

# OFFICE SPACE FOR LEASE

230 Long Hill Cross Road, Shelton, CT

To arrange a tour contact:  
David Fugitt | 203-226-7101 Ext 5  
[david@vidalwettenstein.com](mailto:david@vidalwettenstein.com)

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

VIDAL/WETTENSTEIN, LLC

  
**SIOR** Individual Members  
Society of Industrial & Office Realtors



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

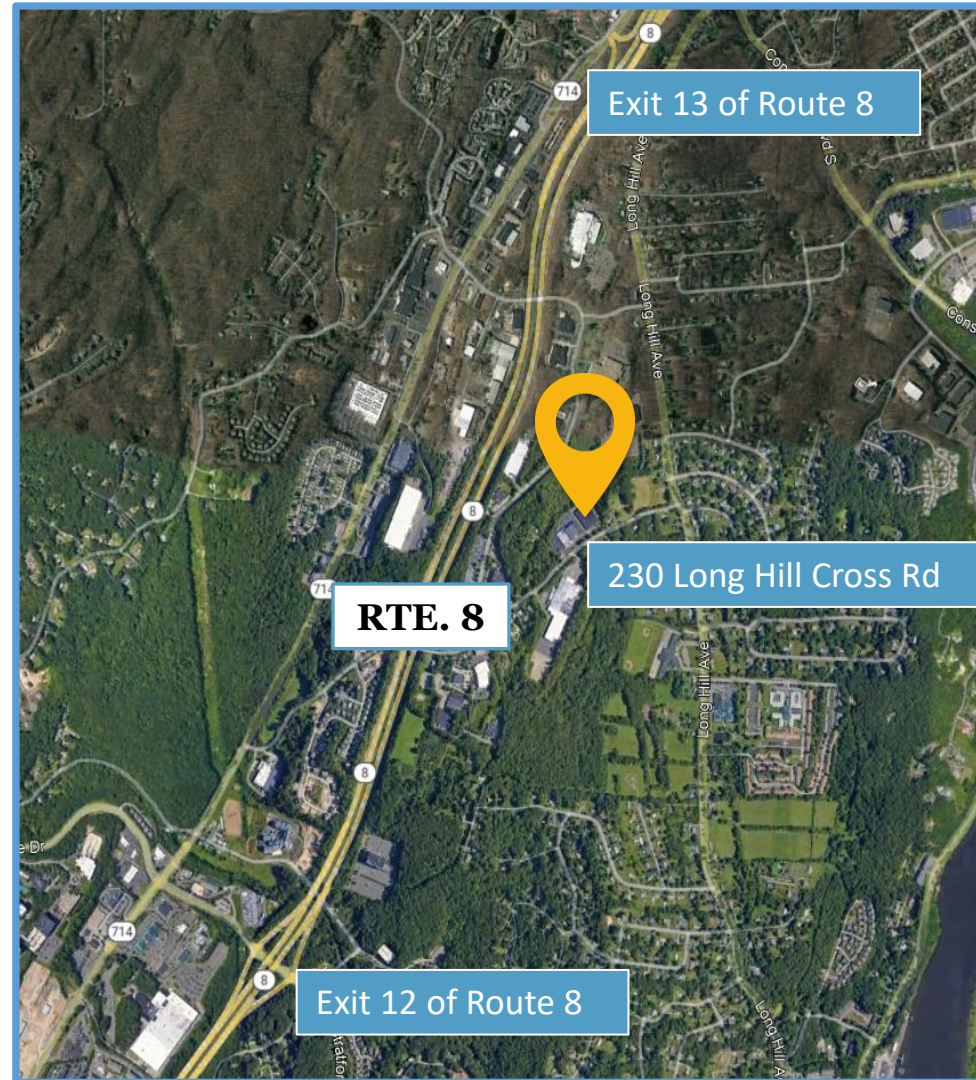


# 230 Long Hill Cross Road, Shelton, CT

FOR LEASE ALL-PURPOSE, MODERN, INEXPENSIVE OFFICE SPACE

**Only 7,546 SF Remaining!**

- Building recently updated & improved
- Atrium lobby / elevator
- Office space on second floor
- Close proximity to Exit 13 of Route 8 and Merritt Pkwy.
- Only .8 miles to Bridgeport Avenue, Spotted Horse, Starbucks, Griffin Hospital Medical Group, banking, among many others.
- Tremendous value
- Lease only \$10.00 NNN



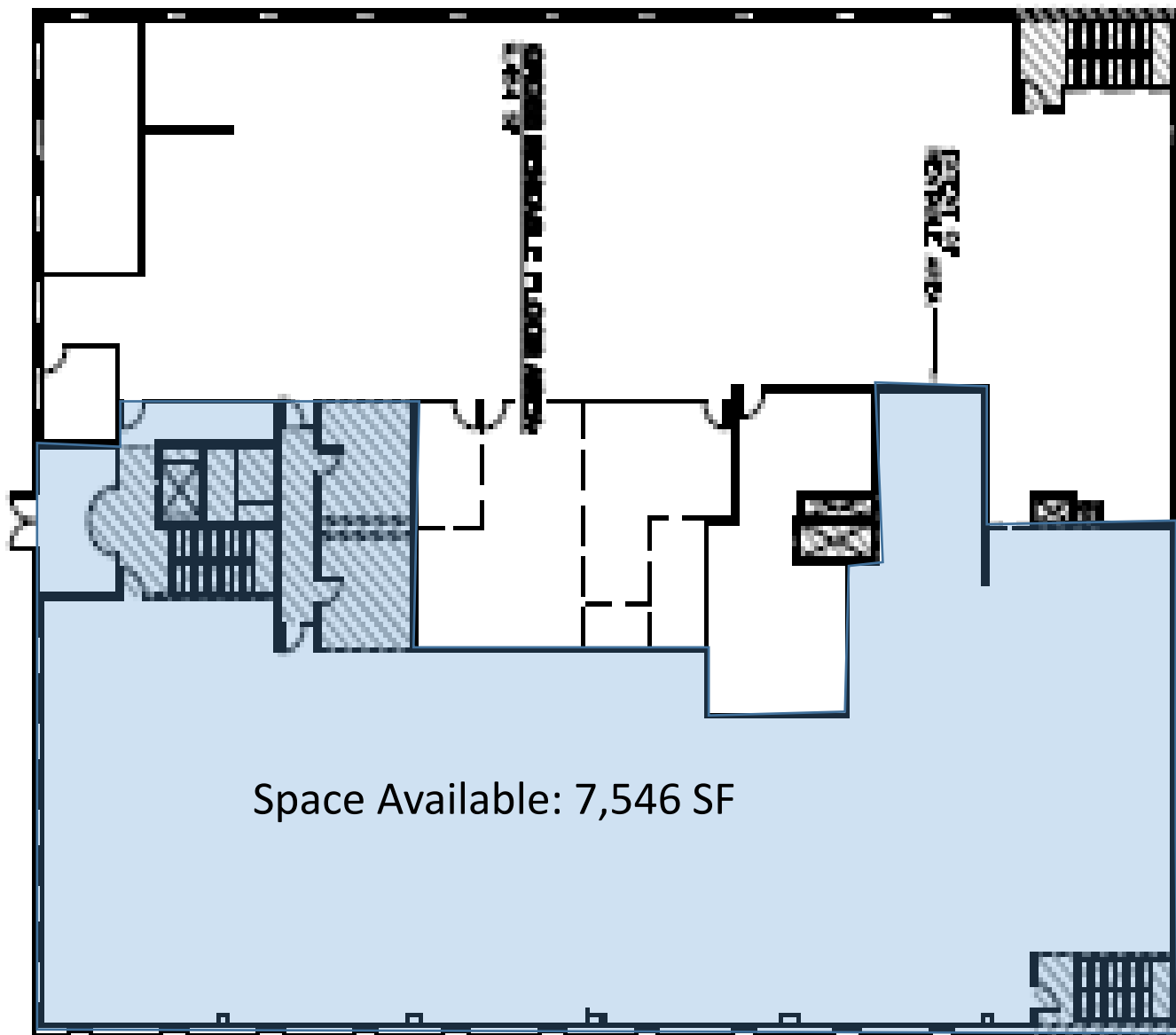
Location: Exit 12 & 13 of Route 8.



# 230 Long Hill Cross Road, Shelton, CT



# 230 Long Hill Cross Road, Shelton, CT



Second Floor Office  
Space Available  
7,546 Square Feet

# Shelton, Connecticut

## General

ACS, 2017–2021	Shelton	State
Current Population	40,944	3,605,330
Land Area <i>mi</i> <sup>2</sup>	31	4,842
Population Density <i>people per mi</i> <sup>2</sup>	1,337	745
Number of Households	16,204	1,397,324
Median Age	48	41
Median Household Income	\$103,647	\$83,572
Poverty Rate	6%	10%

## Economy

### Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Construction <i>Specialty Trade Contractors</i>	3,980	46%
2 Government <i>Local Government</i>	3,908	32%
3 Other Services (except Public Admin) <i>Private Households</i>	3,702	99%
4 Health Care and Social Assistance <i>Social Assistance</i>	1,613	39%
5 Accommodation and Food Services <i>Food Services and Drinking Places</i>	1,350	100%
Total Jobs, All Industries	23,028	

### SOTS Business Registrations

Secretary of the State, August 2023

#### New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	366	357	379	484	528

Total Active Businesses 4,667

### Key Employers

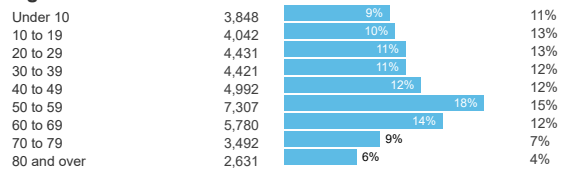
Data from Municipalities, 2023

- Nasdaq
- BIC Corp
- Prudential Financial
- Pitney Bowes Inc
- Hubbell Inc

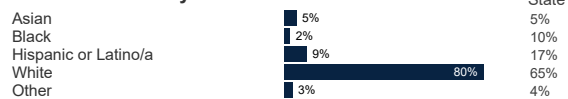
## Demographics

ACS, 2017–2021

### Age Distribution

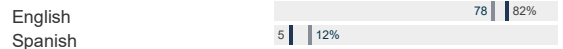


### Race and Ethnicity

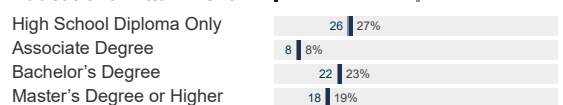


*Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.*

### Language Spoken at Home



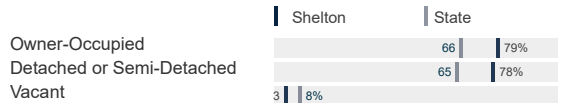
### Educational Attainment



## Housing

ACS, 2017–2021

	Shelton	State
Median Home Value	\$358,900	\$286,700
Median Rent	\$1,373	\$1,260
Housing Units	16,791	1,527,039



## Schools

CT Department of Education, 2022-23

### School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Shelton School District	PK-12	4,405	75	90%
Statewide	-	513,079	15,300	88%

### Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
Shelton School District	62%	71%
Statewide	48%	56%

# Shelton, Connecticut

## Labor Force

CT Department of Labor, 2022

	Shelton	State
Employed	21,469	1,851,993
Unemployed	958	80,470

Unemployment Rate

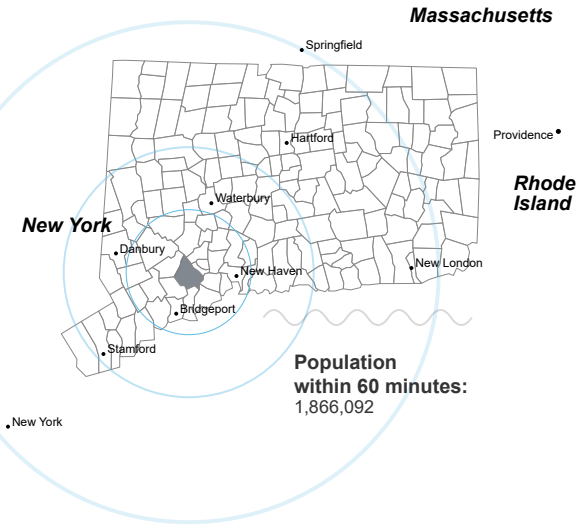


Self-Employment Rate\*



\*ACS, 2017–2021

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

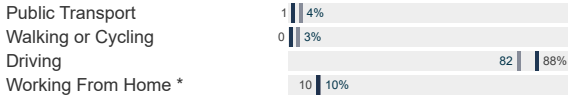


## Access

ACS, 2017–2021

	Shelton	State
Mean Commute Time *	27 min	26 min
No Access to a Car	5%	8%
No Internet Access	8%	9%

## Commute Mode



## Public Transit

CT <i>transit</i> Service	-
Other Public Bus Operations	Valley Transit District
Train Service	Metro-North

\* 5 year estimates include pre-pandemic data

## Fiscal Indicators

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

### Municipal Revenue

Total Revenue	\$149,423,200
Property Tax Revenue	\$109,949,985
<i>per capita</i>	\$2,630
<i>per capita, as % of state avg.</i>	82%
Intergovernmental Revenue	\$34,504,442
Revenue to Expenditure Ratio	1%

### Municipal Expenditure

Total Expenditure	\$141,563,795
Educational	\$98,235,892
Other	\$43,327,903

### Grand List

Equalized Net Grand List	\$7,319,857,732
<i>per capita</i>	\$176,493
<i>per capita, as % of state avg.</i>	109%
Commercial/Industrial Share of Net Grand List	0%
Actual Mill Rate	22.42
Equalized Mill Rate	14.90

### Municipal Debt

Moody's Rating (2023)	A1
S&P Rating (2023)	AA-
Total Indebtedness	\$17,451,086
<i>per capita</i>	\$421
<i>per capita, as % of state avg.</i>	15%
<i>as percent of expenditures</i>	12%
Annual Debt Service	\$8,187,488
<i>as % of expenditures</i>	6%



Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties. [advancect.org/site-selection/ct-sitefinder](https://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](https://profiles.ctdata.org)

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org)

These Profiles can be used free of charge by external organizations, as long as *AdvanceCT* and *CTData Collaborative* are cited. No representation or warranties, expressed or implied, are given regarding the accuracy of this information.