













# VIDAL/WETTENSTEIN, LLC







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

### Pre-engineered Warehouse Facility

### **PROPERTY DETAILS**

Building Area: 40,000± SF available

Zoning: I- 2

Parking: Ample

Year Built: 2000

Columns: 50' oc

Clear height: 24' to 27'

Loading: 3 10x10 docks w/levelors and weather seals

Racking: May be available

Available: 1st Qtr. 2024

Lease Price: \$8.50 NNN

Downdraft fans and a big ass fan in the warehouse

LED motion sensor lighting throughout warehouse

Generator: 24/7 backup Generac generator

Solar: yes building has solar power

Electric: 1,600 amps, 480/277 volts, 3 phase

Sprinklered: yes wet system

Air condition: Yes, roof units

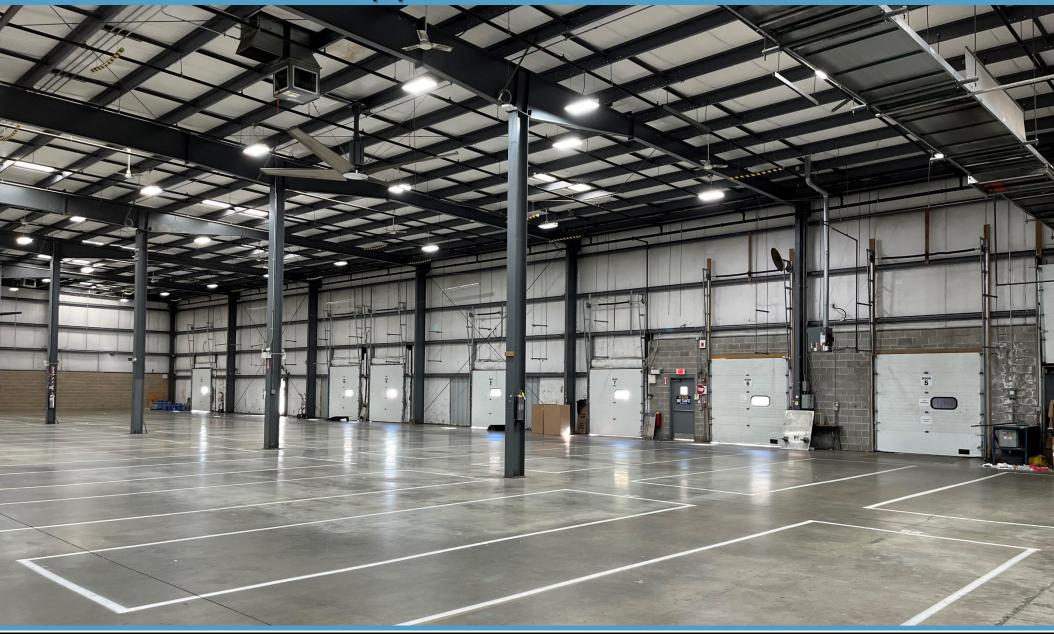
Heating: Natural gas

Gas: Yes

Water/ Sewer: City





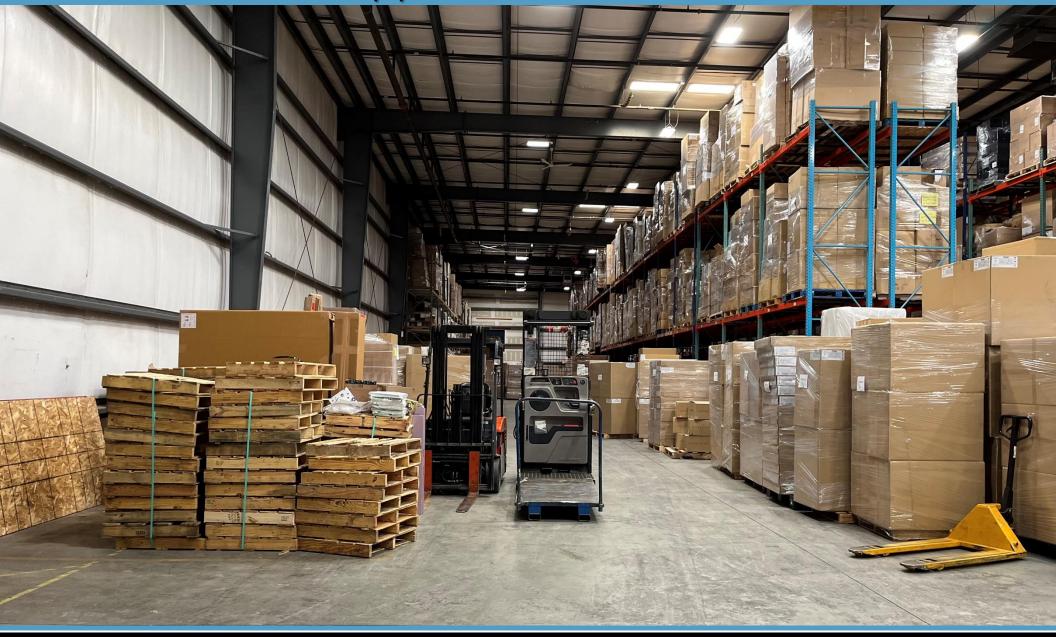










































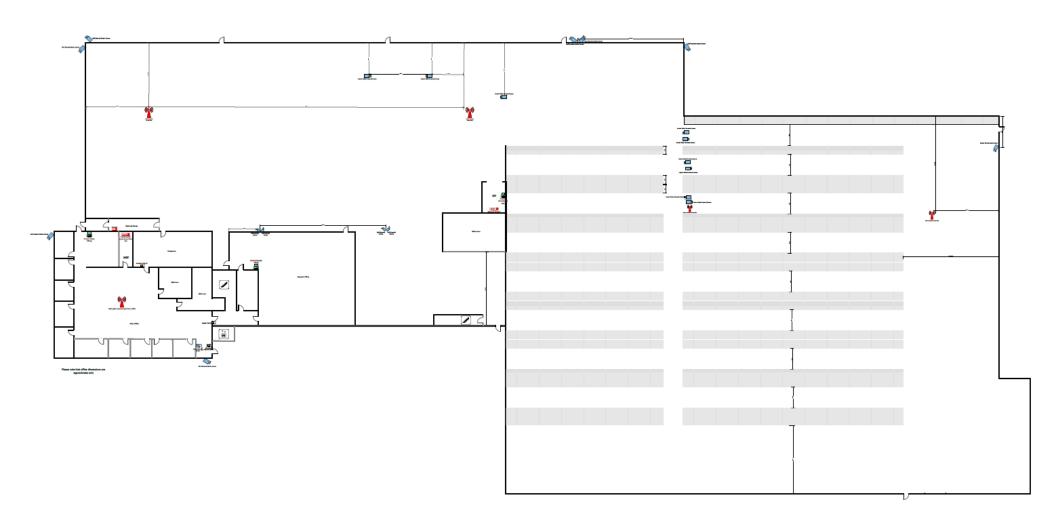






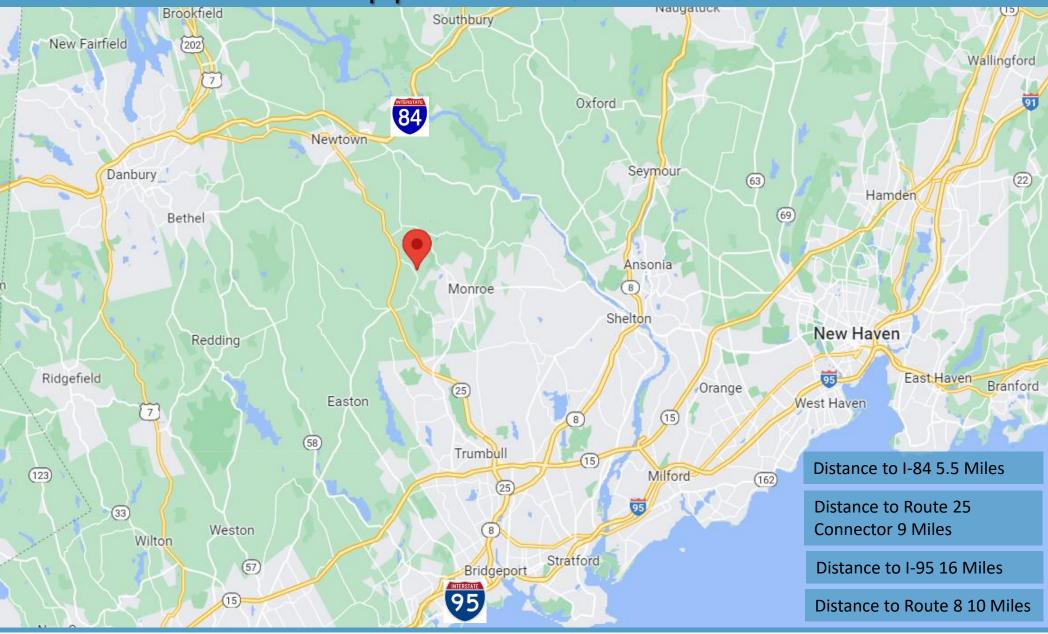








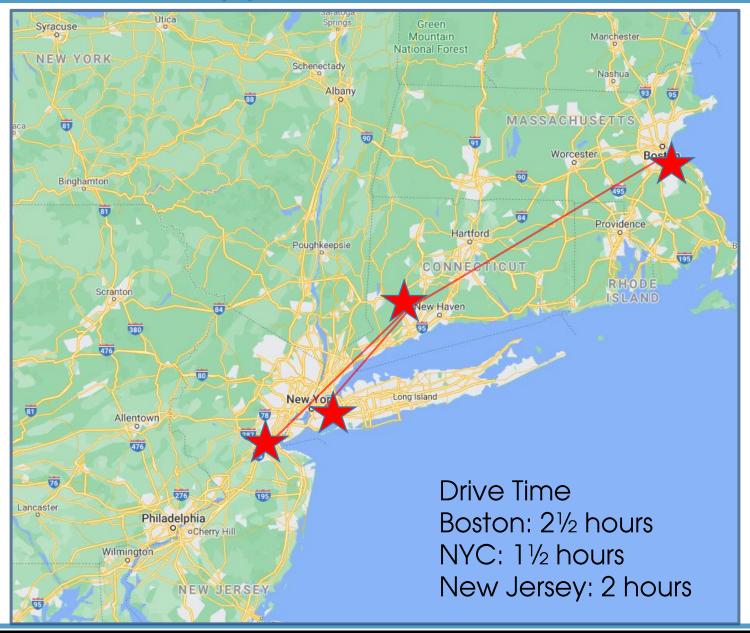


















Founded in 1823, Monroe is an outstanding community of nearly 20,000 residents. Monroe offers award-winning schools, safe neighborhoods, beautiful parks, and growth in local business and industry. We offer the convenience of several restaurants and retail shopping while maintaining a New England, small-town charm.

Monroe is a great home for your Corporate Headquarters, Commercial, Manufacturing, Warehouse, and Industrial Development. Monroe is also a wonderful community to locate your Retail, Hospitality, Office, Small or Home based business.

The economic success of Monroe is a partnership and team effort of its residents, civic leaders and business community.

Monroe's EDC efforts are focused on attracting and retaining a balanced mix of businesses. Our goals are to help our business and community partners grow thus increasing employment opportunities, continuing to attract skilled workers, increasing the community tax base, and providing the town with a stable economy, while maintaining Monroe's character and charm.

### UNIVERSITIES WITHIN A 30 MII F RADIUS

Fairfield University Post University 20 miles Quinnipiac University 33 miles Sacred Heart University Southern CT University 26 miles University of New Haven 15 miles UB 27 miles **UCONN 30 miles** Western University







#### **448 PEPPER ST**

**Location** 448 PEPPER ST **Map/Lot** 094/ 020/ 00/ /

Acct# 09402000 Owner 448 PEPPER STREET LLC

PID 8125 Building Count 1

Survey 2841 3152 Affordable

#### **Current Value**

Appraisal						
Valuation Year Improvements Land Total						
2019	\$3,419,600	\$960,700	\$4,380,300			
	Assessment					
Valuation Year Improvements		Land	Total			
2019	\$2,393,700	\$672,500	\$3,066,200			

#### **Owner of Record**

Owner448 PEPPER STREET LLCSale Price\$4,000,000

Co-Owner C/O GERARDO BURDO MGR Certificate

 Address
 84 OLD ORCHARD PARK
 Book & Page
 2024/0299

 FAIRFIELD , CT 06824
 Sale Date
 12/27/2018

Instrument 25

#### **Ownership History**

Ownership History						
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date	
448 PEPPER STREET LLC	\$4,000,000		2024/0299	25	12/27/2018	
RGS PROPERTY LLC	\$7,000,000		1906/0335	25	01/22/2016	
SB REAL ESTATE LLC	\$31,900	3	1300/0096	0	09/20/2004	
SB REAL ESTATE LLC	\$375,000	1	0881/0122	G	12/01/1999	
SOCKOL RICHARD E TR	\$0	2	0206/0234		02/09/1981	

#### **Building 1 : Section 1**

Year Built: 2000 Living Area: 85.649

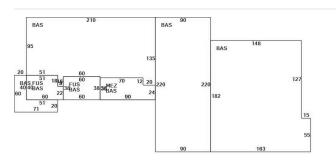
Buildiny Attributes           Field         Description           Style:         Office/Warehouse           Model         Industrial           Grade         C+           Stories:         2           Occupancy         1.00           Exterior Wall 1         Pre-fin Metal           Exterior Wall 2         Flat           Roof Structure         Flat           Roof Cover         T+G/Rubber           Interior Wall 1         Drywall           Interior Floor 2         Teapet           Interior Floor 2         Carpet           Heating Fuel         Oil           Heating Type         Solar           AC Type         Central           Struct Class         Factory           Total Rooms         Factory           Total Bedrms         Factory           Total Bedrms         Frireplace           Xtra Fireplaces         L           Struct Class         Heat/AC           Unit Heat         Frame Type           Fireresist         Baths/Plumbing           Normal         Ceil and Wall           Rooms/Prtns         Average           Wall Height         26.00 <th colspan="4">Living Area: 85,649</th>	Living Area: 85,649			
Style:         Office/Warehouse           Model         Industrial           Grade         C+           Stories:         2           Occupancy         1.00           Exterior Wall 1         Pre-fin Metal           Exterior Wall 2         Interior Wall 2           Roof Cover         T+G/Rubber           Interior Wall 1         Drywall           Interior Floor 2         Interior Floor 1           Interior Floor 2         Carpet           Heating Fuel         Oil           Heating Type         Solar           AC Type         Central           Struct Class         Factory           Total Rooms         Factory           Total Badrms         Total Badrms           Total Baths         Fireplace           Xtra Fireplaces         400           Heat/AC         Unit Heat           Frame Type         Fireresist           Baths/Plumbing         Normal           Ceiling/Wall         Ceil and Wall           Rooms/Prtns         Average           Wall Height         26.00	Buildin	g Attributes		
Model         Industrial           Grade         C+           Stories:         2           Occupancy         1.00           Exterior Wall 1         Pre-fin Metal           Exterior Wall 2         Interior Wall 2           Roof Cover         T+G/Rubber           Interior Wall 1         Drywall           Interior Floor 1         Carpet           Interior Floor 2         Interior Floor 2           Heating Fuel         Oil           Heating Type         Solar           AC Type         Central           Struct Class         Interior Story           Total Rooms         Factory           Total Bedrms         Interior Story           Total Rooms         Interior Story           Total Bedrms         Interior Story           Total Rooms         Interior Story           Total Rooms         Interior Story           Fireplace	Field	Description		
Grade         C+           Stories:         2           Occupancy         1.00           Exterior Wall 1         Pre-fin Metal           Exterior Wall 2         Flat           Roof Structure         Flat           Roof Cover         T+G/Rubber           Interior Wall 1         Drywall           Interior Floor 2         Carpet           Interior Floor 2         Heating Fuel           Heating Type         Solar           AC Type         Central           Struct Class         Struct Class           Bldg Use         Factory           Total Rooms         Total Bedrms           Total Baths         Firerplace           Xtra Fireplaces         400           Heat/AC         Unit Heat           Frame Type         Fireresist           Baths/Plumbing         Normal           Ceiling/Wall         Ceil and Wall           Rooms/Prtns         Average           Wall Height         26.00	Style:	Office/Warehouse		
Stories:         2           Occupancy         1.00           Exterior Wall 1         Pre-fin Metal           Exterior Wall 2         Flat           Roof Cover         T+G/Rubber           Interior Wall 1         Drywall           Interior Floor 1         Carpet           Interior Floor 2         Heating Fuel           Heating Type         Solar           AC Type         Central           Struct Class         Struct Class           Bldg Use         Factory           Total Rooms         Total Bedrms           Total Baths         Fireplace           Xtra Fireplaces         400           Heat/AC         Unit Heat           Frame Type         Fireresist           Baths/Plumbing         Normal           Ceil and Wall         Rooms/Prtns         Average           Wall Height         26.00	Model	Industrial		
Occupancy 1.00  Exterior Wall 1 Pre-fin Metal  Exterior Wall 2 Part of Metal  Roof Cover T+G/Rubber  Interior Wall 1 Drywall  Interior Wall 2 Part of Metal  Interior Floor 1 Carpet  Interior Floor 2 Part of Metal  Heating Fuel Oil  Heating Type Solar  AC Type Central  Struct Class  Bldg Use Factory  Total Rooms  Total Bedrms  Total Bedrms  Fireplace  Xtra Fireplaces  Xtra Fireplaces  1st Floor Use: 400  Heat/AC Unit Heat  Frame Type Fireresist  Baths/Plumbing Normal  Ceil and Wall  Rooms/Prtns Average  Wall Height  Elat	Grade	C+		
Exterior Wall 1 Exterior Wall 2 Roof Structure Roof Cover Interior Wall 1 Interior Wall 1 Interior Floor 1 Interior Floor 2 Heating Type Solar AC Type Central Struct Class Bldg Use Factory Total Rooms Total Bedrms Total Betrms Fireplace Xtra Fireplaces 1st Floor Use: Heating Type Fireresist Baths/Plumbing Normal Ceiling/Wall Rooms/Prtns Average Wall Height Pre-fin Metal Pre-fin	Stories:	2		
Exterior Wall 2  Roof Structure  Flat  Roof Cover  T+G/Rubber  Interior Wall 1  Interior Wall 2  Interior Floor 1  Interior Floor 2  Heating Fuel  Heating Type  Solar  AC Type  Central  Struct Class  Bldg Use  Factory  Total Rooms  Total Bedrms  Total Beths  Fireplace  Xtra Fireplaces  1st Floor Use:  400  Heat/AC  Unit Heat  Frame Type  Fireresist  Baths/Plumbing  Normal  Ceil and Wall  Rooms/Prtns  Average  Wall Height  Firelace  T+G/Rubber  T+G/Rubber  T+G/Rubber  T+G/Rubber  I+G/Rubber  I+	Occupancy	1.00		
Roof Structure  Roof Cover T+G/Rubber Interior Wall 1 Interior Wall 2 Interior Floor 1 Interior Floor 2 Heating Fuel Oil Heating Type Solar AC Type Central Struct Class Bldg Use Factory Total Rooms Total Bedrms Total Betres Fireplace Xtra Fireplaces 1st Floor Use: 400 Heat/AC Unit Heat Frame Type Fireresist Baths/Plumbing Normal Ceiling/Wall Rooms/Prtns Average Wall Height  Firelace T+GRubber Tappwall Carpet Car	Exterior Wall 1	Pre-fin Metal		
Roof Cover T+G/Rubber Interior Wall 1 Drywall Interior Floor 1 Carpet Interior Floor 2 Ulterior Floor 2 Factory Heating Type Solar AC Type Central Struct Class Bldg Use Factory Total Rooms Total Bedrms Total Bethrs Fireplace Xtra Fireplaces 1st Floor Use: 400 Heat/AC Unit Heat Frame Type Fireresist Baths/Plumbing Normal Ceiling/Wall Rooms/Prtns Average Wall Height  T+G/Rubber Trywall Drywall AC Apple  Acrapet  Drywall Acrapet  Acra	Exterior Wall 2			
Interior Wall 1 Interior Wall 2 Interior Floor 1 Interior Floor 2 Heating Fuel Heating Type Solar AC Type Central Struct Class Bldg Use Factory Total Rooms Total Bedrms Total Baths Fireplace Xtra Fireplaces 1st Floor Use: 400 Heat/AC Unit Heat Frame Type Fireresist Baths/Plumbing Normal Ceiling/Wall Rooms/Prtns Average Wall Height  Drywall Carpet Carpet Carpet Carpet  Carpet  Carpet  Carpet  Carpet  Drywall  Average  Drywall  Au  Drywall  Au  Drywall  Drywall  Au  Carpet  Au  Drywall  Au  Drywall  Au  Carpet  Au  Drywall  Au  Carpet  Au  Drywall  Au  Carpet  Au  Drywall  Carpet  Au  Drywall  Au  Carpet  Au  Drywall  Carpet  Au  Drywall  Carpet  Au  Carpet  Au  Drywall  Carpet  Au  Carpet  Carpet  Au  Carpet  Carpet  Au  Carpet  Au  Carpet  Au  Carpet  Au  Carpet  Carp	Roof Structure	Flat		
Interior Wall 2  Interior Floor 1  Interior Floor 2  Heating Fuel  Heating Type  Solar  AC Type  Central  Struct Class  Bldg Use  Factory  Total Rooms  Total Bedrms  Total Baths  Fireplace  Xtra Fireplaces  1st Floor Use:  Heat/AC  Unit Heat  Frame Type  Baths/Plumbing  Normal  Ceiling/Wall  Rooms/Prtns  Average  Wall Height  Cill	Roof Cover	T+G/Rubber		
Interior Floor 1  Interior Floor 2  Heating Fuel  Heating Type  Solar  AC Type  Central  Struct Class  Bldg Use  Factory  Total Rooms  Total Bedrms  Total Baths  Fireplace  Xtra Fireplaces  1st Floor Use:  Heat/AC  Heat/AC  Unit Heat  Frame Type  Fireresist  Baths/Plumbing  Normal  Ceiling/Wall  Rooms/Prtns  Vall Height  Cill Additional Carpet  Carpet  Carpet  Carpet  Carpet  Carpet  Aul  Aul  Aul  Average  Wall Height  Oil  Aul  Aul  Aul  Carpet  Carpet  Aul  Cantal  Calling  Auerage  Vall Height	Interior Wall 1	Drywall		
Interior Floor 2  Heating Fuel Oil Heating Type Solar AC Type Central  Struct Class Bldg Use Factory  Total Rooms Total Bedrms Total Baths Fireplace Xtra Fireplaces 1st Floor Use: Heat/AC Unit Heat Frame Type Fireresist Baths/Plumbing Normal Ceiling/Wall Rooms/Prtns Average Wall Height  Oil  Oil  Oil  Heat/AC Unit Heat Ceil and Wall  Average Wall Height  Oil  Oil  Oil  Oil  Oil  Oil  Oil  Oi	Interior Wall 2			
Heating Fuel Oil  Heating Type Solar  AC Type Central  Struct Class  Bldg Use Factory  Total Rooms  Total Bedrms  Total Baths  Fireplace  Xtra Fireplaces  1st Floor Use: 400  Heat/AC Unit Heat  Frame Type Fireresist  Baths/Plumbing Normal  Ceiling/Wall Ceil and Wall  Rooms/Prtns Average  Wall Height  Solar  Oil  Heat/AC  Unit Heat  Ceil and Wall  Average  Wall Height	Interior Floor 1	Carpet		
Heating Type Solar  AC Type Central  Struct Class  Bldg Use Factory  Total Rooms  Total Bedrms  Total Baths  Fireplace  Xtra Fireplaces  1st Floor Use: 400  Heat/AC Unit Heat  Frame Type Fireresist  Baths/Plumbing Normal  Ceiling/Wall Ceil and Wall  Rooms/Prtns Average  Wall Height  Solar  Solar  Action  Central  Solar  Action  Central  Solar  Action  Central  Action  Fractory  Factory  Factory  Factory  Factory  Factory  Fireresis  Factory  Fireresis  Fireplace  Ceil and Wall  Rooms/Prtns  Average  Wall Height	Interior Floor 2			
AC Type  Central  Struct Class  Bldg Use Factory  Total Rooms  Total Bedrms  Total Baths  Fireplace  Xtra Fireplaces  1st Floor Use: 400  Heat/AC Unit Heat  Frame Type Fireresist  Baths/Plumbing Normal  Ceiling/Wall  Rooms/Prtns Average  Wall Height  Central  Cent	Heating Fuel	Oil		
Struct Class  Bldg Use Factory  Total Rooms  Total Bedrms  Total Baths  Fireplace  Xtra Fireplaces  1st Floor Use: 400  Heat/AC Unit Heat  Frame Type Fireresist  Baths/Plumbing Normal  Ceiling/Wall Ceil and Wall  Rooms/Prtns Average  Wall Height 26.00	Heating Type	Solar		
Bldg Use Factory  Total Rooms  Total Bedrms  Total Baths  Fireplace  Xtra Fireplaces  1st Floor Use: 400  Heat/AC Unit Heat  Frame Type Fireresist  Baths/Plumbing Normal  Ceiling/Wall Ceil and Wall  Rooms/Prtns Average  Wall Height  Factory  Formy  Ceil Rooms  Factory  Fireresist  Ceil and Wall  Average  Wall Height  26.00	AC Type	Central		
Total Rooms Total Bedrms Total Baths Fireplace  Xtra Fireplaces  1st Floor Use: 400  Heat/AC Unit Heat Frame Type Fireresist Baths/Plumbing Normal Ceiling/Wall Rooms/Prtns Average Wall Height  Food School School  And School  And School Schoo	Struct Class			
Total Bedrms  Total Baths  Fireplace  Xtra Fireplaces  1st Floor Use:  400  Heat/AC  Unit Heat  Frame Type  Fireresist  Baths/Plumbing  Normal  Ceiling/Wall  Rooms/Prtns  Average  Wall Height	Bldg Use	Factory		
Total Baths  Fireplace  Xtra Fireplaces  1st Floor Use:  400  Heat/AC  Unit Heat  Frame Type  Fireresist  Baths/Plumbing  Normal  Ceiling/Wall  Rooms/Prtns  Average  Wall Height	Total Rooms			
Fireplace  Xtra Fireplaces  1st Floor Use:  400  Heat/AC  Unit Heat  Frame Type  Fireresist  Baths/Plumbing  Normal  Ceiling/Wall  Rooms/Prtns  Average  Wall Height  26.00	Total Bedrms			
Xtra Fireplaces  1st Floor Use: 400  Heat/AC Unit Heat  Frame Type Fireresist  Baths/Plumbing Normal  Ceiling/Wall  Rooms/Prtns Average  Wall Height 26.00	Total Baths			
1st Floor Use:  Heat/AC  Unit Heat  Frame Type  Fireresist  Baths/Plumbing  Normal  Ceiling/Wall  Rooms/Prtns  Average  Wall Height  400  Unit Heat  Fireresist  Average	Fireplace			
Heat/AC Unit Heat  Frame Type Fireresist  Baths/Plumbing Normal  Ceiling/Wall Ceil and Wall  Rooms/Prtns Average  Wall Height 26.00	Xtra Fireplaces			
Frame Type Fireresist  Baths/Plumbing Normal  Ceiling/Wall Ceil and Wall  Rooms/Prtns Average  Wall Height 26.00	1st Floor Use:	400		
Baths/Plumbing Normal Ceiling/Wall Ceil and Wall Rooms/Prtns Average Wall Height 26.00	Heat/AC	Unit Heat		
Ceiling/Wall  Rooms/Prtns  Average  Wall Height  26.00	Frame Type	Fireresist		
Rooms/Prtns Average Wall Height 26.00	Baths/Plumbing	Normal		
Wall Height 26.00	Ceiling/Wall	Ceil and Wall		
	Rooms/Prtns	Average		
% Comn Wall	Wall Height	26.00		
	% Comn Wall			

### **Building Photo**



(https://images.vgsi.com/photos/MonroeCTPhotos/\00\01\35\83.jpg)

### **Building Layout**



(ParcelSketch.ashx?pid=8125&bid=8125)

Building Sub-Areas (sq ft)					
Code	Description	Gross Area	Living Area		
BAS	First Floor	81,131	81,131		
FUS	Finished Upper Story	4,518	4,518		
MEZ	Mezzanine	3,000	0		
		88,649	85,649		

#### **Extra Features**

	Extra Features						
Code	Description	Size	Value	Bldg #	Comment		
CEL4		2.00 S.F.	\$0	1			
COD2	OVHD STEEL	64.00 S.F.	\$600	1			
COD2	OVHD STEEL	90.00 S.F.	\$800	1			
COD4	OVHD MTR ST	49.00 S.F.	\$600	1			
COD4	OVHD MTR ST	49.00 S.F.	\$600	1			
CSS1	SPRINK WET	55208.00 S.F.	\$32,600	1			
GEN	Generator	1.00 K.W.	\$0	1			

#### **Parcel Information**

Use Code 400
Description Factory
Deeded Acres 16.15

#### Land

Land Use Land Line Valuation

 Use Code
 400
 Size (Acres)
 16.15

 Description
 Factory
 Appraised Value
 \$960,700

 Zone
 12

Neighborhood

Alt Land Approved No

Category

### Outbuildings

	Outbuildings <u>Leg</u> e						
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #	
PA1	ASPHALT PARKING			40000.00 S.F.	\$40,000	1	
PA1	ASPHALT PARKING			4000.00 S.F.	\$4,000	1	

### **Valuation History**

Appraisal					
Valuation Year Improvements Land Total					
2020	\$3,419,600	\$960,700	\$4,380,300		

Assessment					
Valuation Year Improvements Land Total					
2020	\$2,393,700	\$672,500	\$3,066,200		

### Monroe, Connecticut

### General

Octional		
ACS, 2017-2021	Monroe	State
Current Population	18,927	3,605,330
Land Area mi <sup>2</sup>	26	4,842
Population Density people per mi 2	726	745
Number of Households	6,274	1,397,324
Median Age	41	41
Median Household Income	\$127,995	\$83,572
Poverty Rate	3%	10%

### **Economy**

<b>Top Industries</b> Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Government	1,571	
Local Government		94%
2 Retail Trade	1,158	
Food and Beverage Stores		27%
3 Manufacturing	823	
Computer and Electronic Product Mfg		34%
<ul> <li>Other Services (except Public Admin)</li> </ul>	805	
Private Households		32%
6 Accommodation and Food Services	748	
Food Services and Drinking Places		99%
Total Jobs, All Industries	7,182	

#### SOTS Business Registrations

Secretary of the State, August 2023

New Business Registrations by Year

Ye	ar	2018	2019	2020	2021	2022
To	tal	206	168	171	204	241

**Total Active Businesses** 2,093

#### **Key Employers**

Data from Municipalities, 2023

- Victorinox Swiss Army
- 2 Biomerics NLE, LLC
- 3 Sippin Energy Products
- 4 Church Hill Classics LTD
- 6 Benedict's Home and Garden

### **Demographics**

ACS, 2017-2021

#### **Age Distribution**

Under 10	2,378	13%
10 to 19	2,828	15%
20 to 29	1,715	9%
30 to 39	2,270	12%
40 to 49	2,198	12%
50 to 59	3,481	18%
60 to 69	2,227	12%
70 to 79	1,190	6%
80 and over	640	3%

#### Race and Ethnicity

Asian Black Hispanic or Latino/a White Other

State 5% 5% 3% 10% 17% 65%

State

11% 13% 13% 12% 12% 15% 12% 7% 4%

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.

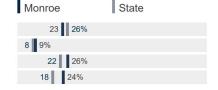
#### Language Spoken at Home

English Spanish



#### **Educational Attainment**

High School Diploma Only Associate Degree Bachelor's Degree Master's Degree or Higher



### Housing

Monroe State ACS, 2017-2021 Median Home Value \$385,900 \$286,700 Median Rent \$1,408 \$1,260 6,607 1,527,039 Housing Units

Owner-Occupied Detached or Semi-Detached Vacant

Monroe	State	
	66	92%
	65	91%
5 8%		

### Schools

CT Department of Education, 2022-23

School Districts	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Monroe School District	PK-12	3,398	83	99%
Statewide	-	513.513	19.014	89%

#### **Smarter Balanced Assessments** Met or Exceeded Expectations, 2021-22

	Math	ELA
Monroe School District	60%	76%
Statewide	42%	48%







### Monroe, Connecticut

### Labor Force

CT Department of Labor, 2022

**Employed** Unemployed

Unemployment Rate Self-Employment Rate\* \*ACS, 2017-2021

Monroe State 9.775 1,851,993 410 80,470



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



Access ACS, 2017–2021	Monroe	State
Mean Commute Time *	33 min	26 min
No Access to a Car No Internet Access	4 8%	
	4 9%	

#### **Commute Mode**

**Public Transport** Walking or Cycling Driving Working From Home \*



#### **Public Transit**

CTtransit Service Other Public Bus Operations Train Service

\* 5 year estimates include pre-pandemic data

### Fiscal Indicators

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

#### **Municipal Revenue**

Total Revenue	\$98,907,792
Property Tax Revenue	\$79,305,702
per capita	\$4,216
per capita, as % of state avg.	131%
Intergovernmental Revenue	\$17,496,142
Revenue to Expenditure Ratio	106%

#### **Municipal Expenditure**

Total Expenditure	\$93,276,073
Educational	\$64,973,834
Other	\$28,302,239

#### **Grand List**

Equalized Net Grand List	\$3,176,321,139
per capita	\$169,277
per capita, as % of state avg.	104%
Commercial/Industrial	10%
Share of Net Grand List	
Actual Mill Rate	35 48

Actual Mill Rate **Equalized Mill Rate** 24.91

#### **Municipal Debt**

Moody's Rating (2023)	Aa2
S&P Rating (2023)	AAA
Total Indebtedness	\$25,902,686
per capita	\$1,380
per capita, as % of state avg.	51%
as percent of expenditures	28%
Annual Debt Service as % of expenditures	\$6,212,908 7%
as 70 of experialities	1 /0



Search AdvanceCT's SiteFinder, Connecticut's most comprehensive online database of available commercial properties. advancect.org/site-selection/ct-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 data are available from profiles.ctdata.org

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

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