

# ONE GREENWICH PLACE, SHELTON, CONNECTICUT

aka: 889 Bridgeport Avenue



## OFFICE SPACE FOR LEASE

Total Sq. Ft. 15,624 Sq. Ft.  
*4,121, 5,287 & 6,216 Sq. Ft. Units*

- 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

Contact: Scott Zakos  
203-226-7101 ext. 4, email: [scott@vidalwettenstein.com](mailto:scott@vidalwettenstein.com)

Bruce Wettstein, SIOR  
203.226.7101 ext. 2, email: [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.



**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)

# 1 Greenwich Avenue, Shelton, Connecticut

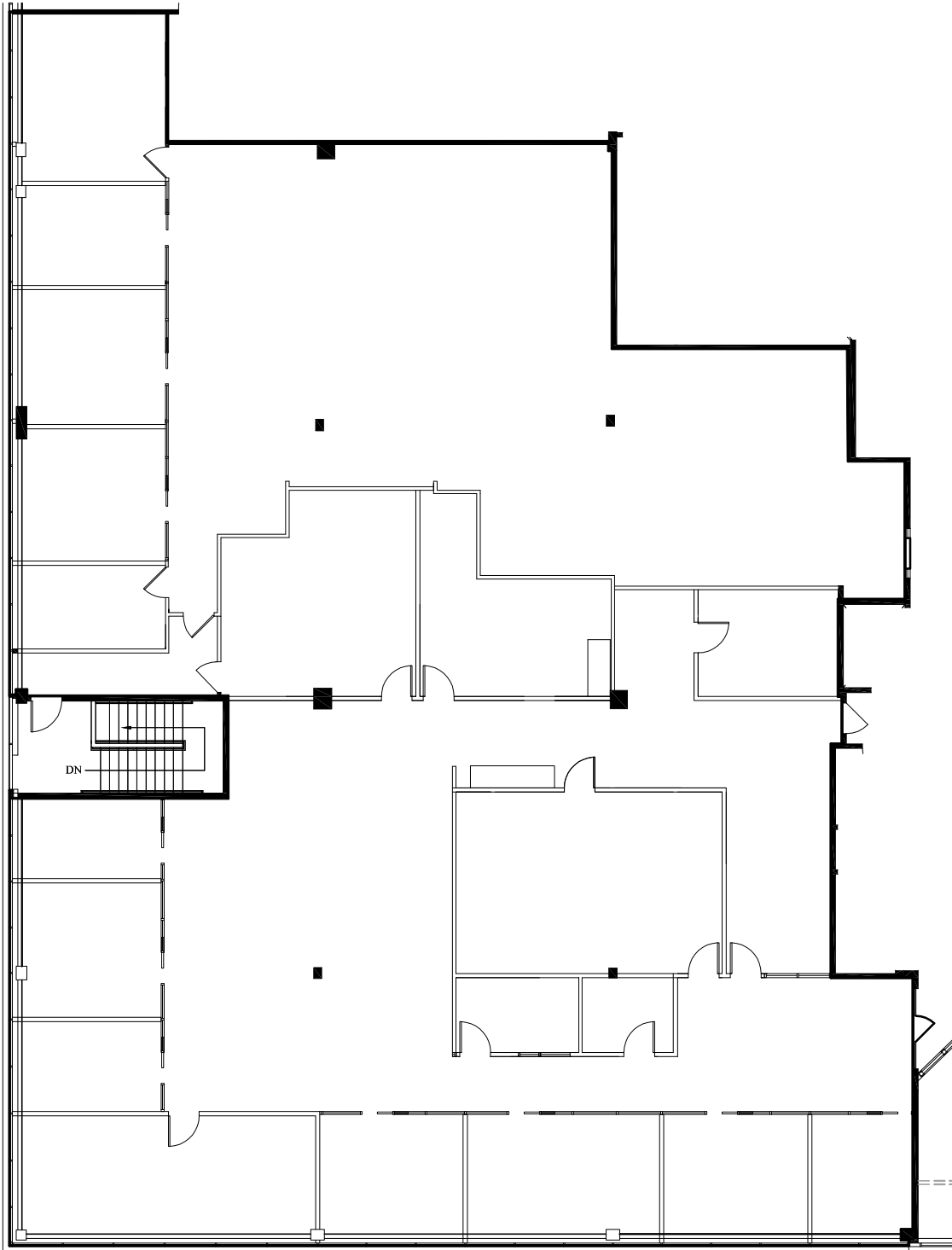


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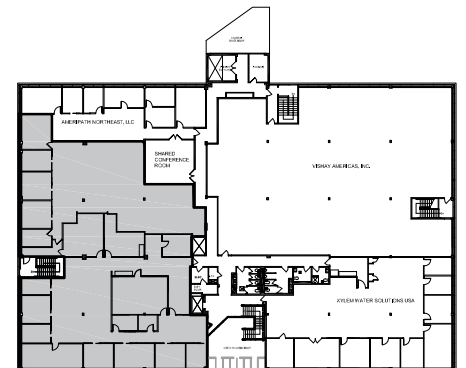
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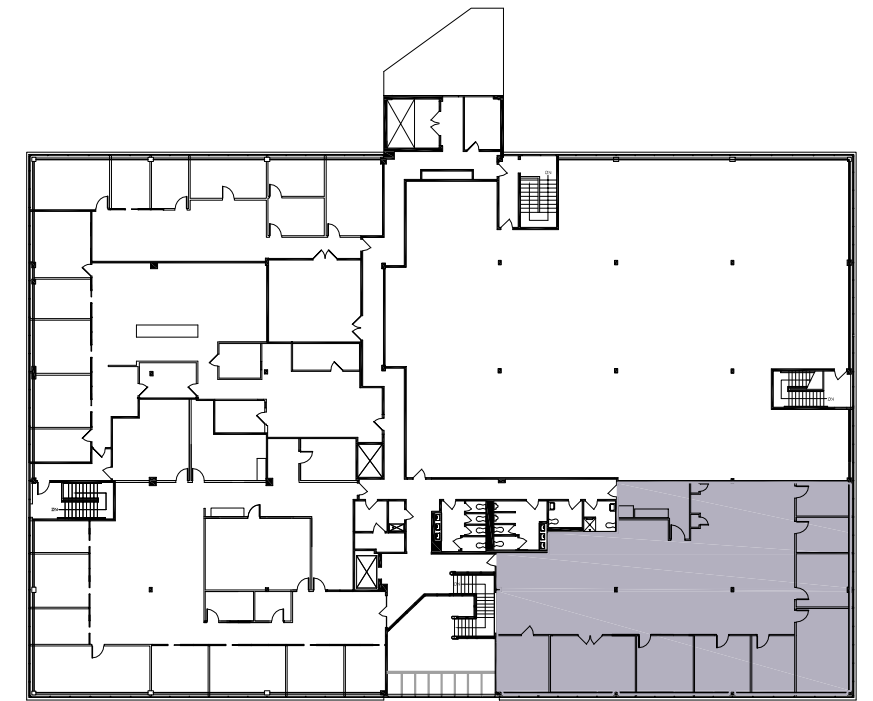
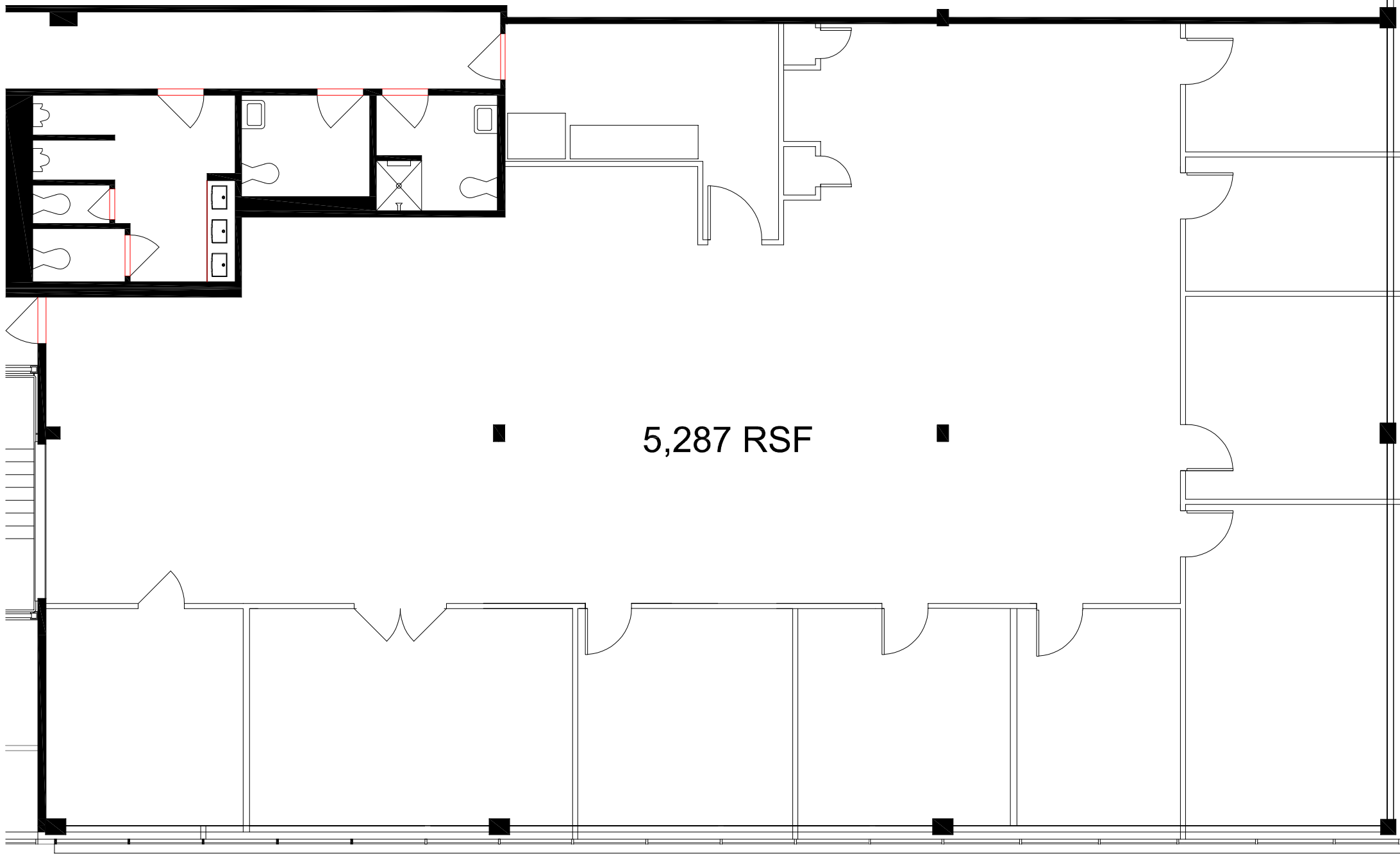
# One Greenwich Place

889 Bridgeport Avenue | Shelton, CT

2nd FLOOR  
**10,477 RSF**



Entire 2nd Floor



May 14, 2019 - 9/23am - 03 - Project Description: Leasing Plans, Leasing Plans - Second Floor  
 16060 - 1CP Second Floor Leasing Plan 5/13/2019

**BAVIER**  
**DESIGN**

277 Rowayton Avenue    Tel 203 388 1818  
 Rowayton, CT 06853    Fax 203 388 1819  
 BavierDesign.com

Drawing Title

Second Floor Vacant Space

Project

One Greenwich Place  
 889 Bridgeport Avenue  
 Shelton, CT

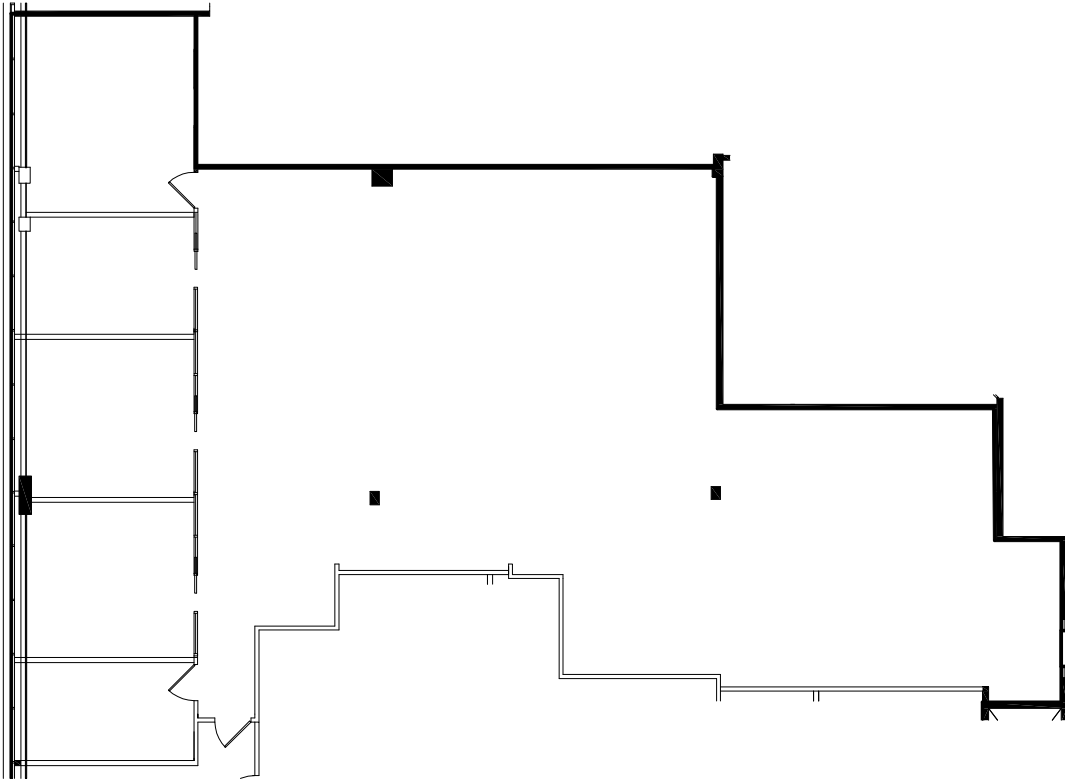
Sketch LP-01

Floor 02

Date 5.14.2019

Proj. No. 16060

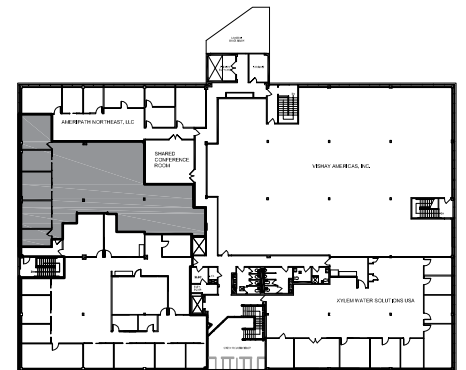
Scale



# One Greenwich Place

889 Bridgeport Avenue | Shelton, CT

2nd FLOOR  
**4,121 RSF**



Entire 2nd Floor

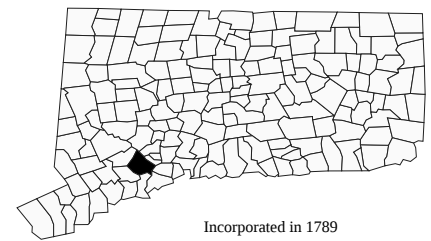


# Shelton, Connecticut

CERC Town Profile 2017 *Produced by The CT 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
2011-2015	40,783	939,983	3,593,222
2020	38,374	944,692	3,604,591
'15 - '20 Growth / Yr	-1.3%	0.1%	0.1%

	Town	County	State
Land Area (sq. miles)	31	625	4,842
Pop./Sq. Mile (2011-2015)	1,331	1,504	742
Median Age (2011-2015)	46	40	40
Households (2011-2015)	15,392	334,320	1,352,583
Med. HH Inc. (2011-2015)	\$86,870	\$84,233	\$70,331

### Race/Ethnicity (2011-2015)

	Town	County	State
White Alone, Non-Hispanic	36,339	602,311	2,487,119
Black Alone, Non-Hispanic	364	105,683	370,501
Asian	1,568	47,398	150,670
Native American	10	2,234	8,908
Other/Multi-Race	803	89,549	283,800
Hispanic (Any Race)	2,199	171,720	526,508

	Town	County	State
Poverty Rate (2011-2015)	5.1%	9.0%	10.5%

### Educational Attainment (2011-2015)

	Town	County	State
High School Graduate	8,372	28%	673,973
Associates Degree	2,321	8%	183,289
Bachelors or Higher	11,618	39%	925,607

### Age Distribution (2011-2015)

	0-4	5-14	15-24	25-44	45-64	65+	Total
Town	1,628 4%	4,496 11%	5,145 13%	8,464 21%	13,240 32%	7,810 19%	40,783 100%
County	54,513 6%	128,603 14%	121,995 13%	233,955 25%	268,138 29%	132,779 14%	939,983 100%
State	191,445 5%	446,058 12%	492,864 14%	885,518 25%	1,035,059 29%	542,278 15%	3,593,222 100%

## Economics

### Business Profile (2015)

Sector	Units	Employment
Total - All Industries	1,330	22,968
23 - Construction	100	399
31-33 - Manufacturing	69	4,263
44-45 - Retail Trade	84	1,650
54 - Professional, Scientific, and Technical Services	183	1,717
56 - Administrative and Waste Services	101	3,153
62 - Health Care and Social Assistance	119	2,770
Total Government	20	1,213

### Top Five Grand List (2016)

	Amount
Scinto Robert	\$215,370,190
United Illuminating Company	\$76,729,000
Avalonbay Communities	\$44,010,090
Aquarion Water Co	\$29,143,780
Pitney Bowes Inc.	\$31,044,990
Net Grand List (SFY 2014-2015)	\$4,514,471,490

### Major Employers (2014)

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

## Education

### 2016-2017 School Year

	Grades	Enrollment
Shelton School District	PK-12	4,815

### Smarter Balanced Test Percent Above Goal (2015-2016)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	67.7%	52.8%	65.2%	47.9%	58.5%	40.3%
ELA	71.7%	53.9%	71.8%	55.5%	69.6%	55.5%

### Pre-K Enrollment (PSIS)

	2016-2017
Shelton School District	66

### Rate of Chronic Absenteeism (2015-2016)

	All
Connecticut	9.6%
Shelton School District	13.4%

### 4-Year Cohort Graduation Rate (2014-2015)

	All	Female	Male
Connecticut	87.2%	90.1%	84.4%
Shelton School District	94.1%	95.7%	92.3%

# Shelton, Connecticut

CERC Town Profile 2017



Connecticut  
Economic  
Resource Center

## Government

Government Form: Mayor - Council

Total Revenue (2015)	\$121,073,698	Total Expenditures (2015)	\$121,963,611	Annual Debt Service (2015)	\$12,568,421
Tax Revenue	\$101,284,259	Education	\$75,053,250	As % of Expenditures	10.3%
Non-tax Revenue	\$19,789,439	Other	\$46,910,361	Eq. Net Grand List (2015)	\$6,665,777,222
Intergovernmental	\$15,753,536	Total Indebtedness (2015)	\$51,672,666	Per Capita	\$161,415
Per Capita Tax (2015)	\$2,447	As % of Expenditures	42.4%	As % of State Average	108.9%
As % of State Average	87.7%	Per Capita	\$1,251	Moody's Bond Rating (2015)	Aa2
		As % of State Average	51.5%	Actual Mill Rate (2015)	22.31
				Equalized Mill Rate (2015)	15.16
				% of Net Grand List Com/Ind (2015)	18.1%

## Housing/Real Estate

Housing Stock (2011-2015)

	Town	County	State
Total Units	16,471	363,556	1,491,786
% Single Unit (2011-2015)	66.1%	58.0%	59.2%
New Permits Auth (2015)	191	2,598	6,077
As % Existing Units	1.2%	0.7%	0.4%
Demolitions (2015)	3	602	1,230
Home Sales (2013)	360	7,243	26,310
Median Price	\$343,200	\$416,000	\$270,500
Built Pre-1950 share	15.5%	29.0%	29.3%
Owner Occupied Dwellings	12,392	228,381	906,227
As % Total Dwellings	80.5%	68.3%	67.0%
Subsidized Housing (2015)	571	33,890	172,556

Distribution of House Sales (2013)

	Town	County	State
Less than \$100,000	27	439	3,417
\$100,000-\$199,999	48	890	7,522
\$200,000-\$299,999	119	1,117	6,031
\$300,000-\$399,999	78	980	3,380
\$400,000 or More	88	3,817	5,960

## Labor Force

Place of Residence (2015)

	Town	County	State
Labor Force	22,117	480,603	1,890,506
Employed	20,911	454,843	1,782,269
Unemployed	1,206	25,760	108,237
Unemployment Rate	5.5%	5.4%	5.7%

Connecticut Commuters (2014)

Commuters Into Town From:	Town Residents Commuting To:
Shelton, CT	3,214
Bridgeport, CT	2,249
Stratford, CT	1,404
Milford, CT	1,154
Ansonia, CT	856
Trumbull, CT	800
Seymour, CT	743
Shelton, CT	3,214
Bridgeport, CT	2,219
Stratford, CT	1,674
Fairfield, CT	1,054
Milford, CT	964
New Haven, CT	929
Stamford, CT	869

Place of Work (2015)

	Town	County	State
Units	1,330	34,717	116,246
Total Employment	22,968	422,675	1,662,822
2012-'15 AAGR	167.2%	134.2%	100.0%
Mfg Employment	4,263	33,938	79,612

## Other Information

Crime Rate (2014)

	Town	State
Per 100,000 residents	1,030	2,167

Distance to Major Cities

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

Residential Utilities

**Electric Provider**  
The United Illuminating Co.  
(800) 257-0141

**Gas Provider**

Eversource Energy  
(800) 989-0900

**Water Provider**

Aquarion Water Company  
(800) 732-9678

**Cable Provider**

Comcast Seymour  
(800) 266-2278

Families Receiving (2014)

	Town
Temporary Family Assistance (TFA)	58

Population Receiving (2014)

	Town
Supplemental Nutrition Assistance Program (SNAP)	1,067