

# OFFICE SPACE FOR LEASE



## One Greenwich Place Shelton, Connecticut

Aka: 889 Bridgeport Avenue

5,000 SF on the first floor

5,287 & 9,892 SF on the second floor

Contiguous to 15,179 SF on the second floor

- Two story well maintained professional office building with beautiful atrium and elevators to the second floor.
- Efficient and flexible layouts with abundant perimeter glass.
- Walking trail and beautiful pond along wooded campus setting.
- Spectacular Bridgeport Avenue location, directly off exit 11 of Route 8, close proximity to Merritt Pkwy and I-95. Convenient to restaurants, banking and shopping
- \$18.50 PSF gross + utilities

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



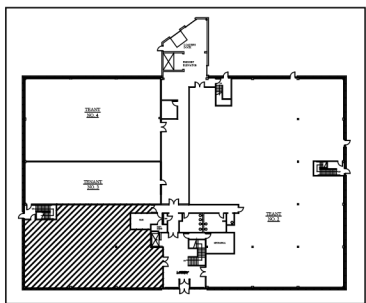
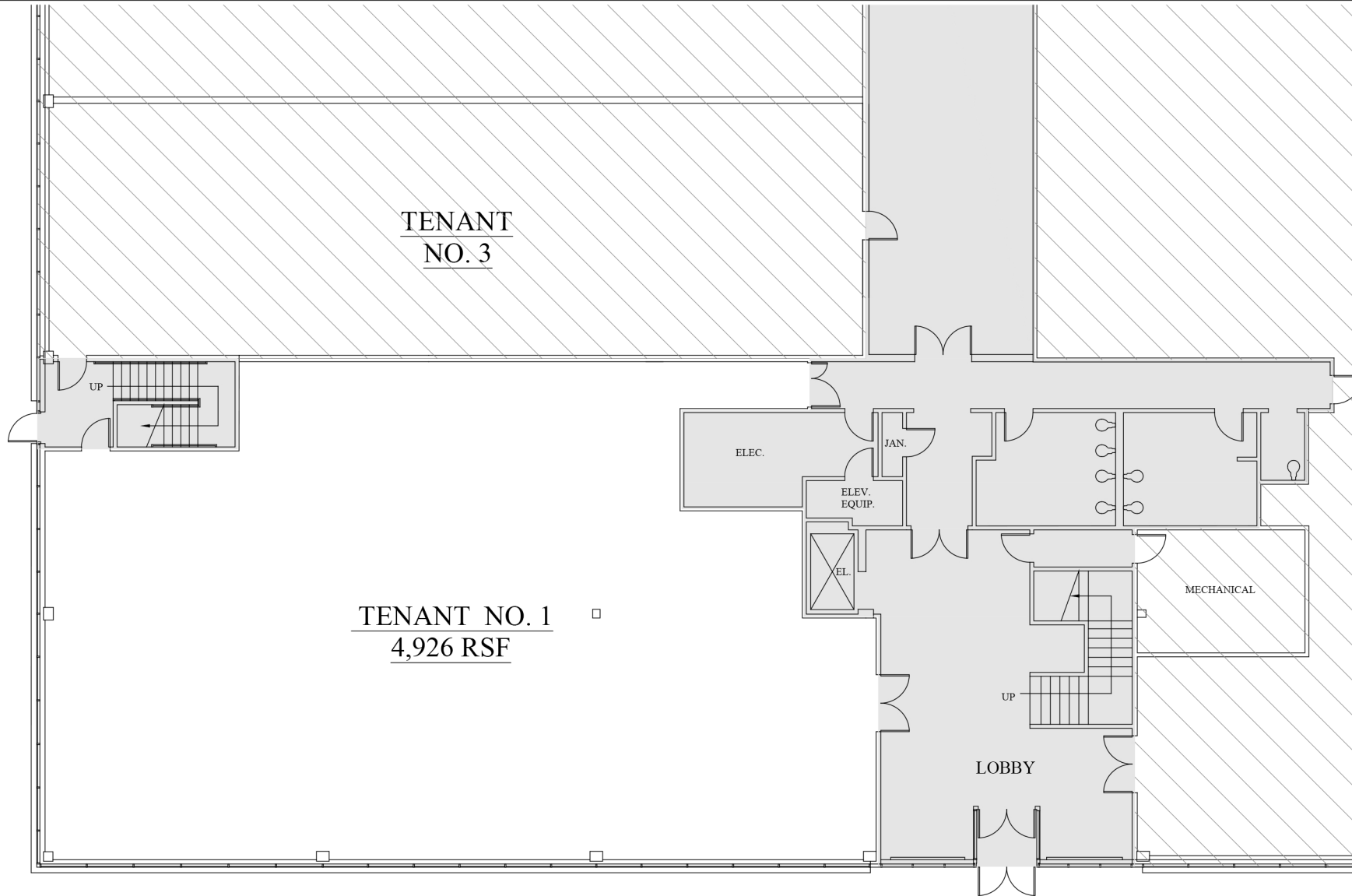
**SIOR**

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)



LOCATION PLAN

N.T.S.

TENANT SPACE NO. 1 PLAN

3/32" = 1'-0"

SUBMIT / LOCATION

HARTT REALTY ADVISORS - ONE GREENWICH PLACE  
889 BRIDGEPORT AVENUE, SHELTON, CT 06484

REFERENCE DWG.

TP-01 TENANT SPACE NO. 1 (FIRST FLOOR)

DATE

04/28/2021

PROJ. NO.

210427

DRAWN

KAD

SCALE

3/32"=1'-0"

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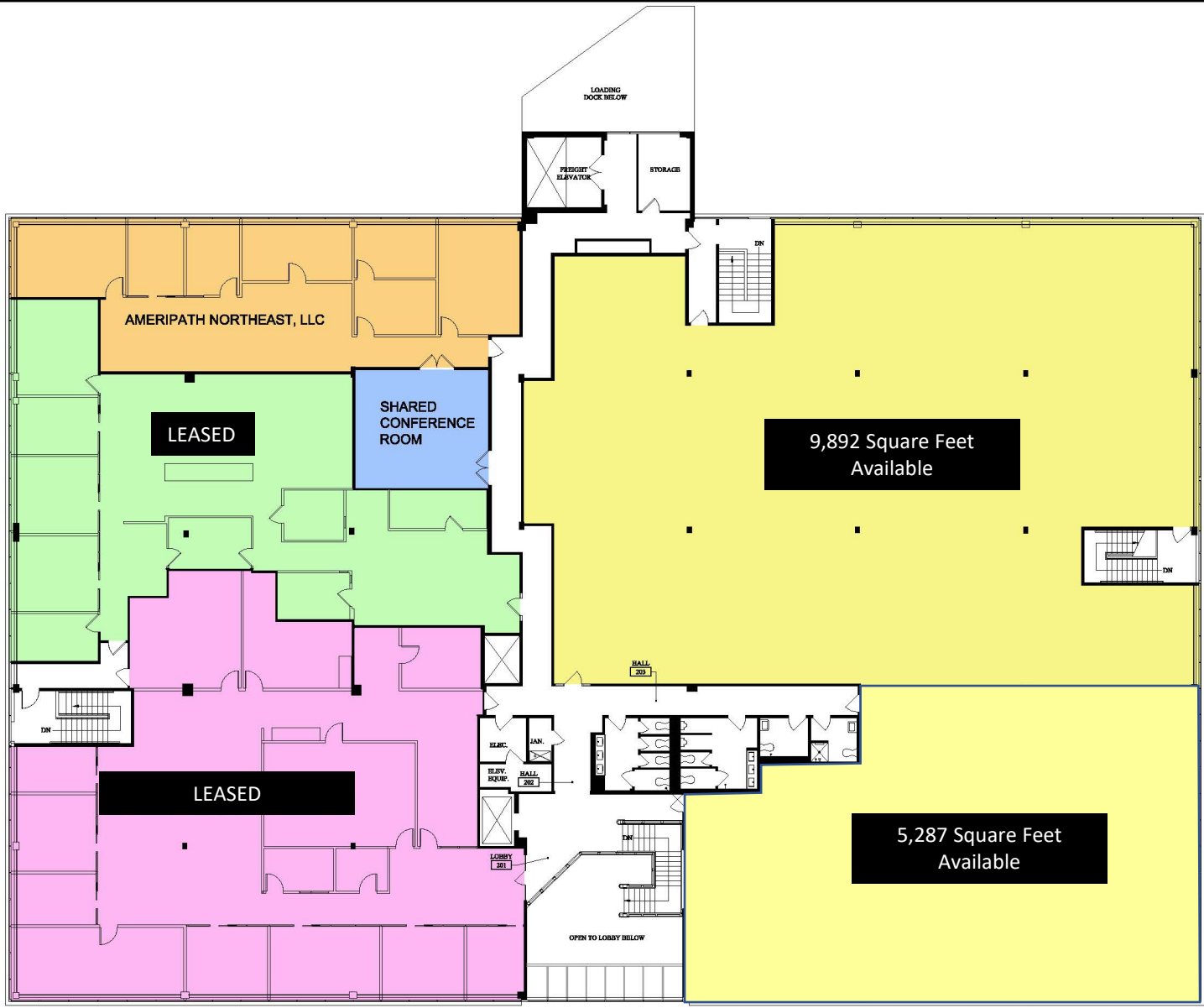
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# One Greenwich Place, Shelton, Connecticut



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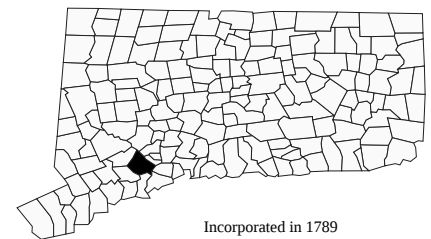
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# Shelton, Connecticut

## 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

	<i>Town</i>	<i>County</i>	<i>State</i>
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%

	<i>Town</i>	<i>County</i>	<i>State</i>
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

	<i>Town</i>	<i>State</i>
Veterans (2013-2017)	2,382	180,111

#### Age Distribution (2013-2017)

	<i>0-4</i>	<i>5-14</i>	<i>15-24</i>	<i>25-44</i>	<i>45-64</i>	<i>65+</i>	<i>Total</i>
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)

	<i>Town</i>	<i>County</i>	<i>State</i>
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

	<i>Town</i>	<i>County</i>	<i>State</i>
Poverty Rate (2013-2017)	5.3%	8.8%	10.1%

#### Educational Attainment (2013-2017)

	Town		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)

<i>Sector</i>	<i>Units</i>	<i>Employment</i>
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)

	<i>Amount</i>
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

	<i>Grades</i>	<i>Enrollment</i>
Shelton School District	PK-12	4713

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

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)

	<i>2018-2019</i>
Shelton School District	63

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

	<i>All</i>	<i>Female</i>	<i>Male</i>
Connecticut	88.3%	91.8%	85.1%
Shelton School District	90.0%	90.6%	89.3%

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

	<i>All</i>
Connecticut	10.7%
Shelton School District	10.1%

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

	<i>Town</i>	<i>County</i>	<i>State</i>
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)

	<b>Town</b>	<b>County</b>	<b>State</b>
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)

	<b>Town</b>	<b>County</b>	<b>State</b>
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)

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

## Labor Force

	<b>Town</b>	<b>County</b>	<b>State</b>
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)

<b>Commuters Into Town From:</b>		<b>Town Residents Commuting To:</b>	
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)

	<b>Town</b>	<b>State</b>
Property	987	1,777
Violent	70	228

### Disengaged Youth (2013-2017)

	<b>Town</b>	<b>State</b>
Female	4.9%	4.2%
Male	5.2%	5.6%

	<b>Town</b>
Library circulation per capita	4.26

### Distance to Major Cities

	<b>Miles</b>
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