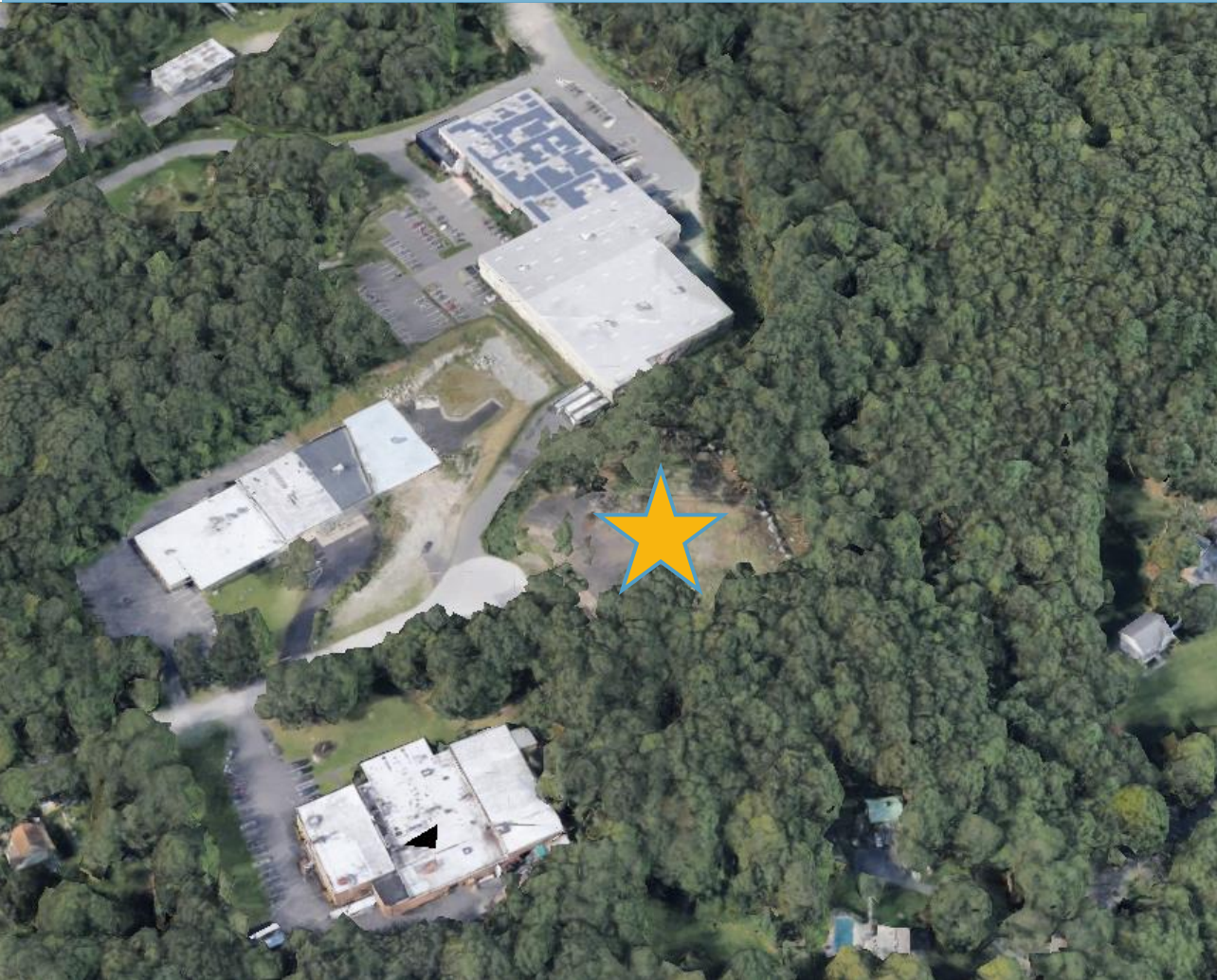


# INDUSTRIAL LAND FOR SALE

24 Commerce Drive, Monroe, Connecticut



## PROPERTY DETAILS

Acreage: 3.13 acres

Zone: Industrial

For Sale: \$550,000.00

Taxes: \$6,370.00

To arrange a tour contact:  
Bruce Wettenstein, SIOR  
203-226-7101 Ext 2  
[bruce@vidalwettenstein.com](mailto:bruce@vidalwettenstein.com)

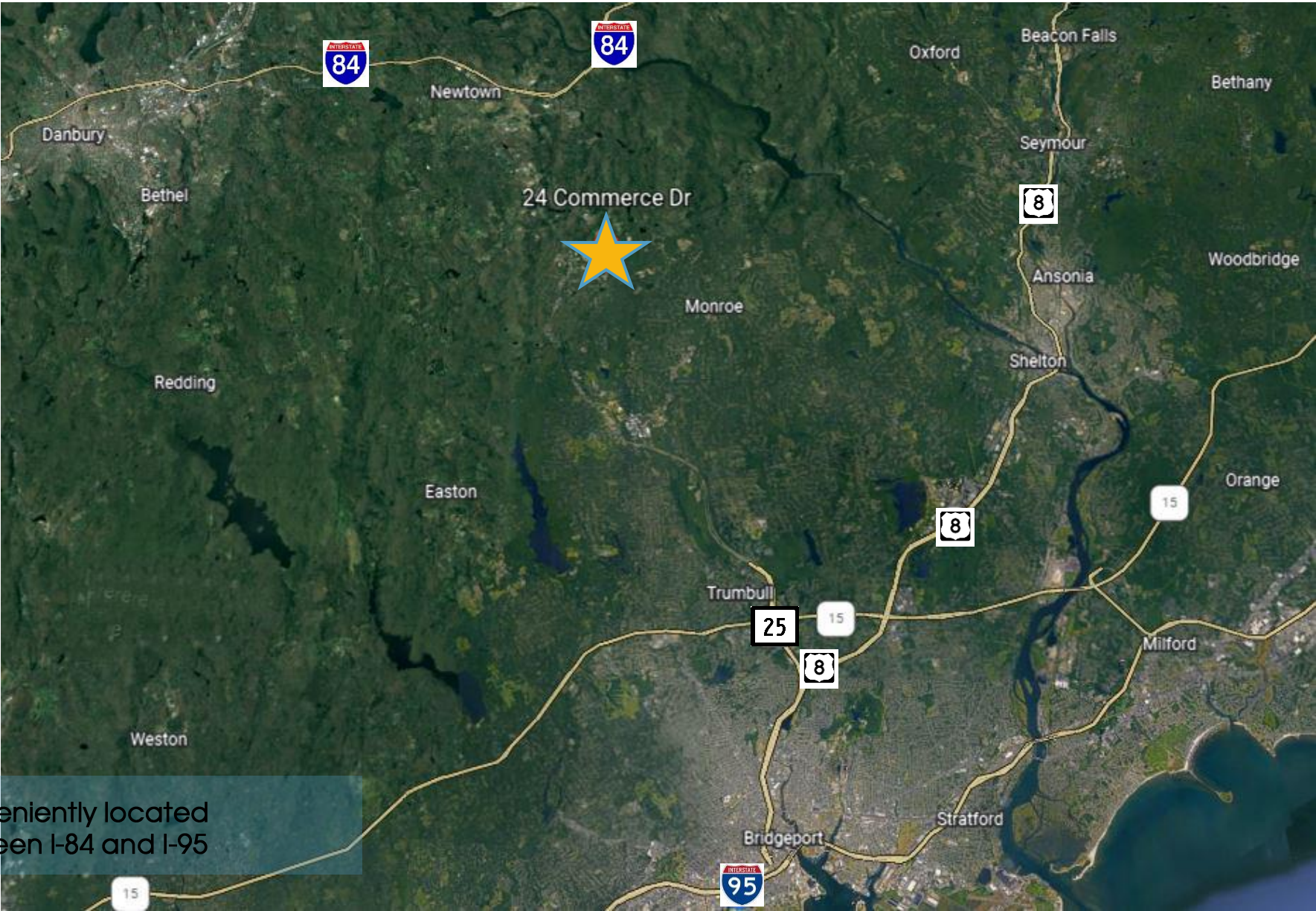


VIDAL/WETTENSTEIN, LLC



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

# 24 Commerce Drive, Monroe, Connecticut



Conveniently located  
between I-84 and I-95



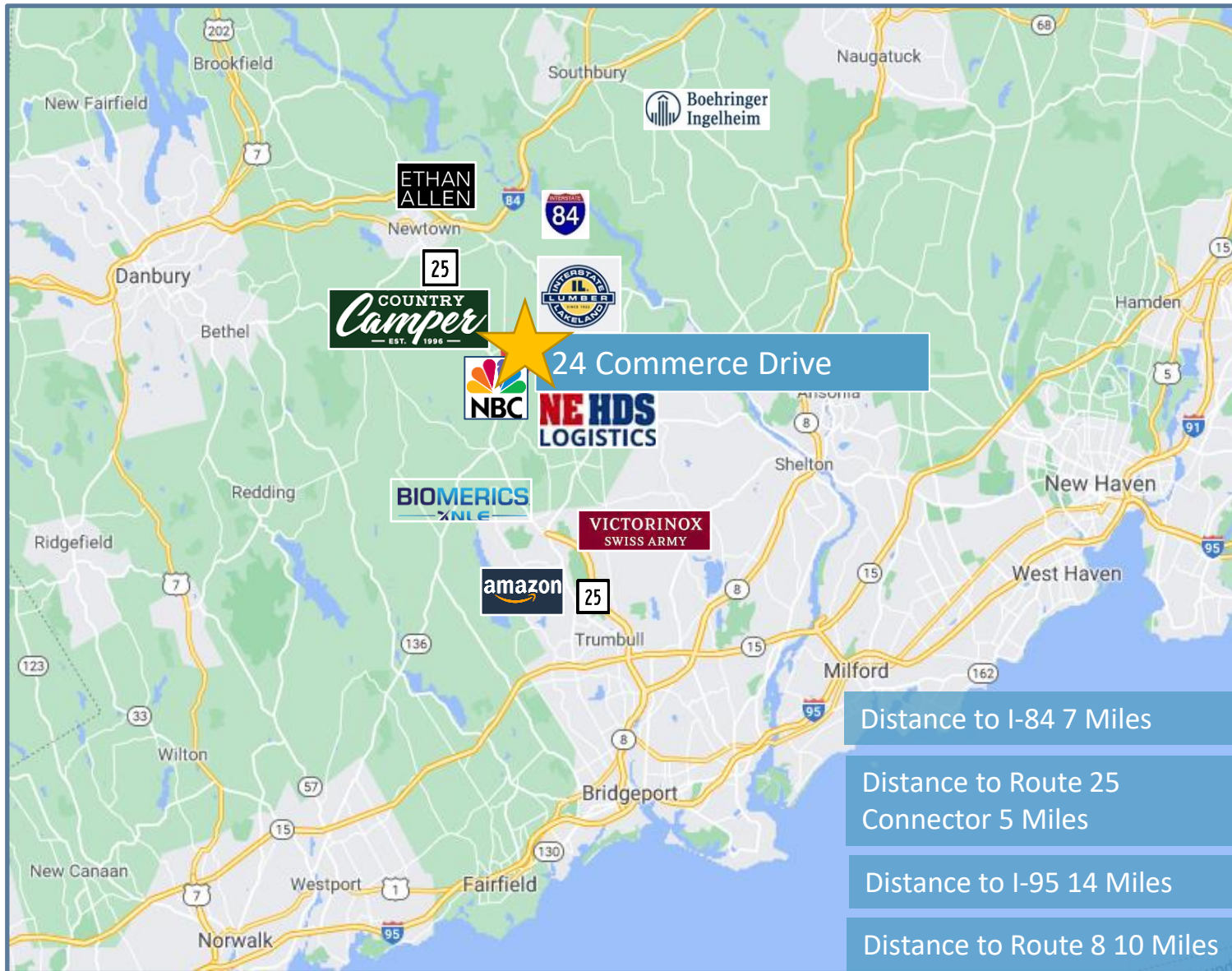
## VIDAL/WETTENSTEIN, LLC



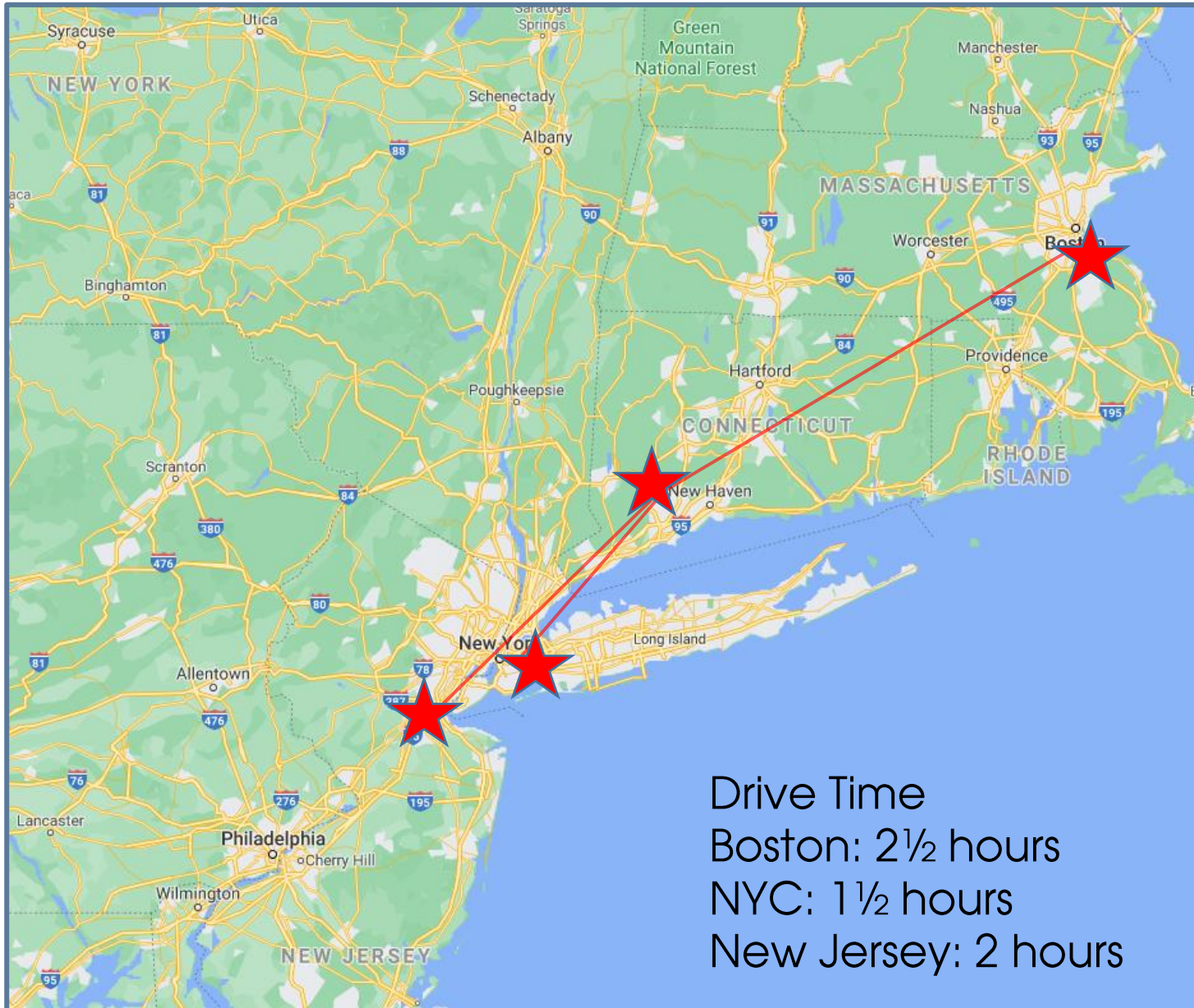
719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

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

# 24 Commerce Drive, Monroe, Connecticut

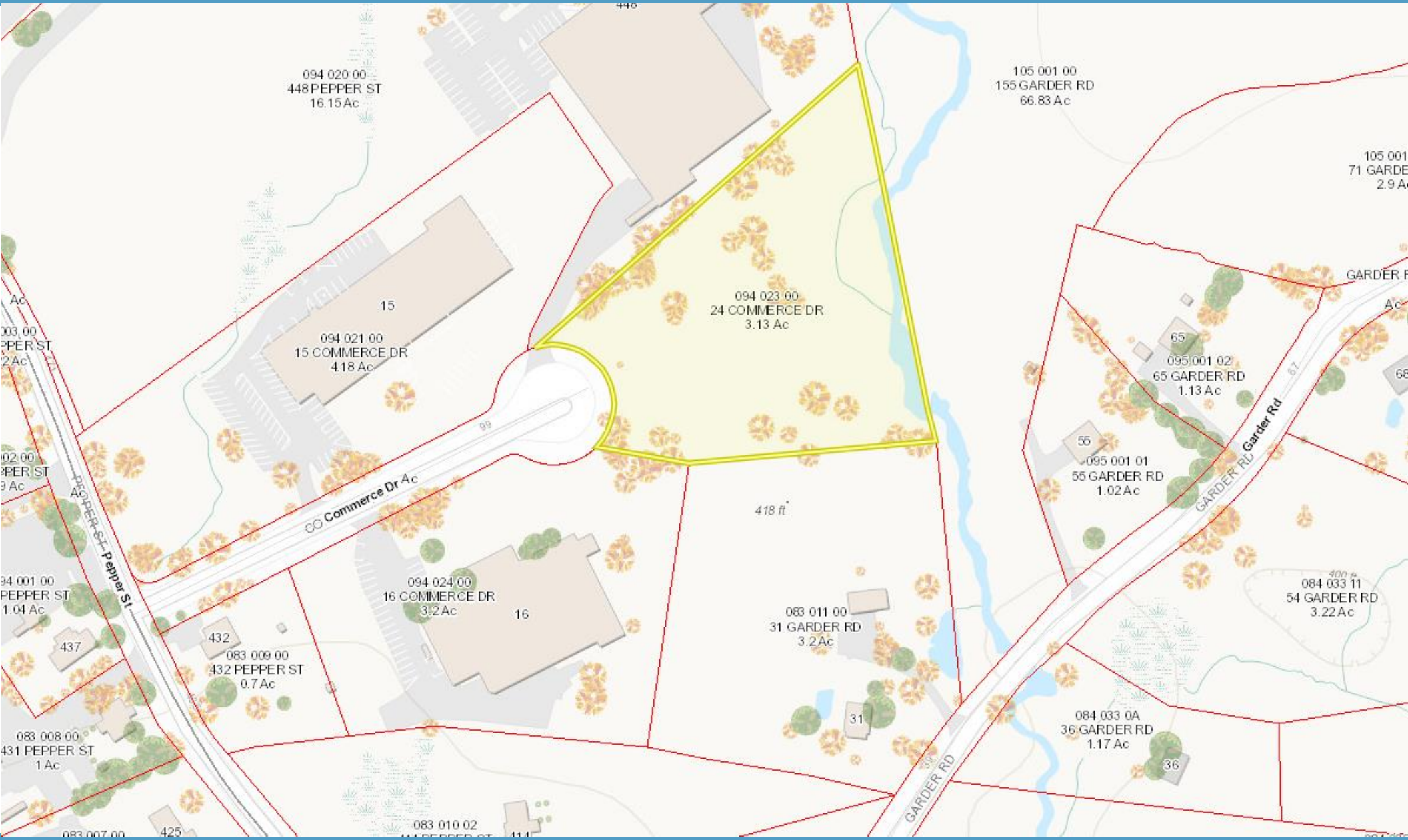


# 24 Commerce Drive, Monroe, Connecticut



Drive Time  
Boston: 2½ hours  
NYC: 1½ hours  
New Jersey: 2 hours

# 24 Commerce Drive, Monroe, Connecticut



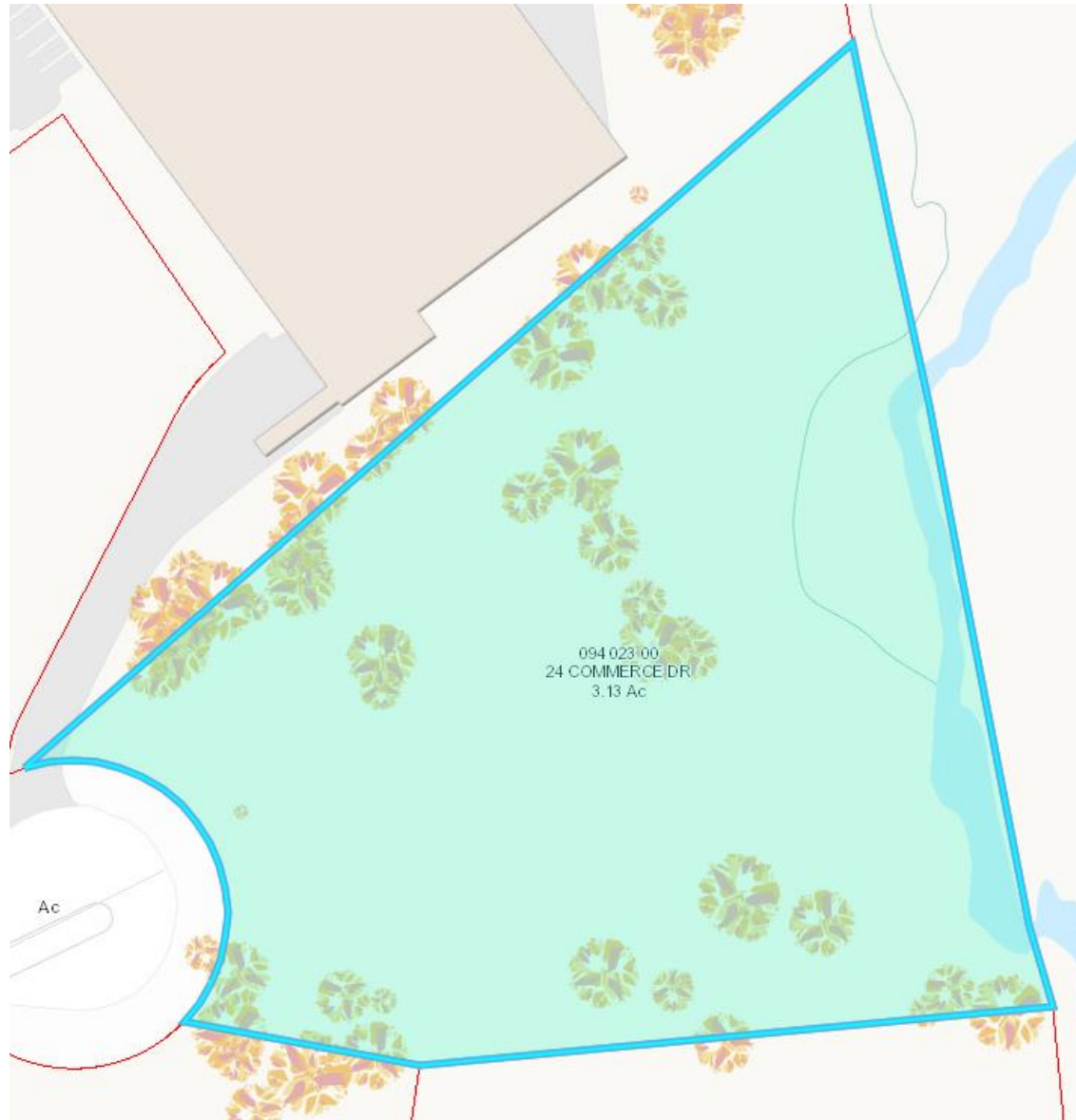
**SIOR** Individual Members  
Society of Industrial & Office Realtors

## VIDAL/WETTENSTEIN, LLC



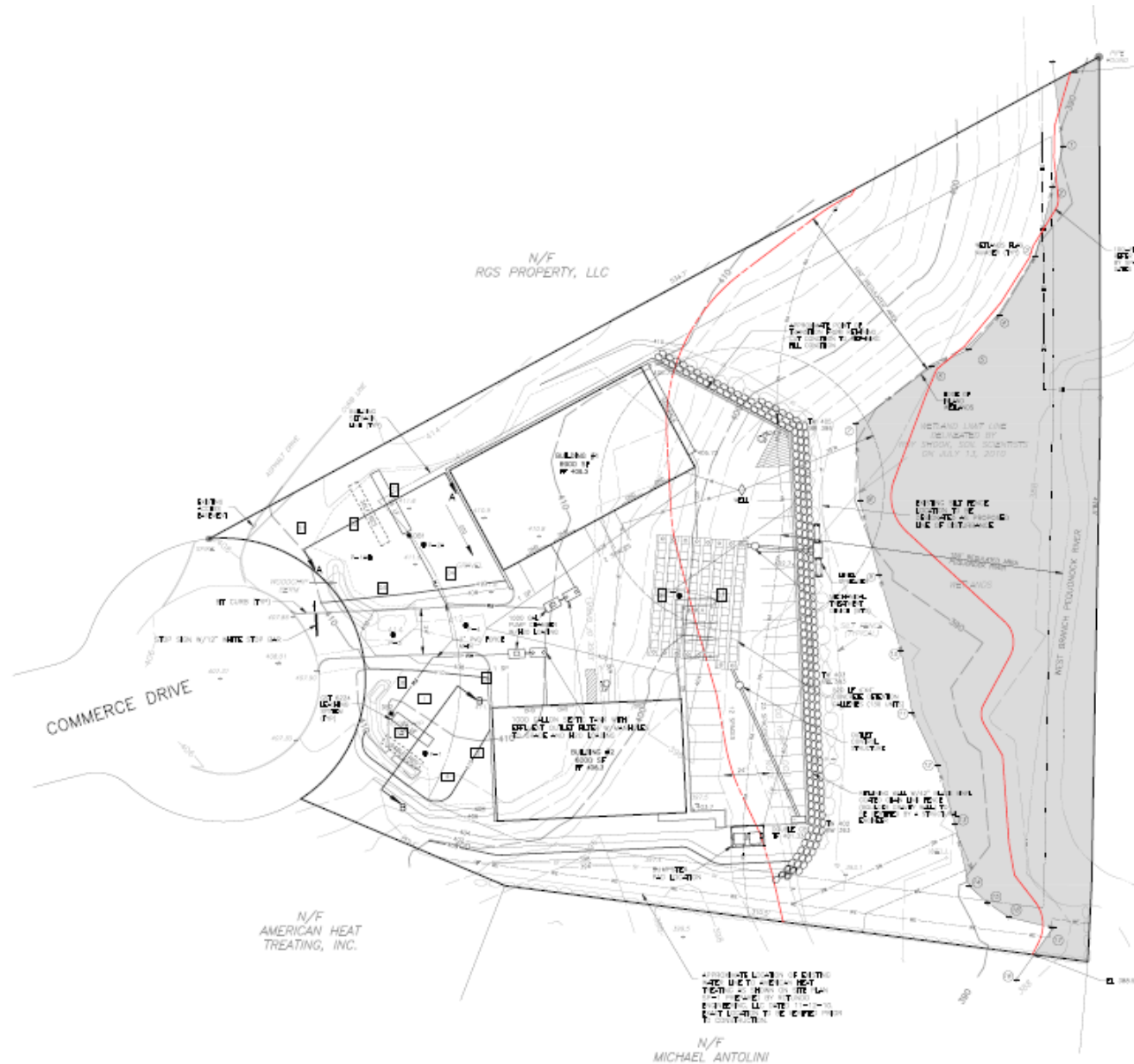
719 Post Road East, Westport, CT 06880  
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# 24 Commerce Drive, Monroe, Connecticut



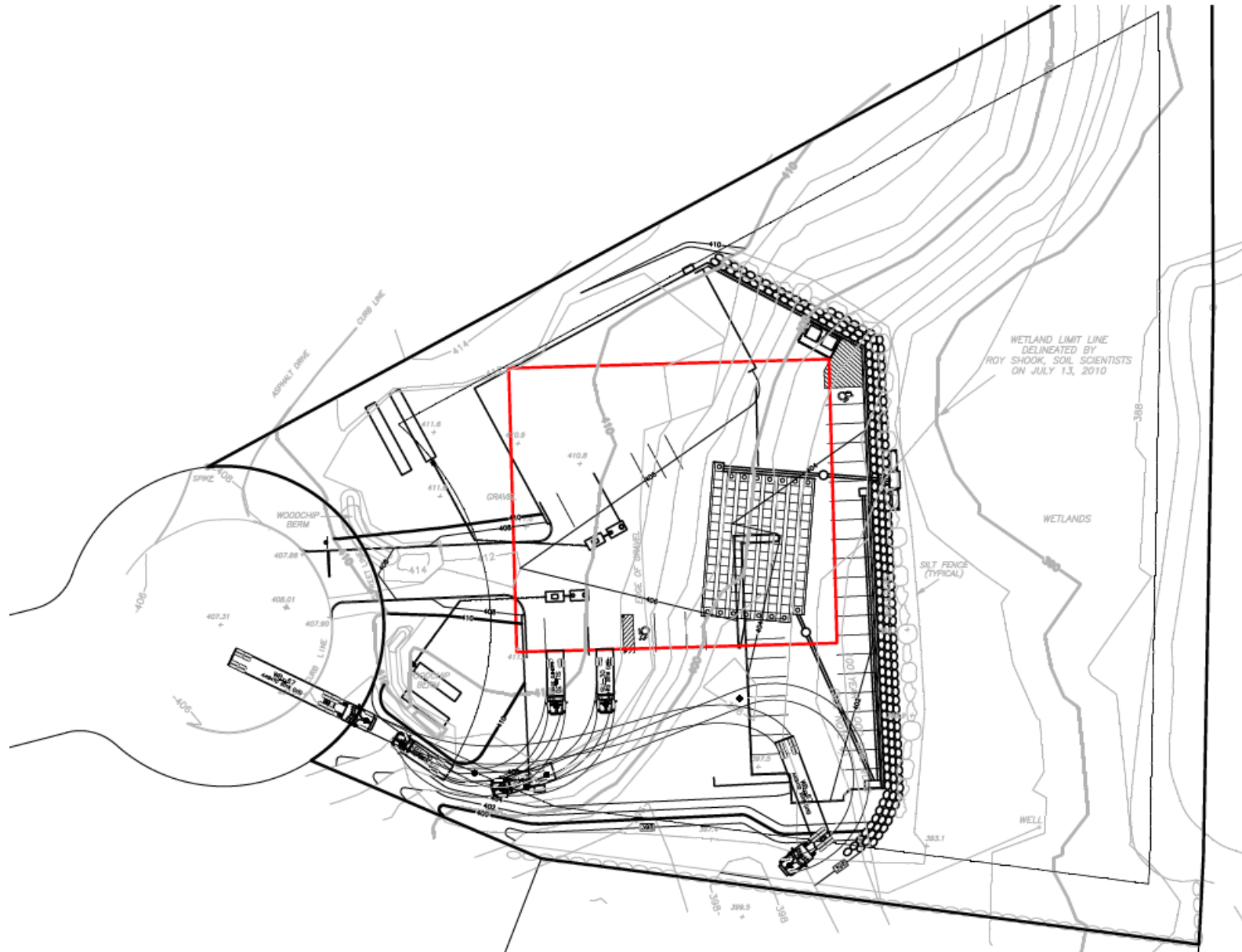
# 24 Commerce Drive, Monroe, Connecticut

## Rendering of possible layout



# 24 Commerce Drive, Monroe, Connecticut

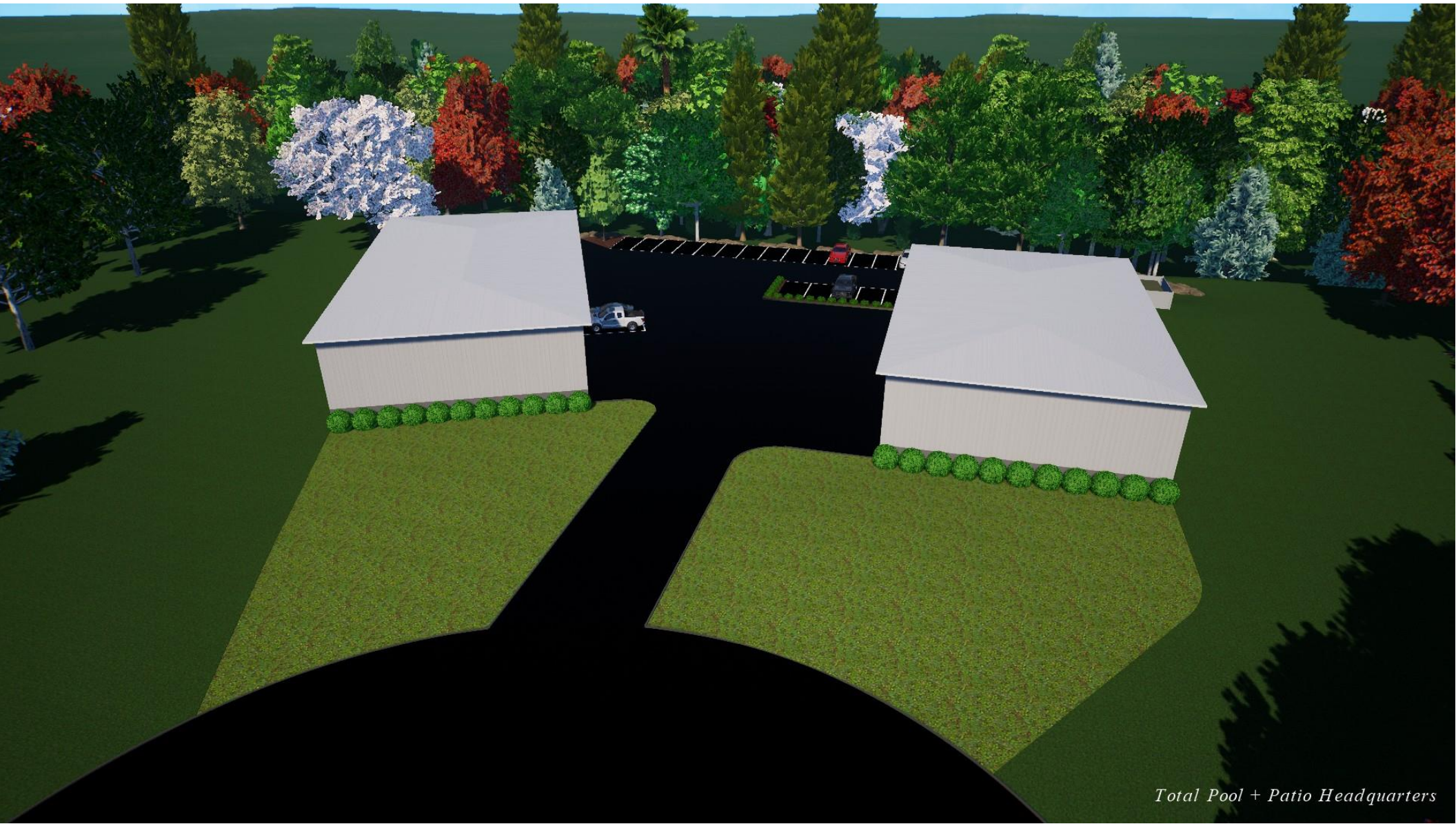
## Rendering of possible layout





# 24 Commerce Drive, Monroe, Connecticut

## Rendering of possible layout



*Total Pool + Patio Headquarters*

# 24 Commerce Drive, Monroe, Connecticut

## Rendering of possible layout



*Total Pool + Patio Headquarters*

# 24 Commerce Drive, Monroe, Connecticut

Founded in 1823, Monroe is an outstanding community of nearly 20,000 residents. Monroe offers award-winning schools, safe neighborhoods, beautiful parks, and growth in local business and industry. We offer the convenience of several restaurants and retail shopping while maintaining a New England, small-town charm.

Monroe is a great home for your Corporate Headquarters, Commercial, Manufacturing, Warehouse, and Industrial Development. Monroe is also a wonderful community to locate your Retail, Hospitality, Office, Small or Home based business.

The economic success of Monroe is a partnership and team effort of its residents, civic leaders and business community.

Monroe's EDC efforts are focused on attracting and retaining a balanced mix of businesses. Our goals are to help our business and community partners grow thus increasing employment opportunities, continuing to attract skilled workers, increasing the community tax base, and providing the town with a stable economy, while maintaining Monroe's character and charm.

## UNIVERSITIES WITHIN A 30 MILE RADIUS

Fairfield University

Post University 20 miles

Quinnipiac University 33 miles

Sacred Heart University

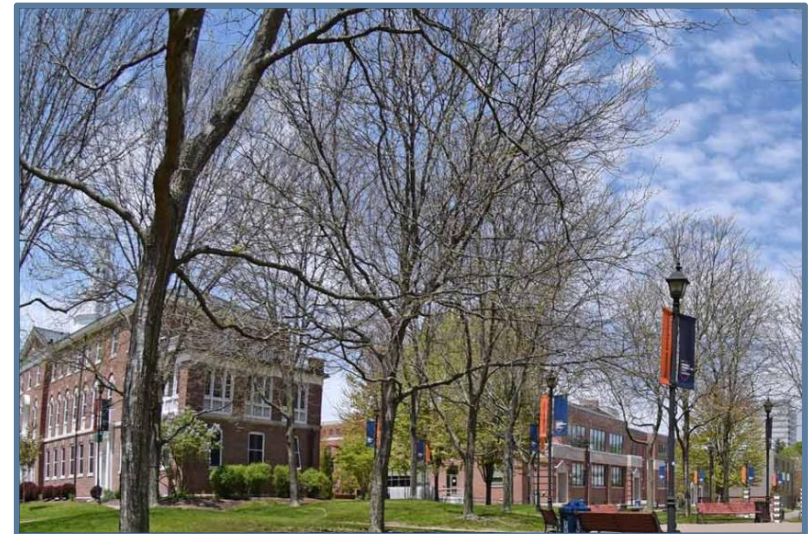
Southern CT University 26 miles

University of New Haven 15 miles

UB 27 miles

UCONN 30 miles

Western University



# 24 COMMERCE DR

**Location** 24 COMMERCE DR

**Map/Lot** 094/ 023/ 00/ /

**Acct#** 09402300

**Owner** YEARLING REAL ESTATE GROUP LLC

**Assessment** \$175,200

**Appraisal** \$250,100

**PID** 8127

**Building Count** 1

**Survey** 1564 3

**Affordable**

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$0	\$250,100	\$250,100

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$175,200	\$175,200

**Owner of Record**

<b>Owner</b>	YEARLING REAL ESTATE GROUP LLC	<b>Sale Price</b>	\$150,000
<b>Co-Owner</b>	SANTELLA ANTHONY - MEMBER	<b>Certificate</b>	
<b>Address</b>	12 YEARLING LN SANDY HOOK, CT 06482	<b>Book &amp; Page</b>	2138/0265
		<b>Sale Date</b>	02/12/2021
		<b>Instrument</b>	0

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
YEARLING REAL ESTATE GROUP LLC	\$150,000		2138/0265	0	02/12/2021
COMMERCE HOLDINGS LLC	\$225,000	1	1786/0001	25	03/04/2013
J + M ENTEPRISES OF MONROE LLC	\$0	2	1667/0094		11/22/2010
JB & MV ENTERPRISES LLC	\$120,000	3	1648/0068	03	07/22/2010
DOMOGALA ROBERT	\$0	4	0220/0112		05/03/1982

Year Built:

0

Living Area:

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Fireplaces	
Cndtn	
Wdstv Flues	
Basement Gar.	
Num Park	
Fireplaces	
Attic	
Basement	
In Law Apt	
Fndtn Cndtn	
Basement	

### Building Photo



(<https://images.vgsi.com/photos/MonroeCTPhotos/\A00\01\37\32.jpg>)

### Building Layout

([https://images.vgsi.com/photos/MonroeCTPhotos//Sketches/8127\\_8127.jp](https://images.vgsi.com/photos/MonroeCTPhotos//Sketches/8127_8127.jp))

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

## Extra Features

Extra Features	<a href="#">Legend</a>
No Data for Extra Features	

## Parcel Information

**Use Code** 442  
**Description** Ind Land Undev  
**Deeded Acres** 3.13

## Land

### Land Use

**Use Code** 442  
**Description** Ind Land Undev  
**Zone** I2  
**Neighborhood**  
**Alt Land Approved** No  
**Category**

### Land Line Valuation

**Size (Acres)** 3.13  
**Appraised Value** \$250,100

## Outbuildings

Outbuildings	<a href="#">Legend</a>
No Data for Outbuildings	

## Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$0	\$250,100	\$250,100

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$175,200	\$175,200

# Monroe, Connecticut

# 19,546

## General

ACS, 2015–2019

	Monroe	State
Land Area <i>mi<sup>2</sup></i>	26	4,842
Population Density <i>people per mi<sup>2</sup></i>	750	738
Number of Households	6,673	1,370,746
Median Age	43.3	41.0
Median Household Income	\$118,669	\$78,444
Poverty Rate	3%	10%

## Economy

### Top Industries

CT Department of Labor, 2019

	Employment	Employers	Av. Wages
1 Retail Trade	834	66	\$37,651
2 Manufacturing	778	30	\$54,101
3 Local Government	737	15	\$66,825
4 Accommodation & Food Services	735	57	\$17,819
5 Health Care & Social Assistance	436	47	\$53,387
All Industries	5,482	671	\$51,388

### SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses 2,492

#### New Business Registrations by Year

2001	125	2006	152	2011	132	2016	149
2002	147	2007	149	2012	157	2017	177
2003	168	2008	141	2013	141	2018	188
2004	165	2009	134	2014	151	2019	157
2005	179	2010	166	2015	159	2020	174

### Key Employers

Data from municipalities, 2021

- 1 Seymour Sheridan Inc
- 2 Victorinox Swiss Army Inc
- 3 Victorinox Swiss Army
- 4 Northeast Laser Engraving
- 5 Next Street

## Demographics

ACS, 2015–2019

### Age Distribution

Age Group	Monroe	State
Under 10	2,069 (11%)	11%
10 to 19	3,241 (17%)	13%
20 to 29	1,801 (9%)	13%
30 to 39	1,970 (10%)	12%
40 to 49	2,735 (14%)	13%
50 to 59	3,384 (17%)	15%
60 to 69	2,209 (11%)	12%
70 to 79	1,495 (8%)	7%
80 and over	642 (3%)	5%

### Race and Ethnicity

Race/Ethnicity	Monroe	State
Asian <i>Non-Hispanic (NH)</i>	4%	4%
Black <i>NH</i>	2%	10%
Hispanic or Latino/a <i>Of any race</i>	7%	16%
White <i>NH</i>	85%	67%
Other <i>NH, incl. American Indian, Alaska Native, Native Hawaiian or Pacific Islander</i>	2%	3%

### Language Spoken at Home

Language	Monroe	State
English	78%	87%
Spanish	4%	12%

### Educational Attainment

Education Level	Monroe	State
High School Diploma Only	23%	27%
Associate Degree	8%	10%
Bachelor's Degree	22%	27%
Master's Degree or Higher	17%	22%

## Housing

ACS, 2015–2019

	Monroe	State
Median Home Value	\$370,200	\$275,400
Median Rent	\$1,364	\$1,180
Housing Units	7,013	1,516,629

	Monroe	State
Owner-Occupied	66%	91%
Detached or Semi-Detached	64%	91%
Vacant	5%	10%

## Schools

CT Department of Education, 2020-21

### School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
Monroe School District	PK-12	3,179	36	98%
Statewide	-	513,079	15,300	88%

### Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

	Math	ELA
Monroe School District	73%	82%
Statewide	48%	56%

# Monroe, Connecticut

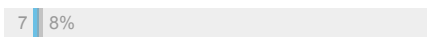
# 19,546

## Labor Force

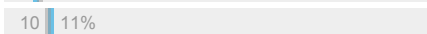
CT Department of Labor, 2020

	Monroe	State
Employed	9,015	1,724,621
Unemployed	673	148,010

Unemployment Rate

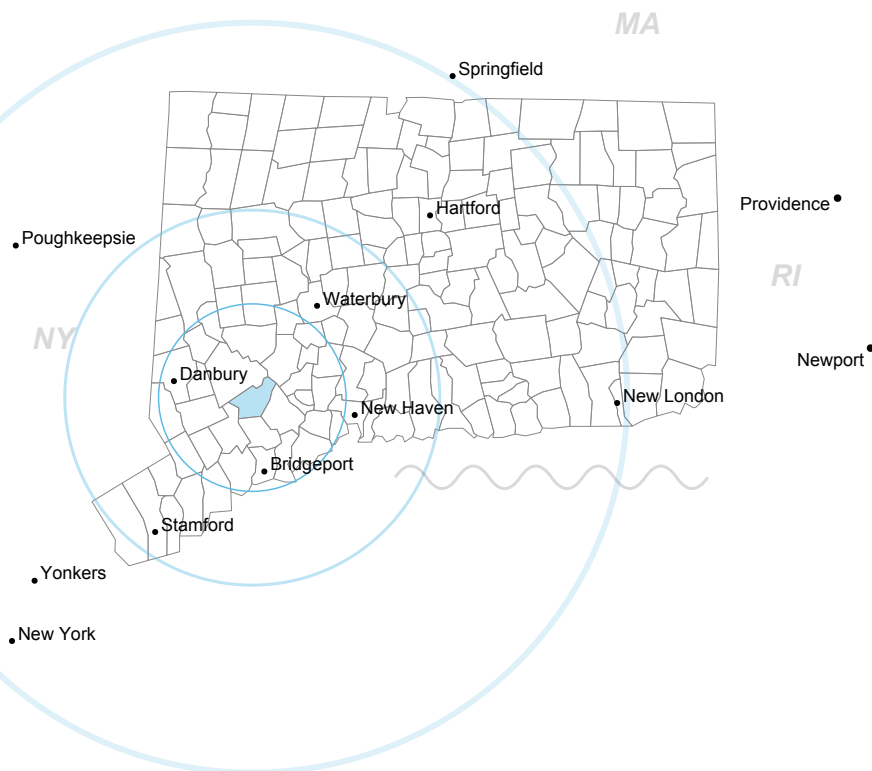


Self-Employment Rate\*



\*ACS, 2015-2019

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



## Access

ACS, 2015-2019

	Monroe	State
Mean Commute Time <i>Pre-Covid</i>	33 min	26 min

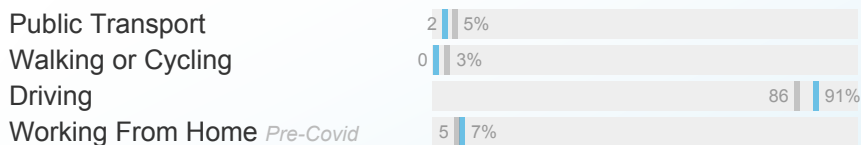
No Access to a Car



No Internet Access



## Commute Mode



## Public Transit

CTtransit Service	-
Other Public Bus Operations	-
Train Service	-

## Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

### Municipal Revenue

Total Revenue	\$97,355,639
Property Tax Revenue	\$76,743,249
per capita	\$3,944
per capita, as % of state av.	130%
Intergovernmental Revenue	\$18,055,609
Revenue to Expenditure Ratio	104%

Boston\*

### Municipal Expenditure

Total Expenditure	\$93,674,089
Educational	\$67,010,629
Other	\$26,663,460

### Grand List

Equalized Net Grand List	\$3,175,730,981
per capita	\$163,109
per capita, as % of state av.	106%
Comm./Indust. Share of Net Grand List	10%

Actual Mill Rate	35.76
Equalized Mill Rate	24.18

### Municipal Debt

Moody's Rating	Aa2
Total Indebtness	\$40,234,951
per capita	\$2,067
per capita, as % of state av.	80%
as percent of expenditures	43%

Annual Debt Service	\$6,106,639
as % of expenditures	7%



Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties.  
[ctdata.org/sitefinder](http://ctdata.org/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 2016-2019 are available from [profiles.ctdata.org](http://profiles.ctdata.org).

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

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