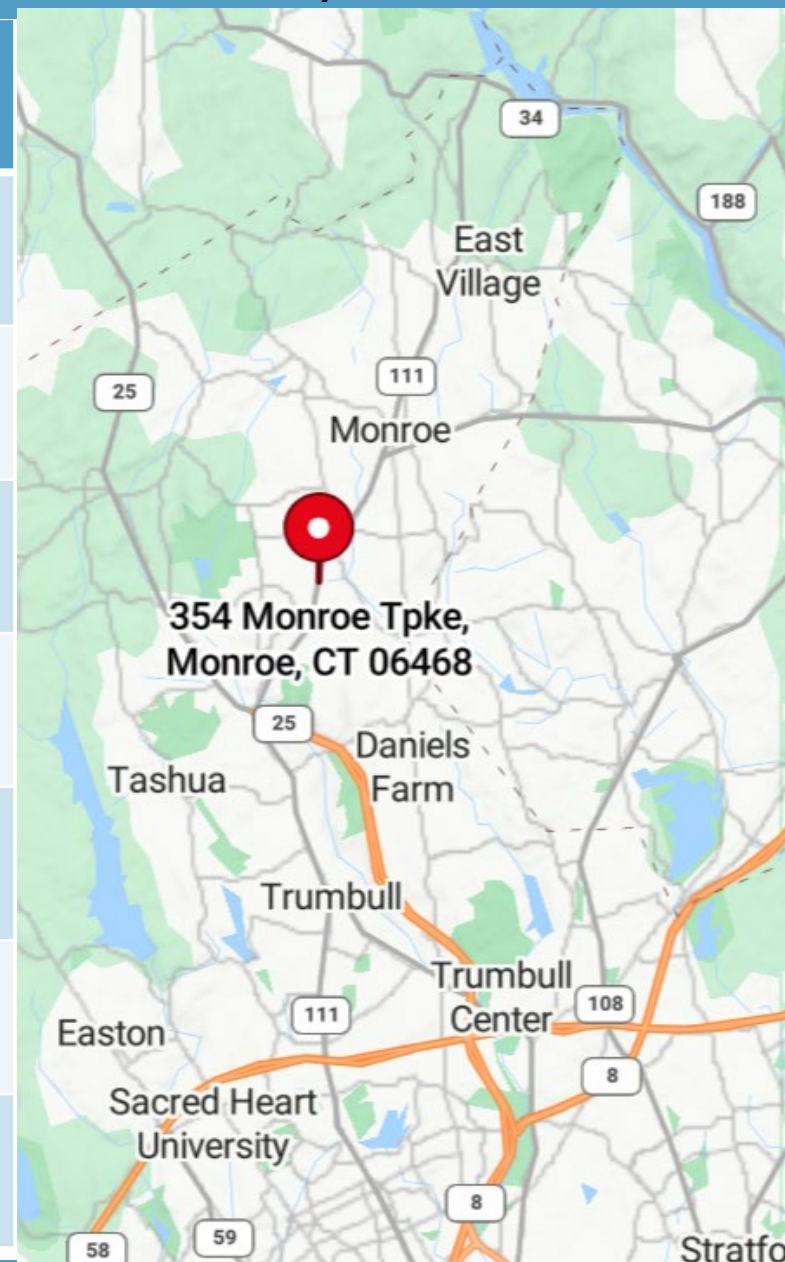
Zoning: LOR

Utilities: Well, septic and propane,
water and natural gas in the street

Mill Rate: 38.27

Taxes: \$13,720 (for both parcels)

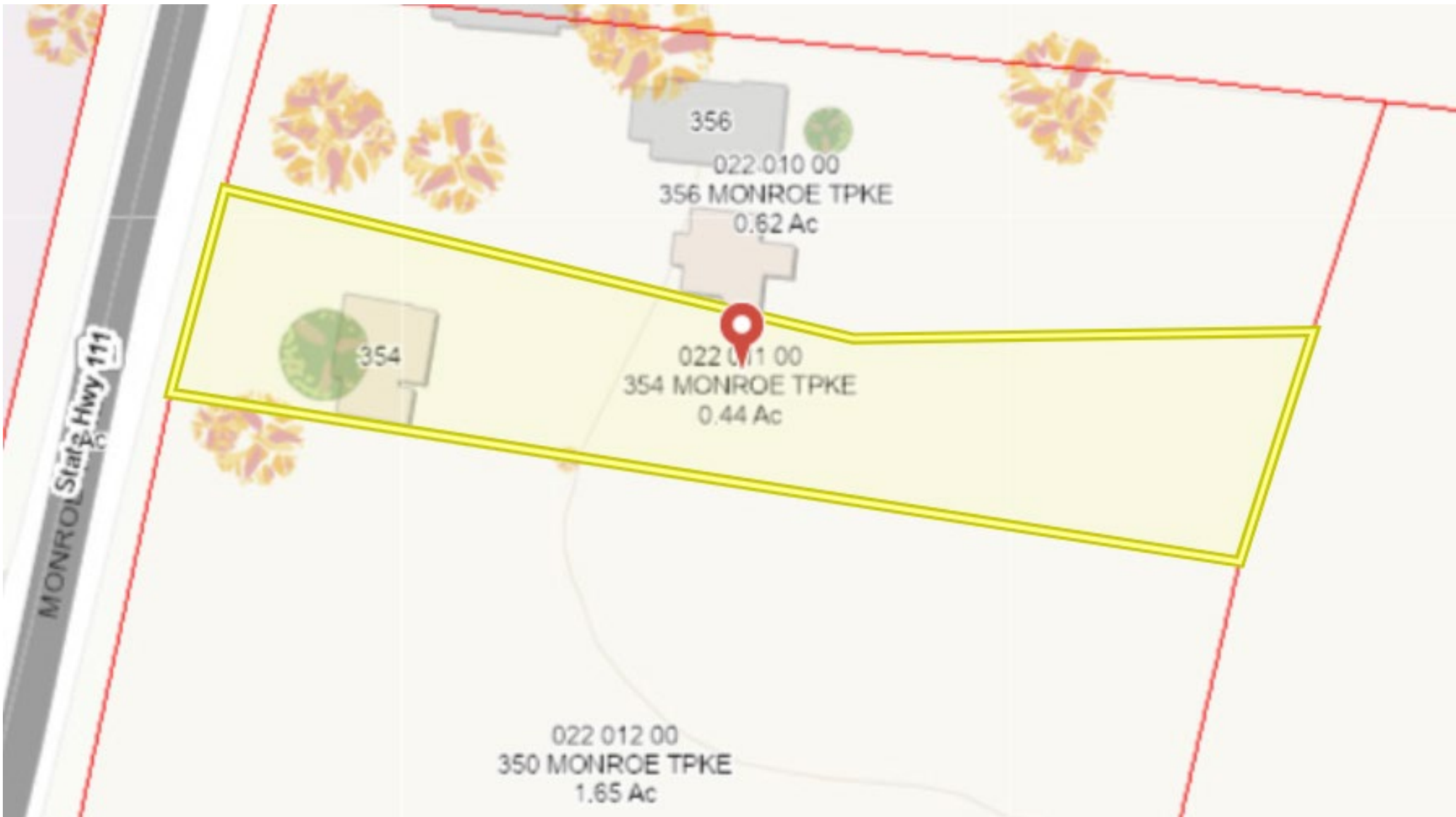
Sale Price: \$1,950,000.



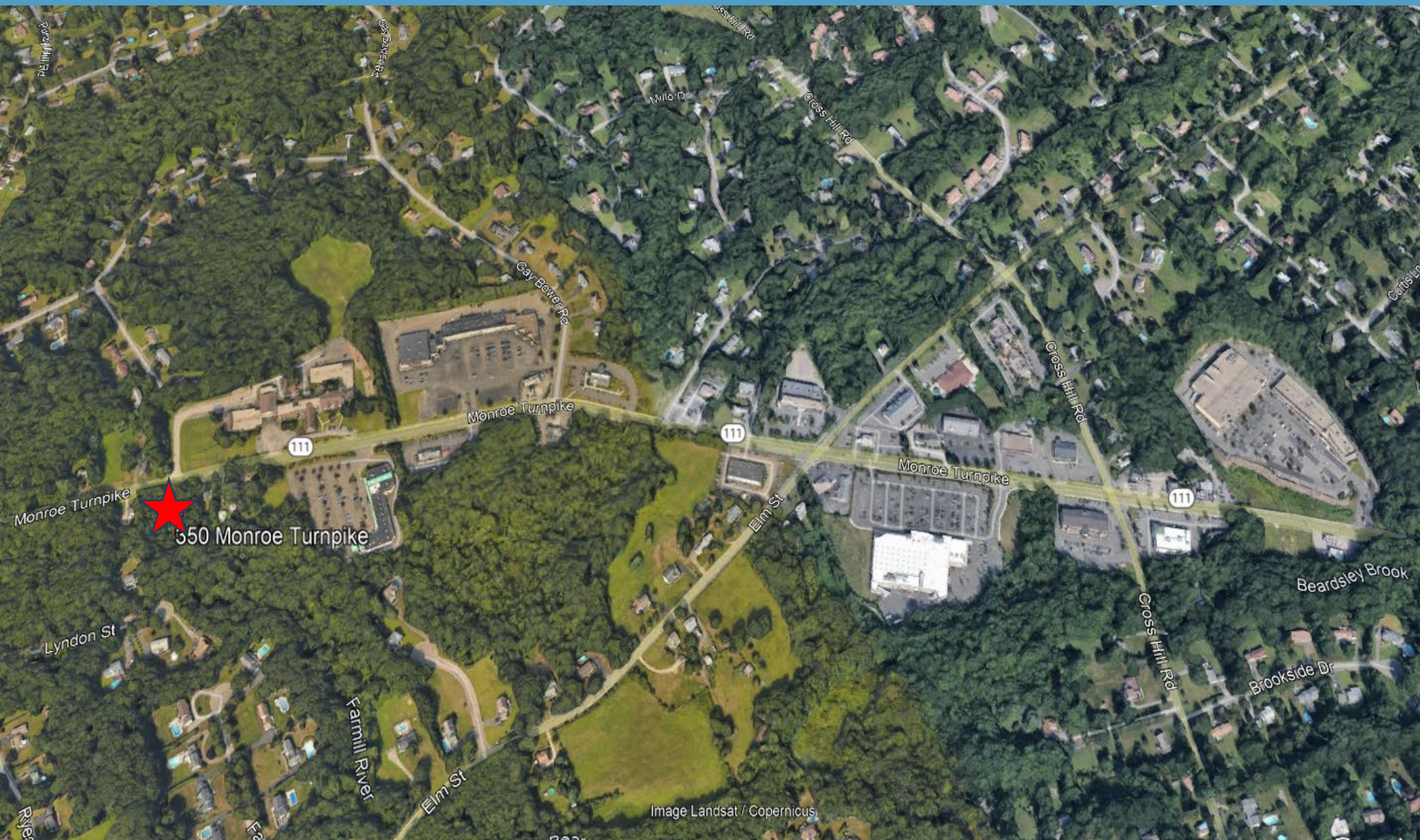
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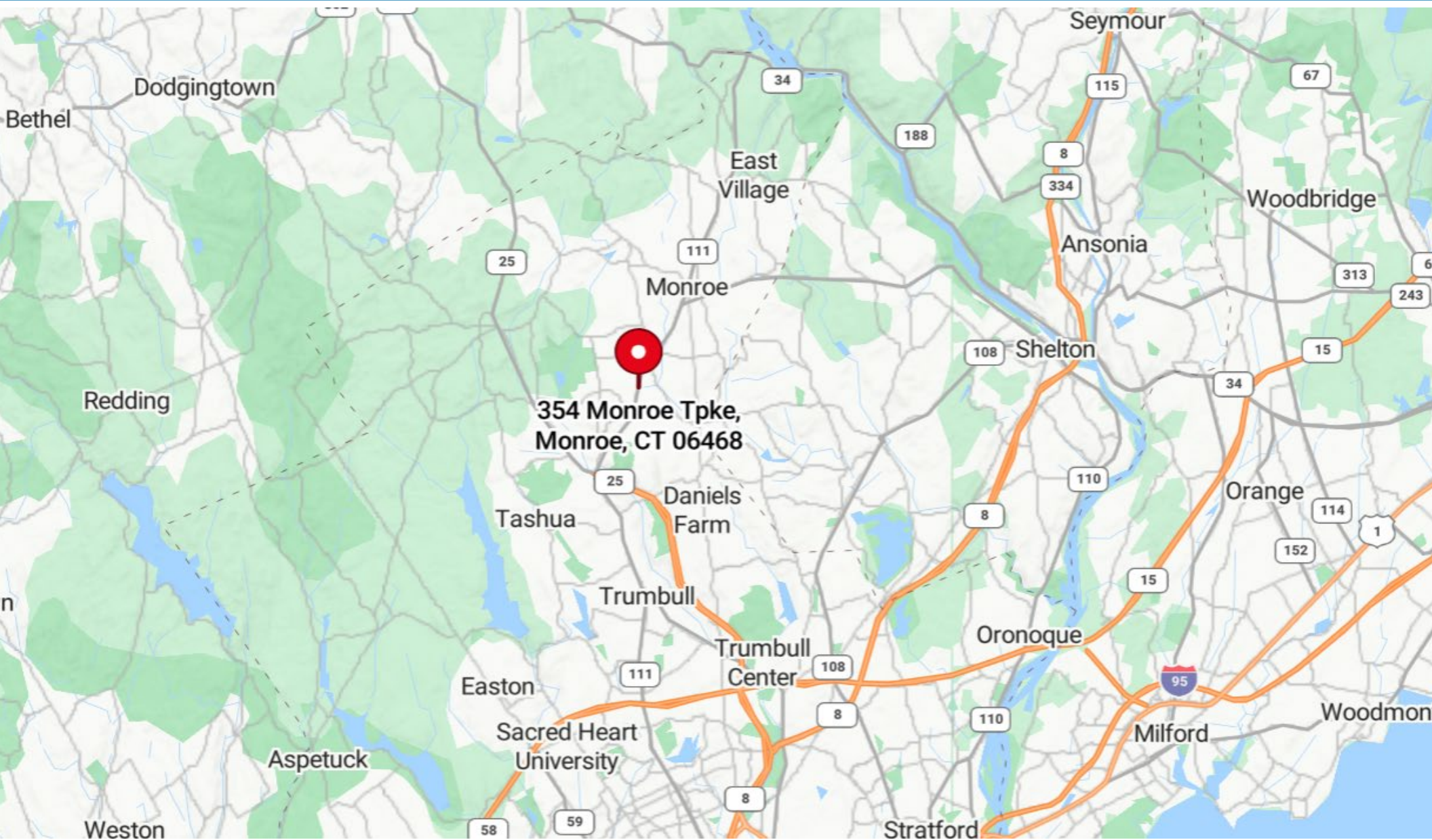
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350-354 MONROE TURNPIKE, MONROE, CT



350 MONROE TPKE

Location	350 MONROE TPKE	Map/Lot	022/ 012/ 00/ /
Acct#	02201200	Owner	GANIM GEORGE W JR
Assessment	\$361,410	Appraisal	\$516,300
PID	7964	Building Count	1
Survey		Affordable	

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$0	\$516,300	\$516,300
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$0	\$361,410	\$361,410

Owner of Record

Owner	GANIM GEORGE W JR	Sale Price	\$0
Co-Owner		Certificate	
Address	57 MELBA ST MILFORD, CT 06460	Book & Page	1890/0138
		Sale Date	08/24/2015
		Instrument	

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GANIM GEORGE W JR	\$0		1890/0138		08/24/2015
MONROE INVESTMENTS LLC	\$0	1	1329/0173		12/29/2004
GANIM GEORGE W JR	\$90,000	2	1084/0344	03	11/20/2002
STEPNEY LLC +	\$180,000	3	0836/0044	0	02/03/1999

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Fireplace(s)	
Woodstove	
Basement Gar.	
Attic	
Basement 2	
Accessory Apt	

Building Photo



(https://images.vgsi.com/photos/MonroeCTPhotos//00\00\00\59.JPG)

Building Layout

(ParcelSketch.ashx?pid=7964&bid=7964)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code	390
Description	Devel Land

Land

Land Use		Land Line Valuation	
Use Code	390	Size (Acres)	1.65
Description	Devel Land	Appraised Value	\$516,300
Zone	LOR		
Neighborhood			
Alt Land Approved	No		
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$384,285	\$384,285
2022	\$0	\$384,285	\$384,285
2021	\$0	\$384,285	\$384,285

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$269,000	\$269,000
2022	\$0	\$269,000	\$269,000
2021	\$0	\$269,000	\$269,000

354 MONROE TPKE

Location	354 MONROE TPKE	Map/Lot	022/ 011/ 00/ /
Acct#	02201100	Owner	MONROE INVESTMENTS LLC
Assessment	\$117,160	Appraisal	\$167,400
PID	8971	Building Count	1
Survey	702 B	Affordable	

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$12,600	\$154,800	\$167,400
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$8,800	\$108,360	\$117,160

Owner of Record

Owner	MONROE INVESTMENTS LLC	Sale Price	\$1
Co-Owner		Certificate	
Address	3422 MAIN STREET	Book & Page	2215/0475
	BRIDGEPORT , CT 06606	Sale Date	04/24/2023
		Instrument	25

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MONROE INVESTMENTS LLC	\$1		2215/0475	25	04/24/2023
MONROE INVESTMENTS +	\$0		2135/0145		02/02/2021
MONROE INVESTMENTS +	\$0		1871/0185		03/16/2015
MONROE INVESTMENTS LLC + CORY LAURESE	\$0	1	1321/0172		12/29/2004
GANIM GEORGE JR + CORY LAURESE	\$40,000	2	1084/0347	03	11/20/2002

Building Information

Building 1 : Section 1

Year Built: 1948
Living Area: 882

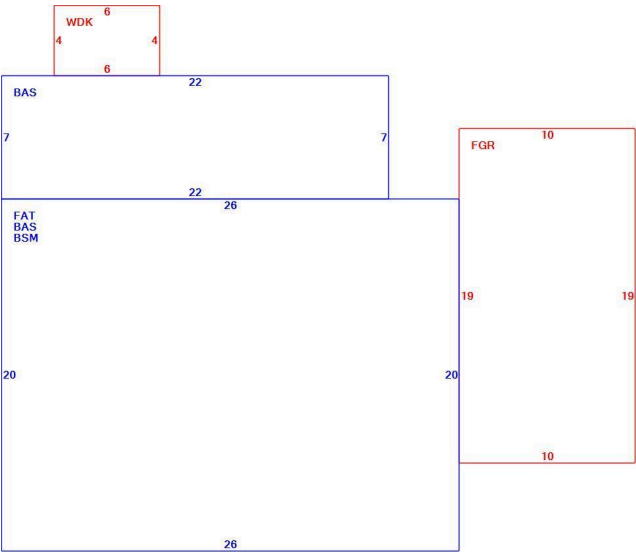
Building Attributes	
Field	Description
Style:	Cape
Model	Residential
Stories:	1
Occupancy	1
Exterior Wall 1	Frame/Wood
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph Shngl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Average
Fireplace(s)	0
Woodstove	
Basement Gar.	0
Attic	Full Finish
Basement 2	Full
Accessory Apt	0

Building Photo



(<https://images.vgsi.com/photos/MonroeCTPhotos//00\01\39\86.jpg>)

Building Layout



(ParcelSketch.ashx?pid=8971&bid=8971)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	674	674
FAT	Finished Attic	520	208
BSM	Basement	520	0
FGR	Garage	190	0
WDK	Wood Deck	24	0
		1,928	882

Extra Features

Extra Features	Legend
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No Data for Extra Features

Parcel Information

Use Code 303R
Description Comm / Res
Deeded Acres 0.44

Land

Land Use	Land Line Valuation
Use Code 303R	Size (Acres) 0.44
Description Comm / Res	Appraised Value \$154,800
Zone LOR	
Neighborhood	
Alt Land Approved No	
Category	

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$14,430	\$97,000	\$111,430
2022	\$14,430	\$97,000	\$111,430
2021	\$14,430	\$97,000	\$111,430

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$10,100	\$67,900	\$78,000
2022	\$10,100	\$67,900	\$78,000
2021	\$10,100	\$67,900	\$78,000

Town of Monroe Zoning Regulations – Schedule of Permitted Land Uses by Zoning District

§10.1 – SCHEDULE OF PERMITTED LAND USES BY ZONING DISTRICT															
USE	ZONING DISTRICT														
	RF-1	RF-2	RF-3	ARR	MFR	RR	HOD	AH	B-1	B-2	SB2	LOR	I-1	I-2	I-3
Arborist	x	x	x	x	x	x	x	x	x	x	X	x	x	SEP	x
Accessory Drive-Through	x	x	x	x	x	x	x		SEP	SEP	SEP	SEP	x	x	x
Agriculture / Farms															
<i>Agriculture / Farm</i>	P	P	P	x	x	x	x	X	x	x	X	x	x	x	x
<i>Farm Stores (accessory to Farm)</i>	SEP	SEP	SEP	x	x	x	x	X	x	x	X	x	x	x	x
<i>Seasonal Farm Store (accessory to Farm)</i>	ACC	ACC	ACC	x	x	x	x	X	x	x	X	x	x	x	x
Art Studio / Gallery	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x
Automobile Body Shop	x	x	x	x	x	x	x	X	x	x	X	x	x	SEP	x
Automobile Service Shop	x	x	x	x	x	x	x	X	x	SEP	SEP	x	x	SEP	x
Automobile Sales	x	x	x	x	x	x	x	X	x	SEP	SEP	x	x	x	x
Banks	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x
Boat, Camper, RV, Trailer Sales/Service	x	x	x	x	x	x	x	X	x	SEP	SEP	x	x	x	x
Brew Pub	x	x	x	x	x	x	x	X	SDP	SDP	SEP	x	x	x	x

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Car Wash (retail) – Automatic and Self-Service Facilities Fully Within Enclosed Building with Recycled Water	x	x	x	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
Cemeteries	SEP	SEP	SEP	x	x	x	x	X	x	x	x	x	x	x	x
Club															
<i>County Club (swim, tennis, golf)</i>	x	x	x	x	ACC	SEP	x	X	x	x	x	x	x	x	x

<i>Health Club / Spa</i>	x	x	x	x	x	x	x	x	SDP	SDP	SEP	SDP	x	x	SEP (1)
<i>Fraternal Organization</i>	SEP	SEP	SEP	x	x	x	x		SDP	SDP	SEP	SDP	x	x	x
Commercial Vehicle Facility	x	x	x	x	x	x	x	X	x	x	SEP	x	x	SEP	SEP
Community-Wide Event	(2)	(2)	(2)	x	x	x	x	X	(2)	(2)	(2)	(2)	(2)	(2)	(2)
Conservation / Open Space	SEP (3)	SEP (3)	SEP (3)	ACC	ACC	ACC	ACC	X	SEP (3)	SEP (3)	SEP (3)	SEP (3)	SEP (3)	SEP (3)	SEP (3)
Contractors' / Building Trades' Establishment	x	x	x	x	x	x	x	X	x	SEP	SEP	x	x	SEP	x
Day Care Services															
<i>Adult Day Care Center</i>	SEP	SEP	SEP	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x

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USE	ZONING DISTRICT														
	RF-1	RF-2	RF-3	ARR	MFR	RR	HOD	AH	B-1	B-2	SB2	LOR	I-1	I-2	I-3

<i>Child Day Care Center</i>	SEP	SEP	SEP	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
<i>Family Day Care Home</i>	ACC	ACC	ACC	x	x	x	x	X	x	x	X	x	x	x	x
<i>Group Day Care Homes</i>	SEP	SEP	SEP	x	x	x	x	X	x	x	X	x	x	x	x
Firewood Process Facilities	x	x	x	x	x	x	x	X	x	x	X	x	x	SEP	x
Funeral Home or Mortuary	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x
Gasoline Station	x	x	x	x	x	x	x	X	x	SEP	SEP	SEP	x	x	x
Golf Course	x	x	x	x	ACC	ACC	x	X	x	x	X	x	x	x	x
Home Based Business (accessory to single-family dwellings)	SEP	SEP	SEP	x	x	x	x	X	x	x	X	x	x	x	x
Home Occupation (accessory to single-family dwellings)	ACC	ACC	ACC	x	x	x	SEP	X	x	x	X	x	x	x	x

Hospital	x	x	x	x	x	x	x	X	SEP	SEP	SEP	x	x	x	x
Hotel	x	x	x	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
Landscaper	x	x	x	x	x	x	x	X	x	x	x	x	x	SEP	x
Laundromat, Dry Cleaners (retail and drop-off centers)	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x

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USE	ZONING DISTRICT														
	RF-1	RF-2	RF-3	ARR	MFR	RR	HOD	AH	B-1	B-2	SB2	LOR	I-1	I-2	I-3

Manufacturing / Industrial															
<i>Manufacturing, Processing and/or Assembly of Products Where Conducted Within Fully Enclosed Buildings</i>	x	x	x	x	x	x	x	X	x	x	SEP	x	SEP	SEP	SEP
<i>Business Service Facilities Providing Supporting Services to Industrial and Business uses, including Computer and Business Machine Service and Repair (not retail)</i>	x	x	x	x	x	x	x	X	x	x	SEP	x	SEP	SEP	SEP
Medical Clinic: Urgent Care Facility (no overnight), Radiology/Diagnostics Laboratory	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x
Medical Rehabilitation Facility	x	x	x	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
Mixed Use Landmark Property Development	SEP	SEP	SEP	x	x	x	x	X	x	x	X	x	x	x	x
Museum	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x
Office, Medical and Dental	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	SEP	SEP	SEP
Office, General	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	SDP	SDP	SDP
Office, Professional	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	SDP	SDP	SDP

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USE	ZONING DISTRICT														
	RF-1	RF-2	RF-3	ARR	MFR	RR	HOD	AH	B-1	B-2	SB2	LOR	I-1	I-2	I-3

	x	x	x	x	x	x	x	x	SEP	SEP	SEP	SEP	x	x	x
Personal Service Business	x	x	x	x	x	x	x	x	SDP	SDP	SEP	SDP	x	x	x
Pet Day Care / Groomer Business	x	x	x	x	x	x	x	x	SDP	SDP	SEP	SDP	x	x	x
Place of Religious Worship	SEP	SEP	SEP	x	x	x	x	x	SEP	SEP	SEP	SEP	x	x	x
Public Utility Facility	SEP	SEP	SEP	ACC	ACC	ACC	ACC	x	SEP	SEP	SEP	SEP	SEP	SEP	SEP
Recreation Facilities															
<i>Indoor Recreation Facilities</i>	x	x	x	ACC	ACC	ACC	ACC	x	SEP	SEP	SEP	SEP	SEP	SEP	SEP
<i>Outdoor Recreation Facilities</i>	x	x	x	ACC	ACC	ACC	ACC	x	x	SEP	SEP	x	SEP	SEP	SEP
Research and Development Facilities, not Involving Hazardous or Biological Materials Use, Storage or Disposal	x	x	x	x	x	x	x	X	SEP	SEP	SEP	SEP	SEP	SEP	SEP
Residential															
<i>Single-Family Dwelling (1 per lot in all RF and RR Districts)</i>	P	P	P	x	x	SEP	SEP	X	x	x	X	x	x	x	x
<i>Multi-Family Dwelling</i>	x	x	x	x	SEP	x	SEP	X	x	x	X	x	x	x	x

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USE	ZONING DISTRICT														
	RF-1	RF-2	RF-3	ARR	MFR	RR	HOD	AH	B-1	B-2	SB2	LOR	I-1	I-2	I-3

<i>Multi-Family, Group Homes ≤ 6 Residents</i>	SDP	SDP	SDP	x	x	x	x	X	x	x	X	x	x	x	x
<i>Multi-Family, Group Homes > 6 Residents</i>	SEP	SEP	SEP	x	x	x	x	X	x	x	X	x	x	x	x
<i>Age Restricted Attached Dwelling</i>	x	x	x	SEP	x	x	x	X	x	x	X	x	x	x	x
<i>Age Restricted Detached Dwelling</i>	x	x	x	SEP	x	x	x	X	x	x	X	x	x	x	x
<i>Safe Homes</i>	SEP	SEP	SEP	x	x	x	x	X	x	x	X	x	x	x	x

<i>Accessory Apartment</i>	ACC	ACC	ACC	x	x	x	x	X	x	x	x	x	x	x	x
<i>Caretaker Residence</i>	x	x	x	ACC	x	x	x	X	x	x	X	x	x	x	x
<i>Residential Apartments above Commercial Uses</i>	x	x	x	x	x	x	x	X	SEP (5)	SEP (5)	X	x	x	x	x
<i>AH Developments</i>	x	x	x	x	x	x	x	SDP	x	x	X	x	x	x	x
Restaurant and Food Related Uses															
<i>Bakery, Wholesale</i>	x	x	x	x	x	x	x	X	x	x	SEP	x	SEP	SEP	SEP
<i>Bakery, Retail</i>	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	SEP (1)
<i>Café</i>	x	x	x	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x

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USE	ZONING DISTRICT														
	RF-1	RF-2	RF-3	ARR	MFR	RR	HOD	AH	B-1	B-2	SB2	LOR	I-1	I-2	I-3

<i>Caterer, Off-Premises (as the principal use)</i>	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x
<i>Caterer, On-Premises (as the principal use)</i>	x	x	x	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
<i>Ice Cream Parlor (Yogurt Shop/Dairy Bar)</i>	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	SEP (1)
<i>Mobile Food Vendor</i>	(4)	(4)	(4)	x	x	x	x	X	(4)	(4)	(4)	(4)	(4)	(4)	(4)
<i>Outdoor Dining, Accessory</i>	x	x	x	x	x	x	x	X	ACC	ACC	ACC	ACC	x	x	ACC
<i>Restaurant, Full Service</i>	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	SEP (1)
<i>Restaurant, Fast-Food</i>	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x
<i>Retail Food Establishment</i>	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	SEP (1)
Retail															

<i>General Retail</i>	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	SEP (1)
<i>Instructional Retail (martial arts, dance, music, learning support, painting, pottery, or similar)</i>	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	SEP (1)

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USE	ZONING DISTRICT														
	RF-1	RF-2	RF-3	ARR	MFR	RR	HOD	AH	B-1	B-2	SB2	LOR	I-1	I-2	I-3

<i>Retail Garden Center</i>	x	x	x	x	x	x	x	X	x	SEP	SEP	x	x	x	x
Riding Academies, Boarding Stables	SEP	SEP	SEP	x	x	x	x	X	x	x	X	x	x	x	x
Schools, public and private															
<i>Preschool, Nursery</i>	SEP	SEP	SEP	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
<i>Elementary or Middle</i>	SEP	SEP	SEP	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
<i>Senior High</i>	SEP	SEP	SEP	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
<i>Secondary, Vocational, Trade</i>	SEP	SEP	SEP	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
<i>Town of Monroe Board of Education Offices</i>	SEP	SEP	SEP	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
School Bus Parking Facility	x	x	x	x	x	x	x	X	x	x	x	x	x	SEP	x
Storage Uses															
<i>Commercial Warehousing Contained Within Fully Enclosed Buildings</i>	x	x	x	x	x	x	x	X	x	x	SEP	x	SEP	SEP	SEP
<i>Self-Storage Warehousing for Rental of Fully Interior Enclosed Building Space</i>	x	x	x	x	x	x	x	X	x	x	SEP	x	x	SEP	x
<i>Temporary Storage of Carnival Rides</i>	x	x	x	x	x	x	x	X	x	SEP	X	x	x	x	x

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	RF-1	RF-2	RF-3	ARR	MFR	RR	HOD	AH	B-1	B-2	SB2	LOR	I-1	I-2	I-3

Theater (Indoor for Stage/Movies)	x	x	x	x	x	x	x	X	SEP	SEP	SEP	x	x	x	SEP (1)
Town of Monroe Governmental Non-School Administrative Facilities: including but not limited to Offices, EMS, Fire, Police, Library, Senior/Community Center, Food Pantry	SEP	SEP	SEP	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x
Town of Monroe Governmental Service Facilities: including but not limited to DPW Yard, Dog Pound, Transfer Station	SEP	SEP	SEP	x	x	x	x	X	x	x	x	x	x	SEP	x
Town of Monroe Shooting Range	x	x	x	x	x	x	x	X	x	x	X	x	x	SEP	x

Town of Monroe Communication Sites and Facilities (see also §6.8)	SEP	SEP	SEP	x	x	x	x	X	x	x	X	x	x	x	x
Veterinary Hospital	x	x	x	x	x	x	x	X	SEP	SEP	SEP	x	x	x	x
Wholesale and Distribution Centers, not including Automobiles or Boats	x	x	x	x	x	x	x	X	x	x	SEP	x	SEP	SEP	SEP

Monroe, Connecticut

General

ACS, 2019–2023	Monroe	State
Current Population	18,833	3,598,348
Land Area <i>mi</i> ²	26	4,842
Population Density <i>people per mi</i> ²	722	743
Number of Households	6,238	1,420,170
Median Age	43	41
Median Household Income	\$156,731	\$93,760
Poverty Rate	3%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Accommodation and Food Services	885	
Food Services and Drinking Places		100%
2 Health Care and Social Assistance	840	
Ambulatory Health Care Services		45%
3 Retail Trade	799	
Food and Beverage Stores		29%
4 Manufacturing	779	
Transportation Equip Mfg		46%
5 Government	602	
Local Government		100%
Total Jobs, All Industries	5,160	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	176	211	245	261	253

Total Active Businesses 2,056

Key Employers

Data from Municipalities, 2025

- Victorinox Swiss Army
- Biomerics NLE, LLC
- Sippin Energy Products
- Church Hill Classics LTD
- Production Metals

Demographics

ACS, 2019–2023

Age Distribution

	Monroe	State
Under 10	2,497	10%
10 to 19	2,615	13%
20 to 29	1,693	13%
30 to 39	1,985	13%
40 to 49	2,453	12%
50 to 59	3,430	14%
60 to 69	2,406	13%
70 to 79	1,106	8%
80 and over	648	4%

Race and Ethnicity

	Monroe	State
Asian	6%	5%
Black	<1%	10%
Hispanic or Latino/a	7%	18%
White	83%	63%
Other	3%	5%

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

	Monroe	State
English	77	83%
Spanish	5	13%

Educational Attainment

	Monroe	State
High School Diploma Only	17	26%
Associate Degree	7	8%
Bachelor's Degree	23	29%
Master's Degree or Higher	19	29%

Housing

ACS, 2019–2023

	Monroe	State
Median Home Value	\$477,000	\$343,200
Median Rent	\$1,466	\$1,431
Housing Units	6,573	1,536,049

	Monroe	State
Owner-Occupied	66	94%
Detached or Semi-Detached	65	92%
Vacant	5	8%

Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Monroe School District	PK-12	3,458	83	99%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Monroe School District	66%	74%
Statewide	44%	49%

Monroe, Connecticut

Labor Force

CT Department of Labor, 2024

	Monroe	State
Employed	9,735	1,842,285
Unemployed	337	67,181

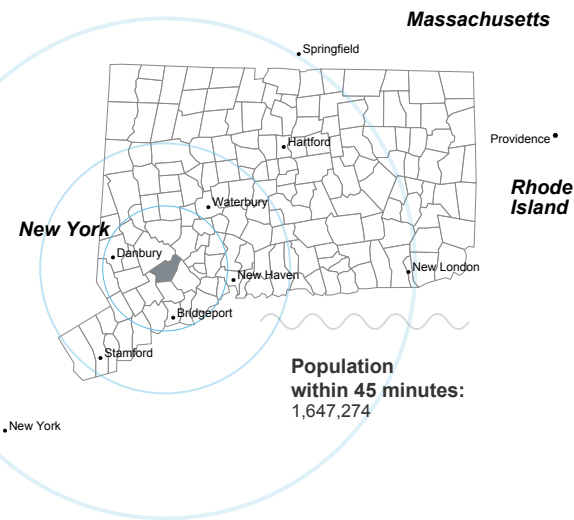
Unemployment Rate

Self-Employment Rate*

*ACS, 2019–2023



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



Access

ACS, 2019–2023

	Monroe	State
Mean Commute Time *	33 min	26 min
No Access to a Car	3	9
No Internet Access	5	7

Commute Mode

Public Transport	3	3
Walking or Cycling	1	3
Driving	78	82
Working From Home *	14	14

Public Transit

CT <i>transit</i> Service	-
Other Public Bus Operations	-
Train Service	-

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	\$99,463,731
Property Tax Revenue	\$82,184,039
per capita	\$4,372
per capita, as % of state avg.	134%
Intergovernmental Revenue	\$14,697,249
Revenue to Expenditure Ratio	101%

Municipal Expenditure

Total Expenditure	\$98,192,709
Educational	\$69,460,250
Other	\$28,732,459

Grand List

Equalized Net Grand List	\$3,684,657,809
per capita	\$196,034
per capita, as % of state avg.	110%
Commercial/Industrial Share of Net Grand List	10%
Actual Mill Rate	36.36
Equalized Mill Rate	22.25

Municipal Debt

Moody's Rating (2024)	Aa2
S&P Rating (2024)	AAA
Total Indebtedness	\$31,080,808
per capita	\$1,654
per capita, as % of state avg.	56%
as percent of expenditures	32%
Annual Debt Service	\$6,256,395
as % of expenditures	6%

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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