

SPACE FOR SUB-LEASE

90-92 Woodmont Road, Milford, CT



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90-92 Woodmont Road, Milford, CT

PROPERTY DETAILS

Space available: 12,000± SF contiguous space, can be leased to a single tenant or separate

Land Area: 1.4± acre

Zoning: LI

Parking: Ample

Clear height: 10.5' clear to the underside of steel

Utilities: 800 Amps/ 480 volt/ 3 phase, city water, sewer

HVAC: Heat/AC split

Heating: Natural gas fired system

Lease: \$8.50 per sq/ft NNN

Taxes: \$1.67 PSF including sewer

- Excellent labor force and ideal for many users, including light industrial, flex, research and development, machine shop, warehousing. Sublease until March 31, 2025.



Side loading platform with canopy for 7,000 sf space

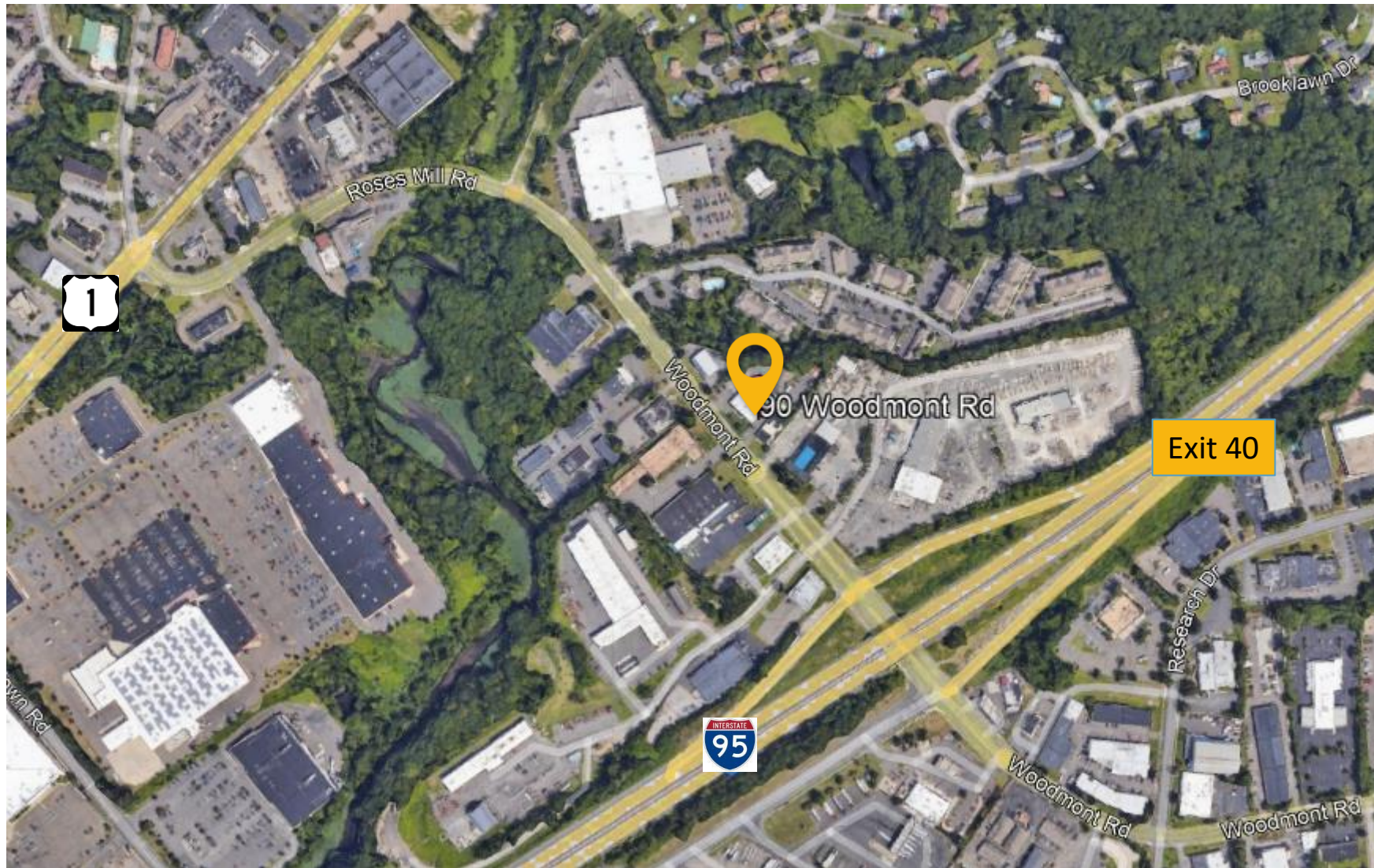


Rear loading dock & door for 5,000 sf space



Location: Located directly off exit 40 Interstate 95 and minutes from Merritt Parkway, I-91 and Route 34, between Fairfield and New Haven Counties.

90-92 Woodmont Road, Milford, CT



Milford, Connecticut

54,328

General

ACS, 2015–2019

	Milford	State
Land Area <i>mi²</i>	22	4,842
Population Density <i>people per mi²</i>	2,449	738
Number of Households	22,451	1,370,746
Median Age	45.7	41.0
Median Household Income	\$91,799	\$78,444
Poverty Rate	5%	10%

Economy

Top Industries

CT Department of Labor, 2019

	Employment	Employers	Av. Wages
1 Retail Trade	5,506	290	\$34,252
2 Health Care & Social Assistance	3,024	172	\$48,111
3 Manufacturing	3,010	146	\$71,149
4 Accommodation & Food Services	2,850	182	\$20,865
5 Admin. & Support & Waste Mgmt	1,893	120	\$35,424
All Industries	27,752	2,146	\$54,252

SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses 6,919

New Business Registrations by Year

2001	371	2006	420	2011	372	2016	396
2002	416	2007	432	2012	346	2017	453
2003	394	2008	354	2013	361	2018	464
2004	492	2009	365	2014	426	2019	487
2005	445	2010	338	2015	384	2020	507

Key Employers

Data from municipalities, 2021

- 1 Servicom Llc
- 2 Milford Hospital
- 3 Schick-Wilkinson Sword
- 4 Subway World Headquarters
- 5 Doctor'S Associates Inc

Demographics

ACS, 2015–2019

Age Distribution

Age Group	Milford	State
Under 10	4,685 (9%)	11%
10 to 19	5,534 (10%)	13%
20 to 29	6,548 (12%)	13%
30 to 39	7,269 (13%)	12%
40 to 49	6,332 (12%)	13%
50 to 59	9,286 (17%)	15%
60 to 69	7,573 (14%)	12%
70 to 79	4,526 (8%)	7%
80 and over	2,575 (5%)	5%

Race and Ethnicity

Race/Ethnicity	Milford	State
Asian <i>Non-Hispanic (NH)</i>	7%	4%
Black <i>NH</i>	3%	10%
Hispanic or Latino/a <i>Of any race</i>	6%	16%
White <i>NH</i>	83%	67%
Other <i>NH, incl. American Indian, Alaska Native, Native Hawaiian or Pacific Islander</i>	2%	3%

Language Spoken at Home

Language	Milford	State
English	78%	87%
Spanish	3%	12%

Educational Attainment

Education Level	Milford	State
High School Diploma Only	25%	27%
Associate Degree	8%	8%
Bachelor's Degree	22%	25%
Master's Degree or Higher	17%	18%

Housing

ACS, 2015–2019

Metric	Milford	State
Median Home Value	\$313,400	\$275,400
Median Rent	\$1,574	\$1,180
Housing Units	24,417	1,516,629

Ownership Type	Milford	State
Owner-Occupied	66%	74%
Detached or Semi-Detached	64%	74%
Vacant	8%	10%

Schools

CT Department of Education, 2020-21

School Districts

School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
Milford School District	PK-12	5,433	182	93%
Statewide	-	513,079	15,300	88%

Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

	Math	ELA
Milford School District	61%	68%
Statewide	48%	56%

Milford, Connecticut

54,328

Labor Force

CT Department of Labor, 2020

	Milford	State
Employed	27,544	1,724,621
Unemployed	2,242	148,010

Unemployment Rate

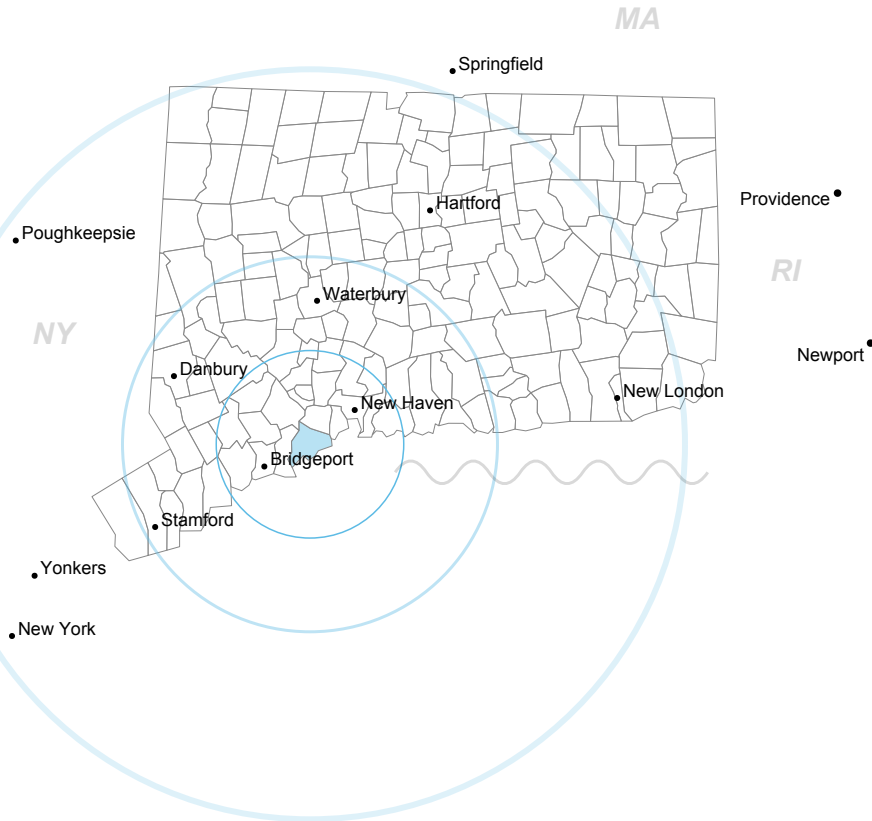


Self-Employment Rate*



*ACS, 2015-2019

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



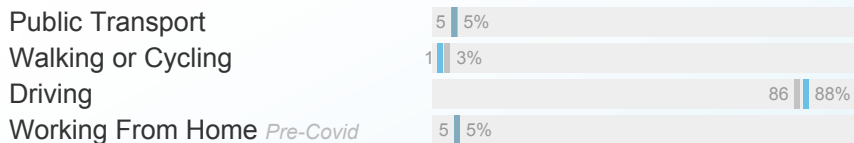
Access

ACS, 2015-2019

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



Commute Mode



Public Transit

CTtransit Service	-
Other Public Bus Operations	Milford Transit District
Train Service	Metro-North

Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

Municipal Revenue

Total Revenue	\$229,067,000
Property Tax Revenue	\$181,284,000
<i>per capita</i>	\$3,311
<i>per capita, as % of state av.</i>	109%
Intergovernmental Revenue	\$33,542,000
Revenue to Expenditure Ratio	102%

Boston*

Municipal Expenditure

Total Expenditure	\$223,527,000
Educational	\$133,893,000
Other	\$89,634,000

Grand List

Equalized Net Grand List	\$9,373,441,511
<i>per capita</i>	\$171,483
<i>per capita, as % of state av.</i>	112%
Comm./Indust. Share of Net Grand List	20%

Actual Mill Rate	27.79
Equalized Mill Rate	19.31

Municipal Debt

Moody's Rating	Aa1
Total Indebtness	\$163,429,000
<i>per capita</i>	\$2,990
<i>per capita, as % of state av.</i>	116%
<i>as percent of expenditures</i>	73%

Annual Debt Service	\$17,479,000
<i>as % of expenditures</i>	8%



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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 2016-2019 are available from profiles.ctdata.org.

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