

# FLEX BUILDING FOR LEASE & SALE



The building is located in the prime Shelton market with easy & quick access to Route 8, Exit 11. There are numerous restaurants, shopping, health clubs & medical. Shelton, with one of the lowest tax rates in the State, is one of the fastest growing & best towns to work in. The building sits on 3.228 acres.

Contact:  
Bruce Wettenstein, SIOR  
203 226-7101, Ext 2  
[bruce@vidalwettenstein.com](mailto:bruce@vidalwettenstein.com)



**917 Bridgeport Avenue  
Shelton, Connecticut**

**32,325 square feet**  
Portions available for lease

**Building:** One story flex/industrial/office space, partially leased to 3 tenants, and 18,000± sq. /ft. available for owner/occupancy.

**Parking:** 116 spaces

**Utilities:** All utilities, city water, sewer, and natural gas.

**Heat:** Natural gas fired system

**Sale Price Reduced! \$4,250,000.**

**Lease Price \$14.00 NNN**

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



**SIOR**

Individual Members

Society of Industrial and Office Realtors

**VIDAL/WETTENSTEIN, LLC**

719 Post Road East, Westport, CT 06880

[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

# 917 Bridgeport Avenue, Shelton, Connecticut

---

## FLEX / MEDICAL / OFFICE FACILITY AVAILABLE FOR SALE

- MAJOR ACCESS:** RT-8, 7/10<sup>th</sup> of a mile from exit 11 north and southbound, and southbound exit 11 is directly in front of the property.
- ROOF:** 2 ½" built up asphalt and gravel roof, Perlite and Polyisocyanurate type material. R12 rated, steel decking.
- TAXES:** \$47,974 or \$1.48 per sq/ft. as of 2018
- OCCUPANCY:** Approximately 20,000 sq/ft is available, timeframe tbd.
- PRICE:** \$4,250,000., \$14.00 NNN
- TAX & CAM:** \$4.75 as of 2018
- COMMENTS:** Situated on the Route 8 connector and corridor, the building is in the lower and more accessible area of Shelton. The tax base in the Town has remained one of the State's most stable, with the Town's reputation as one of the most desirable areas to live and work.

**For a tour or additional information please contact:  
Bruce Wettenstein, SIOR  
203-226-7101 #2 or [bruce@vidalwettenstein.com](mailto:bruce@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.

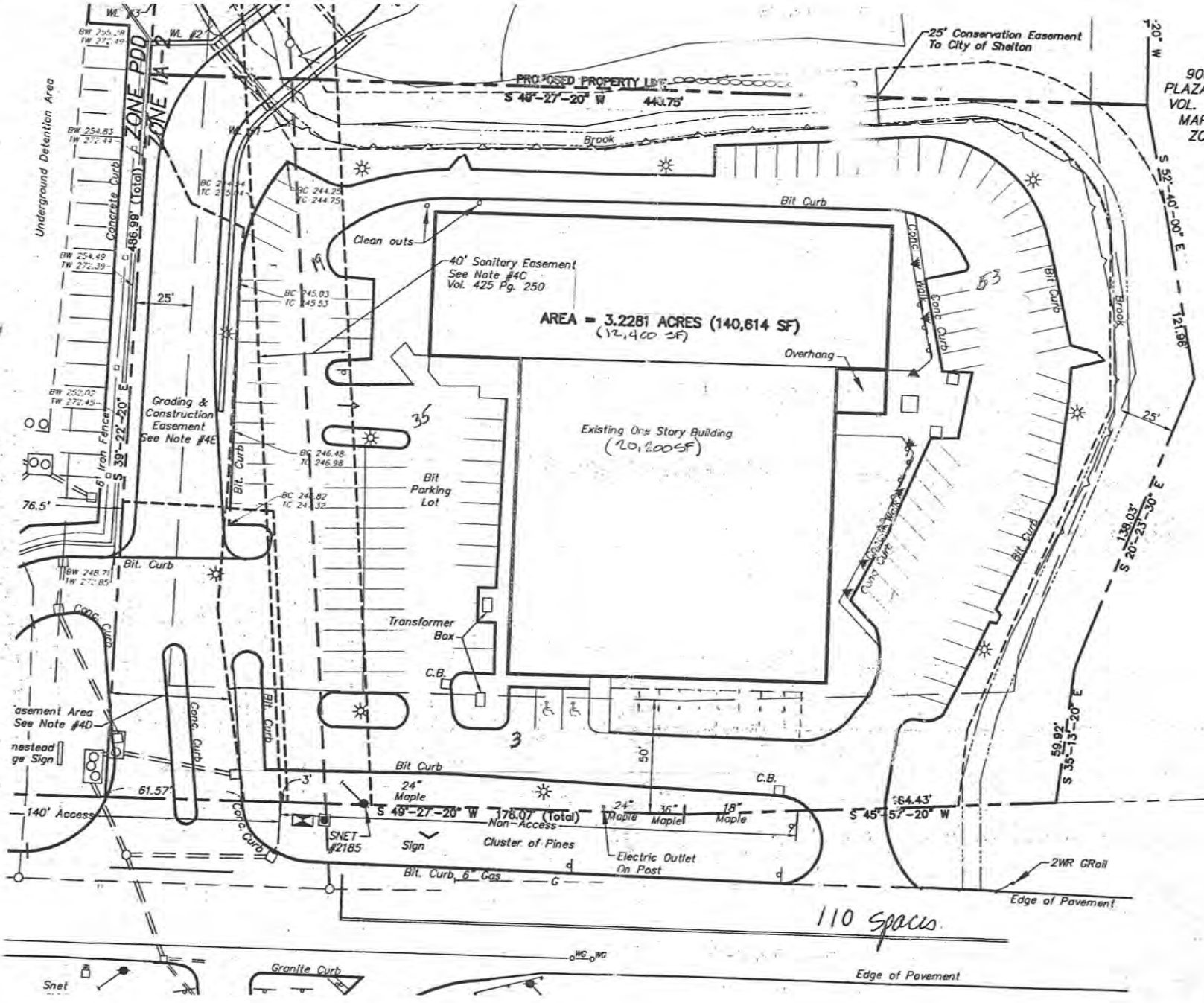


Individual Members  
Society of Industrial and Office Realtors

**VIDAL/WETTENSTEIN, LLC**

719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

N/F  
 900 SHELTON  
 PLAZA ASSOCIATES  
 VOL. 731 PG. 303  
 MAP 8 LOT 15  
 ZONE IA-2



Underground Detention Area

Grading & Construction Easement See Note #4E

Assessment Area See Note #4D

40' Sanitary Easement See Note #4C Vol. 425 Pg. 250

AREA = 3.2281 ACRES (140,814 SF) (12,400 SF)

Existing One Story Building (20,000 SF)

25' Conservation Easement To City of Shelton

PROPOSED PROPERTY LINE

110 spaces

Snet

Granite Curb

MC, WC

Edge of Pavement

2WR GRail

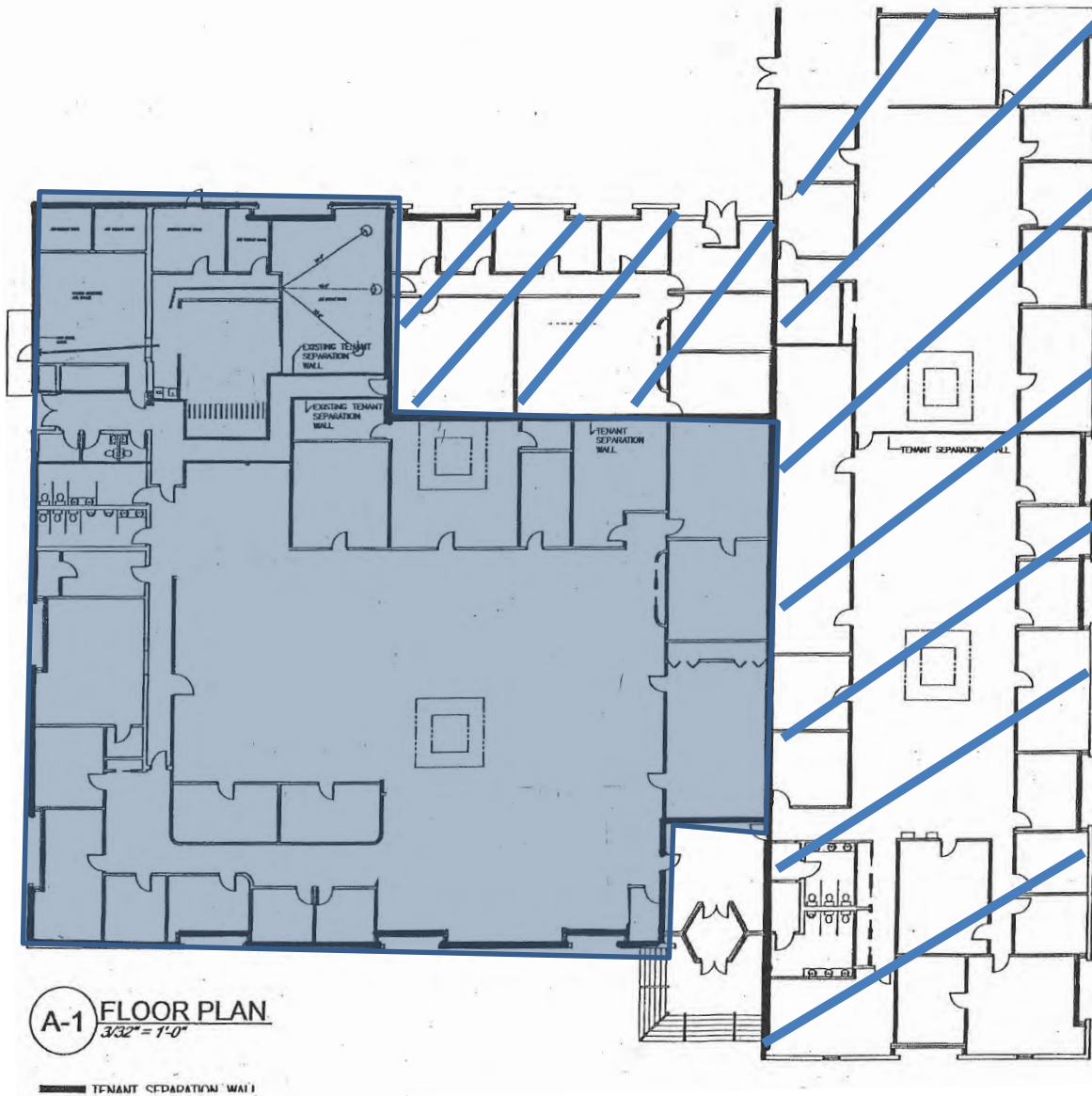
Edge of Pavement

# 917 Bridgeport Avenue, Shelton, CT

FLOOR PLAN

Available

➤ 18,000± SF



All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

**VIDAL/WETTENSTEIN, LLC**



**SIOR**

Individual Members  
Society of Industrial and Office Realtors

719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)



# FLEX BUILDING FOR LEASE & SALE

917 Bridgeport Avenue  
Shelton, Connecticut



All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



**SIOR**

Individual Members

Society of Industrial and Office Realtors

**VIDAL/WETTENSTEIN, LLC**

719 Post Road East, Westport, CT 06880

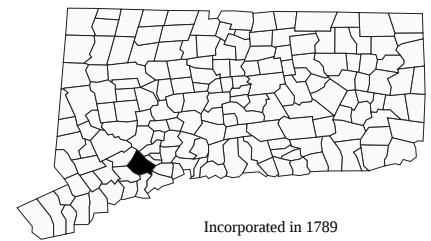
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

# Shelton, Connecticut

CERC Town Profile 2019 *Produced by Connecticut Data Collaborative*

**City Hall**  
54 Hill Street  
Shelton, CT 06484  
(203) 924-1555

*Belongs To*  
Fairfield County  
LMA Bridgeport - Stamford  
Naugatuck Valley Planning Area



Incorporated in 1789

## Demographics

### Population

	Town	County	State
2000	38,101	882,567	3,405,565
2010	39,559	916,829	3,574,097
2013-2017	41,282	947,328	3,594,478
2020	38,374	944,692	3,604,591
'17 - '20 Growth / Yr	-2.5%	-0.1%	0.1%

	Town	County	State
Land Area (sq. miles)	31	625	4,842
Pop./Sq. Mile (2013-2017)	1,348	1,516	742
Median Age (2013-2017)	47	40	41
Households (2013-2017)	15,961	337,678	1,361,755
Med. HH Inc. (2013-2017)	\$89,250	\$89,773	\$73,781

	Town	State
Veterans (2013-2017)	2,382	180,111

### Age Distribution (2013-2017)

	0-4		5-14		15-24		25-44		45-64		65+		Total	
Town	1,554	4%	4,433	11%	5,456	13%	8,071	20%	13,351	32%	8,417	20%	41,282	100%
County	53,055	6%	125,776	13%	126,096	13%	229,587	24%	271,888	29%	140,926	15%	947,328	100%
State	186,188	5%	432,367	12%	495,626	14%	872,640	24%	1,031,900	29%	575,757	16%	3,594,478	100%

### Race/Ethnicity (2013-2017)

	Town	County	State
White Non-Hisp	35,884	595,323	2,446,049
Black Non-Hisp	610	98,931	350,820
Asian Non-Hisp	1,508	48,421	154,910
Native American Non-Hisp	7	1,372	5,201
Other/Multi-Race Non-Hisp	511	22,631	84,917
Hispanic or Latino	2,762	180,379	551,916

	Town	County	State
Poverty Rate (2013-2017)	5.3%	8.8%	10.1%

### Educational Attainment (2013-2017)

	Town	County	State	
High School Graduate	8,628	29%	673,582	27%
Associates Degree	2,322	8%	188,481	8%
Bachelors or Higher	11,759	39%	953,199	38%

## Economics

### Business Profile (2018)

Sector	Units	Employment
Total - All Industries	1,372	24,534
23 - Construction	97	350
31-33 - Manufacturing	64	4,623
44-45 - Retail Trade	92	1,772
54 - Professional, Scientific, and Technical Services	199	2,328
56 - Administrative and Waste Services	97	3,410
62 - Health Care and Social Assistance	130	3,205
Total Government	19	1,214

### Top Five Grand List (2018)

	Amount
Robert Scinto	\$212,843,297
United Illuminating Co	\$71,136,120
Avalon Shelton III LLC	\$30,208,150
Shelton Properties LLC Trustee	\$27,999,620
Aquarian Water Co of CT	\$26,024,450
Net Grand List (SFY 2016-2017)	\$4,578,870,525

### Major Employers (2014)

Brennan Realty Llc	BIC Corp
Prudential Financial	Pitney Bowes Inc
Super Stop & Shop	

## Education

### 2018-2019 School Year

	Grades	Enrollment
Shelton School District	PK-12	4713

### Smarter Balanced Test Percent Above Goal (2017-2018)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	75.1%	53.8%	68.5%	51.3%	63.9%	43.0%
ELA	74.3%	53.1%	74.9%	54.9%	73.4%	56.1%

### Pre-K Enrollment (PSIS)

	2018-2019
Shelton School District	63

### Rate of Chronic Absenteeism (2017-2018)

	All
Connecticut	10.7%
Shelton School District	10.1%

### 4-Year Cohort Graduation Rate (2017-2018)

	All	Female	Male
Connecticut	88.3%	91.8%	85.1%
Shelton School District	90.0%	90.6%	89.3%

### Public vs Private Enrollment (2013-2017)

	Town	County	State
Public	83.2%	82.2%	86.8%
Private	16.8%	17.8%	13.2%

# Shelton, Connecticut

CERC Town Profile 2019



Connecticut  
Economic  
Resource Center

## Government

Government Form: Mayor - Council

Total Revenue (2017)	\$130,937,320	Total Expenditures (2017)	\$133,096,641	Annual Debt Service (2017)	\$11,645,714
Tax Revenue	\$103,100,306	Education	\$84,064,002	As % of Expenditures	8.7%
Non-tax Revenue	\$27,837,014	Other	\$49,032,639	Eq. Net Grand List (2017)	\$6,807,601,488
Intergovernmental	\$23,714,694	Total Indebtedness (2017)	\$38,978,295	Per Capita	\$164,447
Per Capita Tax (2017)	\$2,487	As % of Expenditures	29.3%	As % of State Average	108.9%
As % of State Average	84.8%	Per Capita	\$942	Moody's Bond Rating (2017)	Aa2
		As % of State Average	37.5%	Actual Mill Rate (2017)	22.31
				Equalized Mill Rate (2017)	15.12
				% of Net Grand List Com/Ind (2017)	17.7%

## Housing/Real Estate

Housing Stock (2013-2017)

	Town	County	State
Total Units	17,130	369,044	1,507,711
% Single Unit (2013-2017)	67.4%	58.0%	59.2%
New Permits Auth (2017)	65	1,719	4,547
As % Existing Units	0.4%	0.5%	0.3%
Demolitions (2017)	5	538	1,403
Home Sales (2017)	353	5,187	21,880
Median Price	\$341,500	\$417,800	\$270,100
Built Pre-1950 share	15.5%	29.0%	29.3%
Owner Occupied Dwellings	12,867	228,666	906,798
As % Total Dwellings	80.6%	67.7%	66.6%
Subsidized Housing (2018)	503	34,037	167,879

Distribution of House Sales (2017)

	Town	County	State
Less than \$100,000	13	34	536
\$100,000-\$199,999	19	343	5,237
\$200,000-\$299,999	110	749	6,681
\$300,000-\$399,999	123	865	3,863
\$400,000 or More	88	3,196	5,563

Rental (2013-2017)

	Town	County	State
Median Rent	\$1,301	\$1,439	\$1,123
Cost-burdened Renters	44.3%	54.6%	52.3%

## Labor Force

	Town	County	State
Residents Employed	21,275	461,750	1,827,070
Residents Unemployed	919	19,017	78,242
Unemployment Rate	4.1%	4.0%	4.1%
Self-Employed Rate	11.8%	13.0%	10.0%
Total Employers	1,372	36,389	122,067
Total Employed	24,534	420,674	1,673,867

Connecticut Commuters (2015)

Commuters Into Town From:		Town Residents Commuting To:	
Shelton, CT	3,326	Shelton, CT	3,326
Bridgeport, CT	2,271	Bridgeport, CT	2,171
Stratford, CT	1,341	Stratford, CT	1,584
Milford, CT	1,160	Fairfield, CT	1,075
Trumbull, CT	870	Milford, CT	974
Ansonia, CT	809	New Haven, CT	904
Seymour, CT	680	Stamford, CT	898

## Quality of Life

Crime Rates (per 100,000 residents) (2017)

	Town	State
Property	987	1,777
Violent	70	228

Distance to Major Cities

	Miles
Hartford	40
New York City	60
Providence	96
Boston	131
Montreal	295

Residential Utilities

<b>Electric Provider</b>
The United Illuminating Co. (800) 257-0141
<b>Gas Provider</b>
Eversource Energy (800) 989-0900
<b>Water Provider</b>
Aquarion Water Company (800) 732-9678
<b>Cable Provider</b>
Comcast Seymour (800) 266-2278

Disengaged Youth (2013-2017)

	Town	State
Female	4.9%	4.2%
Male	5.2%	5.6%

	Town
Library circulation per capita	4.26