

**799** SILVER LANE  
TRUMBULL, CT  
06611



**ANGEL**   
COMMERCIAL, LLC

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

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# Trumbull Office Building on 1.5 Acres

## for Sale at \$2,100,000

### Excellent Access to Major Thoroughfares

Angel Commercial, LLC, acting as the exclusive real estate broker, is pleased to offer a **16,580 SF** office building on **1.5 acres** at **799 Silver Lane, Trumbull, CT**, listed for **\$2,100,000**. The property is located on a quiet street, around the corner from major retail amenities, and just minutes from Route 8 and the Merritt Parkway.

As currently built out, the handicap-accessible building features three floors of office space, with garage parking on a lower level. The office units are **98%** leased to short-term tenants, providing flexibility for an owner-user.

The property also presents potential for a developer as an adaptive reuse project, subject to zoning approval, as it is situated in a Commercial (B-C) Zone and adjacent to residential zones.

#### Property Highlights:

- Versatile Office Space – Private offices, conference rooms, kitchenettes, and restrooms
- Amenities – Includes a fitness room with two showers
- Ample Parking – 49 surface spaces and 13 garage spaces
- Well-Maintained – Attractive brick masonry construction (built in 1990), new roof (2020–2022), updated HVAC (2017), upgraded elevator (2024)

The property is highly accessible, located 0.6 miles from Route 8, 1.5 miles from the Merritt Parkway/Route 15, 1.6 miles from Route 25, and 6 miles from I-95. It is 0.2 miles from the Hawley Lane Mall bus stop and 3.2 miles from the Stratford Train Station, providing seamless connections for commuters. Additionally, it is close to retail, dining, and essential services, including Trumbull Marriott, Starbucks, Best Buy, and CVS.

799 Silver Lane presents an ideal opportunity for a buyer to secure a property that is attractive, solidly built, and convenient to major thoroughfares and amenities.

#### FINANCIAL INFORMATION

<b>Sale Price:</b>	\$2,100,000
<b>Real Estate Taxes:</b>	\$51,974.64 (2025)

#### THE SITE

<b>Occupancy:</b>	98%
<b>Square Footage:</b>	16,580 SF
<b>Land:</b>	1.5 Acres
<b>Zoning:</b>	Commercial (B-C)
<b>Year Built:</b>	1990
<b>Construction:</b>	Steel, Concrete, Brick Masonry
<b>Stories:</b>	3
<b>Tenancy:</b>	Multiple

#### FEATURES

<b>Parking:</b>	62 Spaces (13 Covered)
<b>Amenities:</b>	Two Story Atrium, Handicap Accessible, Elevator, Sprinkler System, Security System, 2 Kitchenettes, 8 Restrooms, 2 Showers, Gazebo

#### UTILITIES

<b>Water/Sewer:</b>	City/City
<b>A/C:</b>	Central Air Conditioning
<b>Heating:</b>	Gas

#### DEMOGRAPHICS

#### TRUMBULL, CT

<b>Population:</b>	36.9k
<b>Median HH Income:</b>	\$153.8k





## MINUTES TO MAJOR THOROUGHFARES & AMENITIES

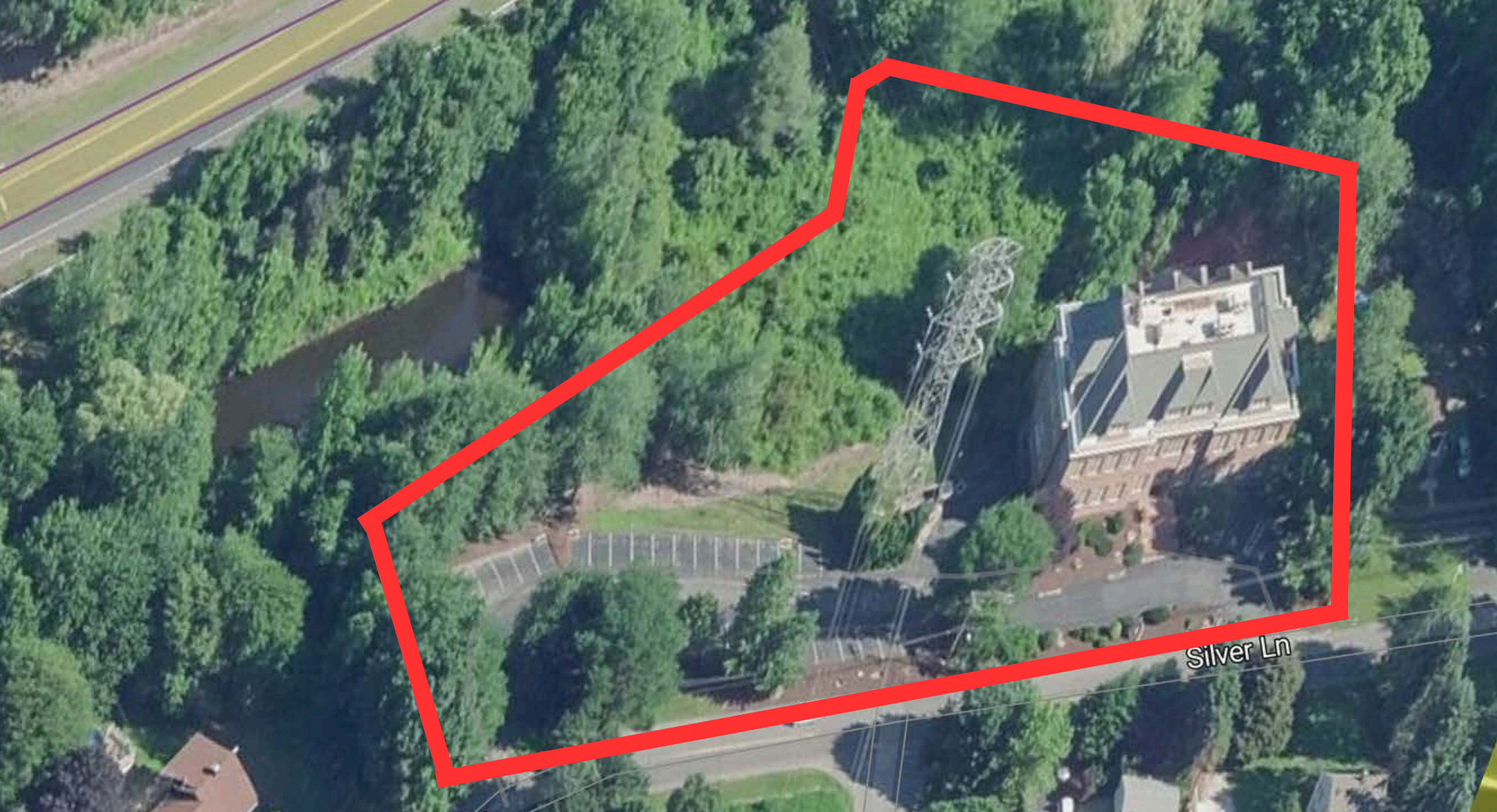


Amenities include restaurants, retail stores, banks, and a hotel.



Minutes to Route 8 (Exit 5) with easy connections to the Merritt Parkway (Route 15) and I-95.





## SUBSTANTIAL BUILDING ON AN ATTRACTIVE LOT



1.5 Acres in a  
Commercial (B-C) Zone



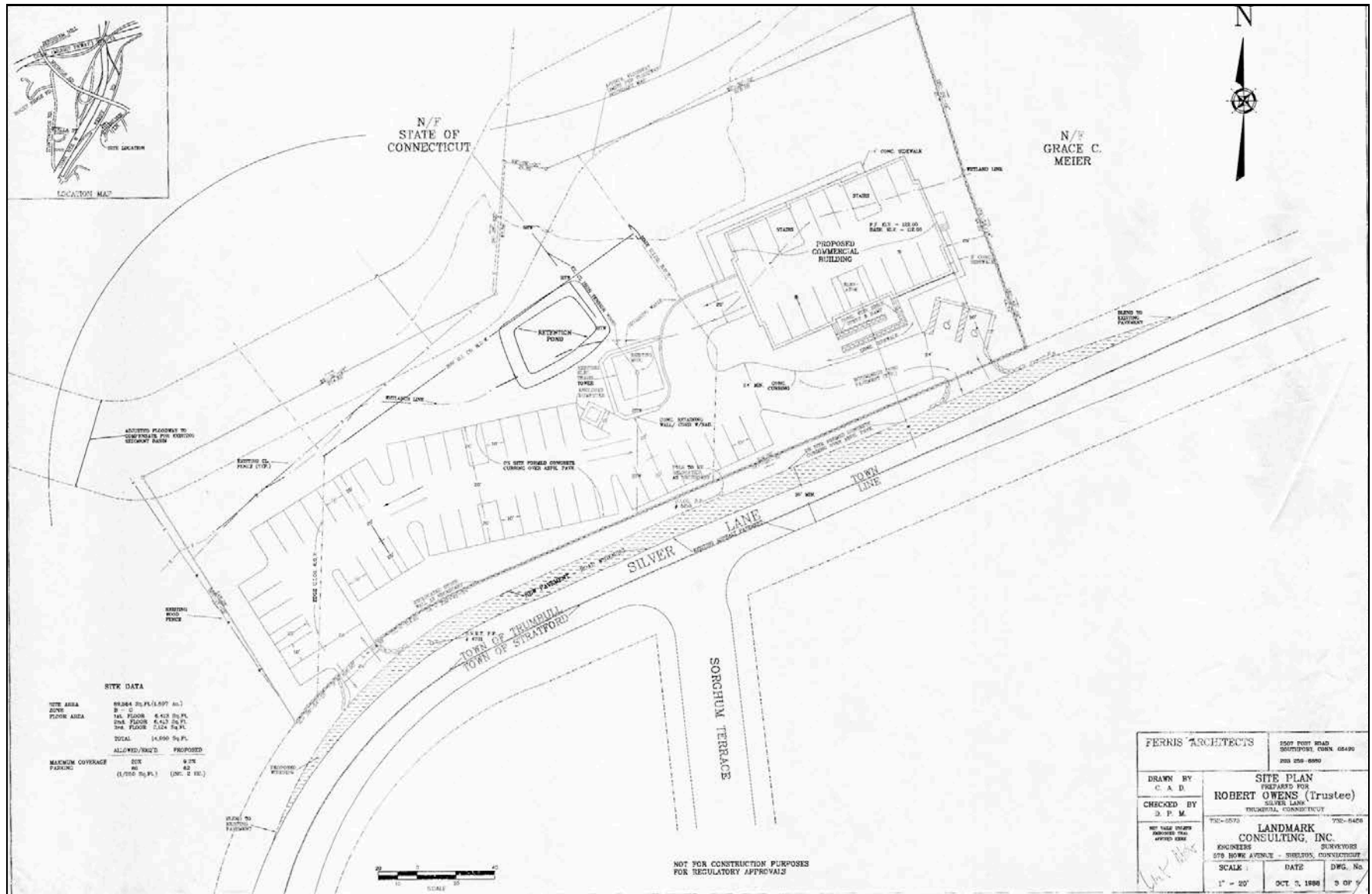
16,580 SF Three-Story  
Office Building



62 Parking Spaces Including  
13 Covered Spaces

# SITE PLAN

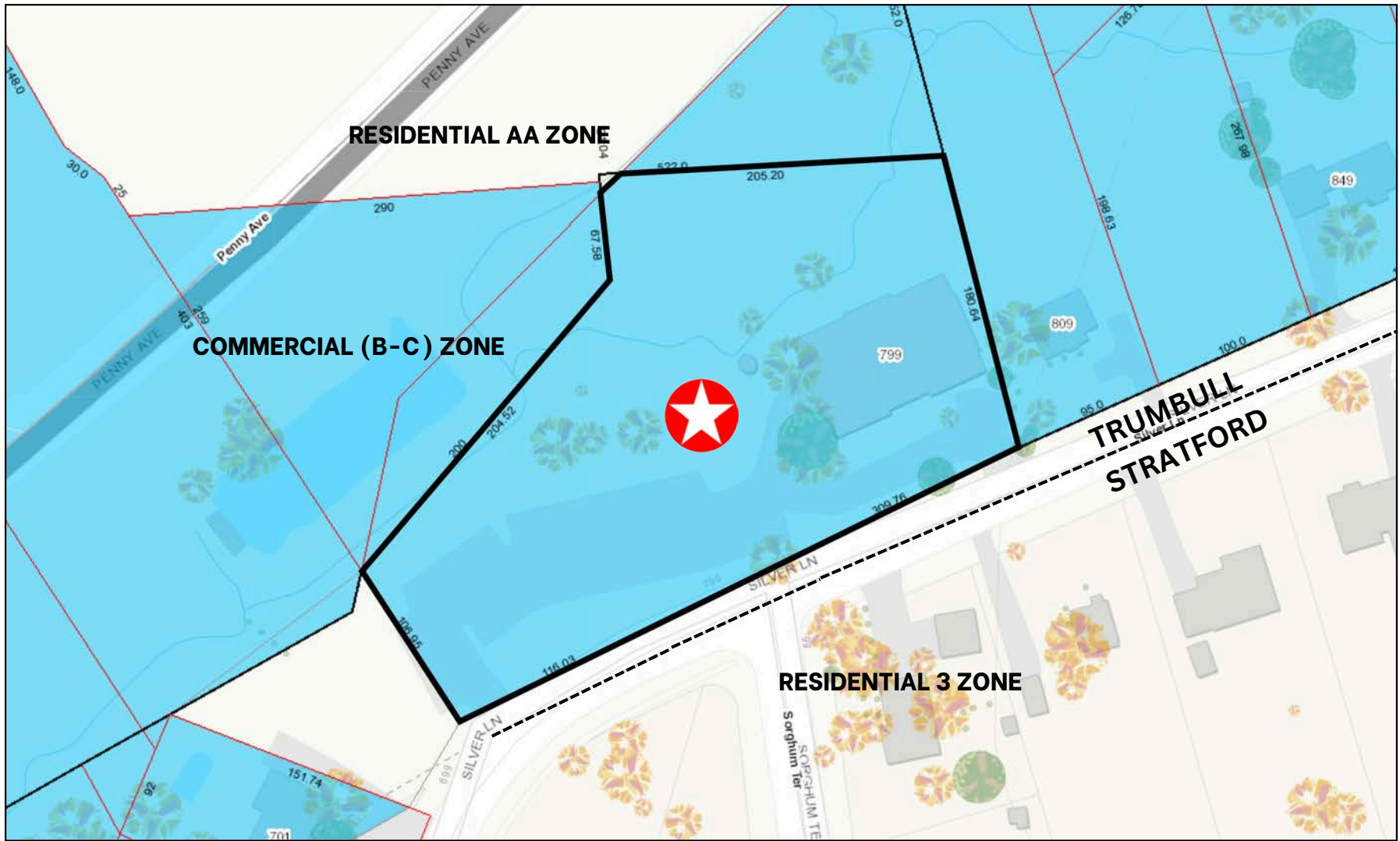
1.5 Acres





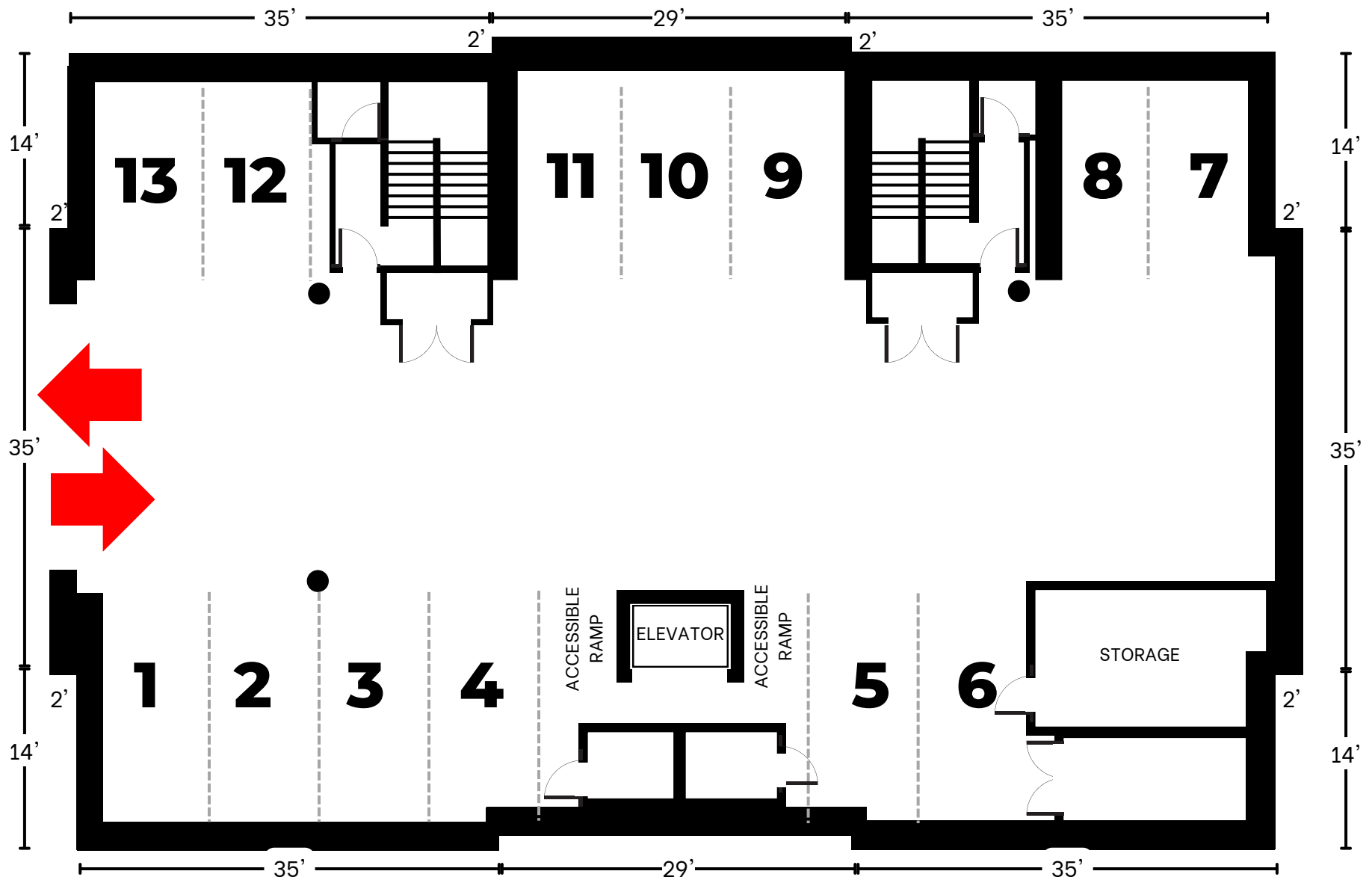
# ZONING

## Commercial (B-C) Zone



# FLOOR PLAN: 6,377 SF

## GARAGE



NOT TO SCALE

# FLOOR PLAN: 6,377 SF

# FIRST FLOOR

A Security Firm, a Labor Union and a Law Firm Lease the First Floor.



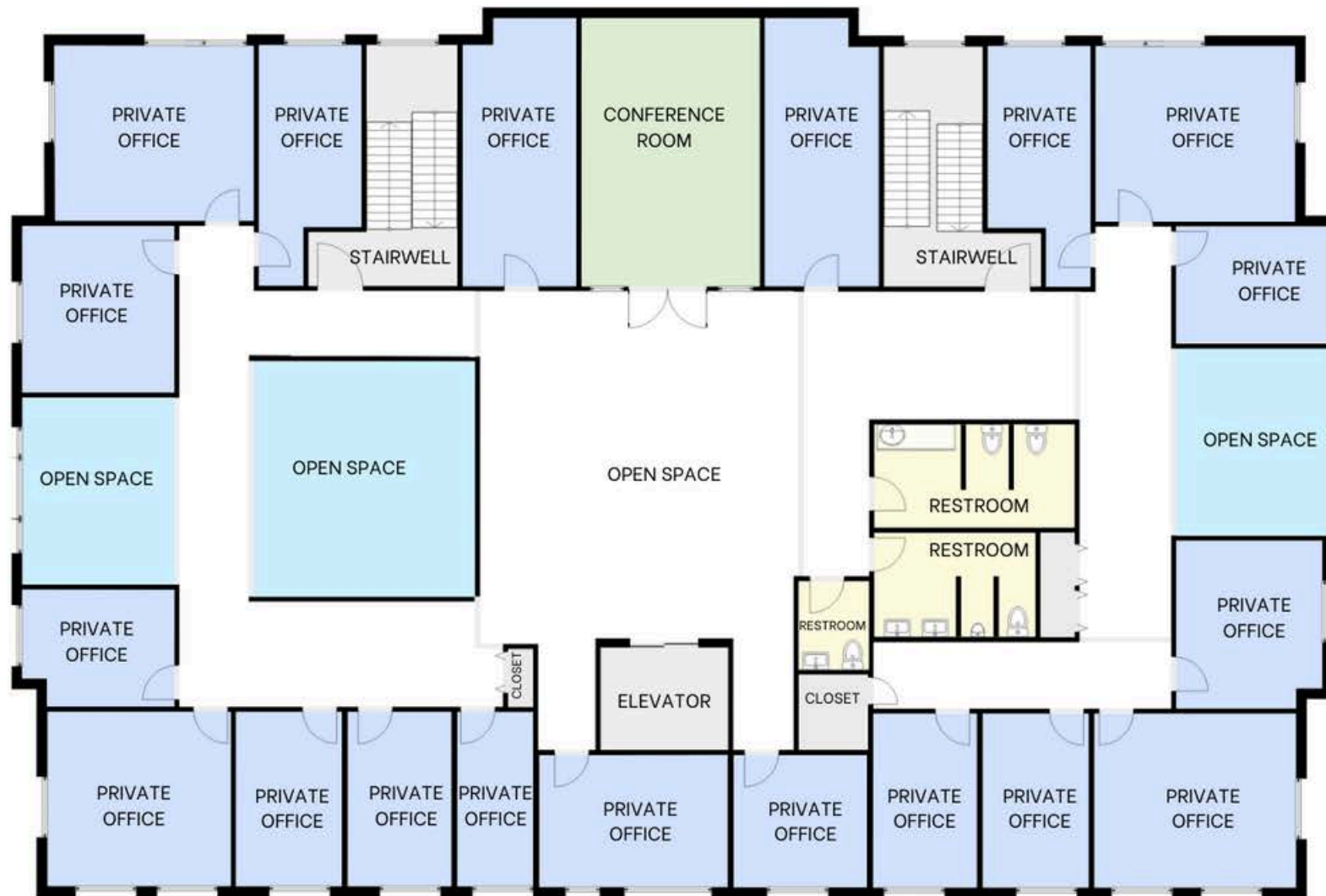
NOT TO SCALE



## FLOOR PLAN: 6,377 SF

## SECOND FLOOR

Eight Law Firms, an Accounting Firm, and an Insurance Firm Occupy the Second Floor with 110 SF of Vacancy.



**NOT TO SCALE**

## FLOOR PLAN: 3,826 SF

## THIRD FLOOR

Six Law Firms Occupy the Third Floor with 406 SF of Vacancy



NOT TO SCALE



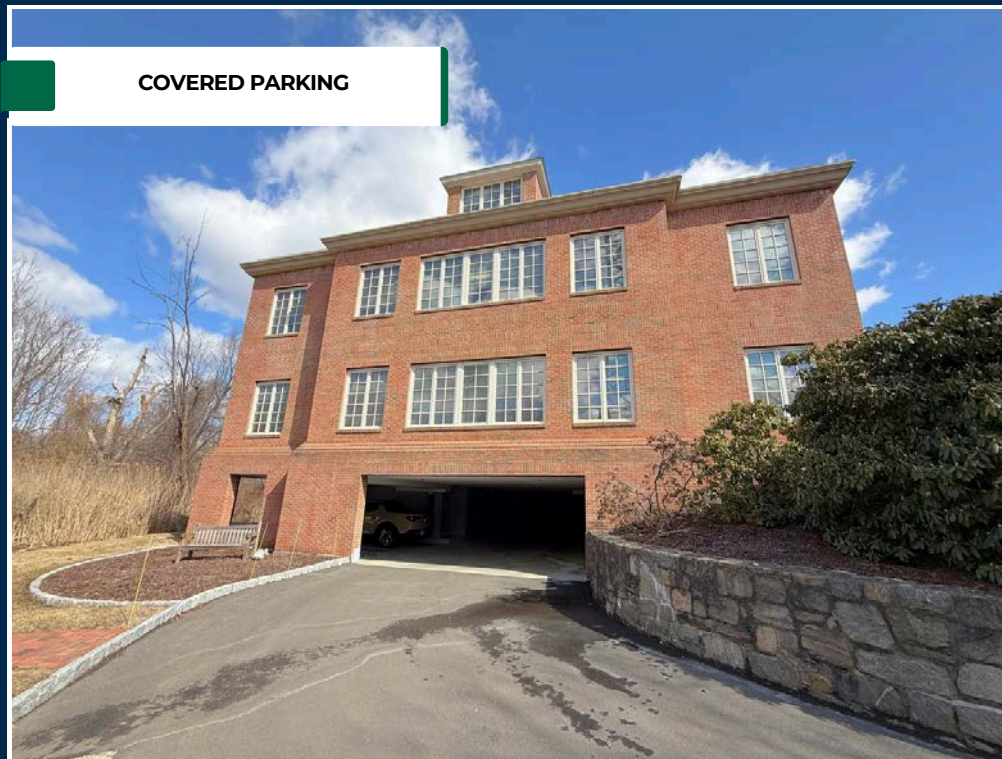
**MAIN ENTRANCE**



**ABUNDANT PARKING**

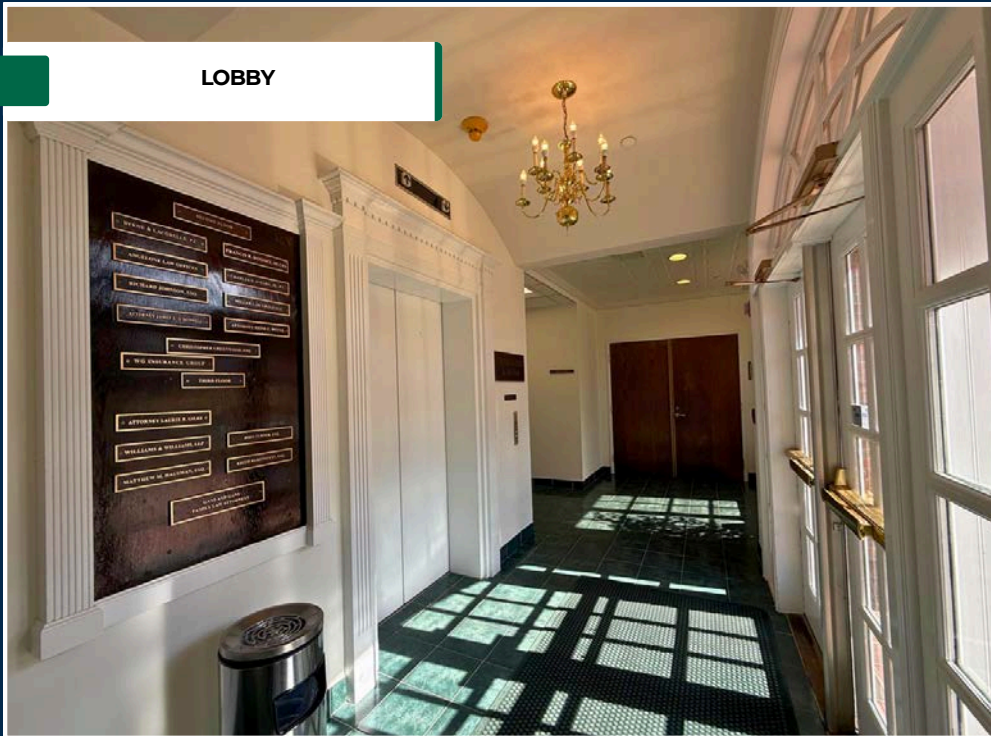


**COVERED PARKING**





LOBBY



RECEPTION



CONFERENCE ROOM



PRIVATE OFFICE





# DEMOGRAPHICS

# TRUMBULL, CT

## General

ACS, 2018–2022	Trumbull	State
Current Population	36,922	3,611,317
Land Area <i>mi</i> <sup>2</sup>	23	4,842
Population Density <i>people per mi</i> <sup>2</sup>	1,589	746
Number of Households	11,820	1,409,807
Median Age	43	41
Median Household Income	\$153,846	\$90,213
Poverty Rate	5%	10%

## Economy

Top Industries	Jobs	Share of Industry
Lightcast, 2022 (2 and 3 digit NAICS)		
1 Health Care and Social Assistance	4,309	
Nursing and Residential Care Facilities		41%
2 Retail Trade	2,666	
General Merchandise Retailers		29%
3 Manufacturing	1,580	
Miscellaneous Mfg		38%
4 Professional, Scientific, and Tech Svc	975	
Professional, Scientific, and Tech Svc		100%
5 Accommodation and Food Services	970	
Food Services and Drinking Places		93%
Total Jobs, All Industries	15,476	

## SOTS Business Registrations

Secretary of the State, March 2024

### New Business Registrations by Year

Year	2019	2020	2021	2022	2023
Total	303	314	413	423	496

Total Active Businesses 3,657

## Key Employers

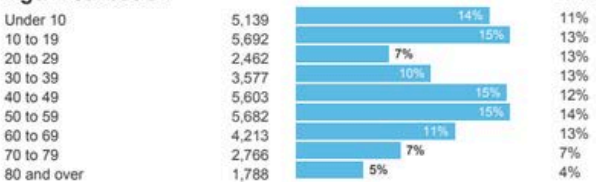
Data from Municipalities, 2024

- 1 Lockheed Martin/Helicopter Company
- 2 Henkel Corporation
- 3 Image First Healthcare Laundry
- 4 Unilever
- 5 Cooper Surgical

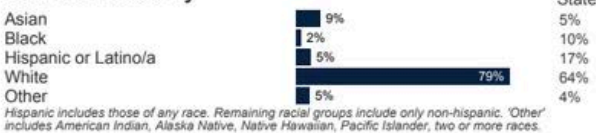
## Demographics

ACS, 2018–2022

### Age Distribution



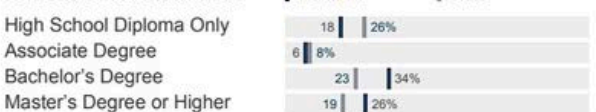
### Race and Ethnicity



### Language Spoken at Home



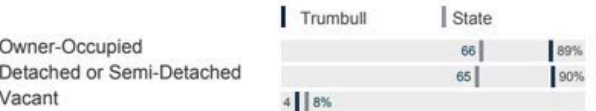
### Educational Attainment



## Housing

ACS, 2018–2022

	Trumbull	State
Median Home Value	\$470,100	\$323,700
Median Rent	\$2,326	\$1,374
Housing Units	12,374	1,531,332



## Labor Force

CT Department of Labor, 2023

	Trumbull	State
Employed	17,063	1,822,090
Unemployed	665	71,113

Unemployment Rate

Self-Employment Rate\*

\*ACS, 2018–2022

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

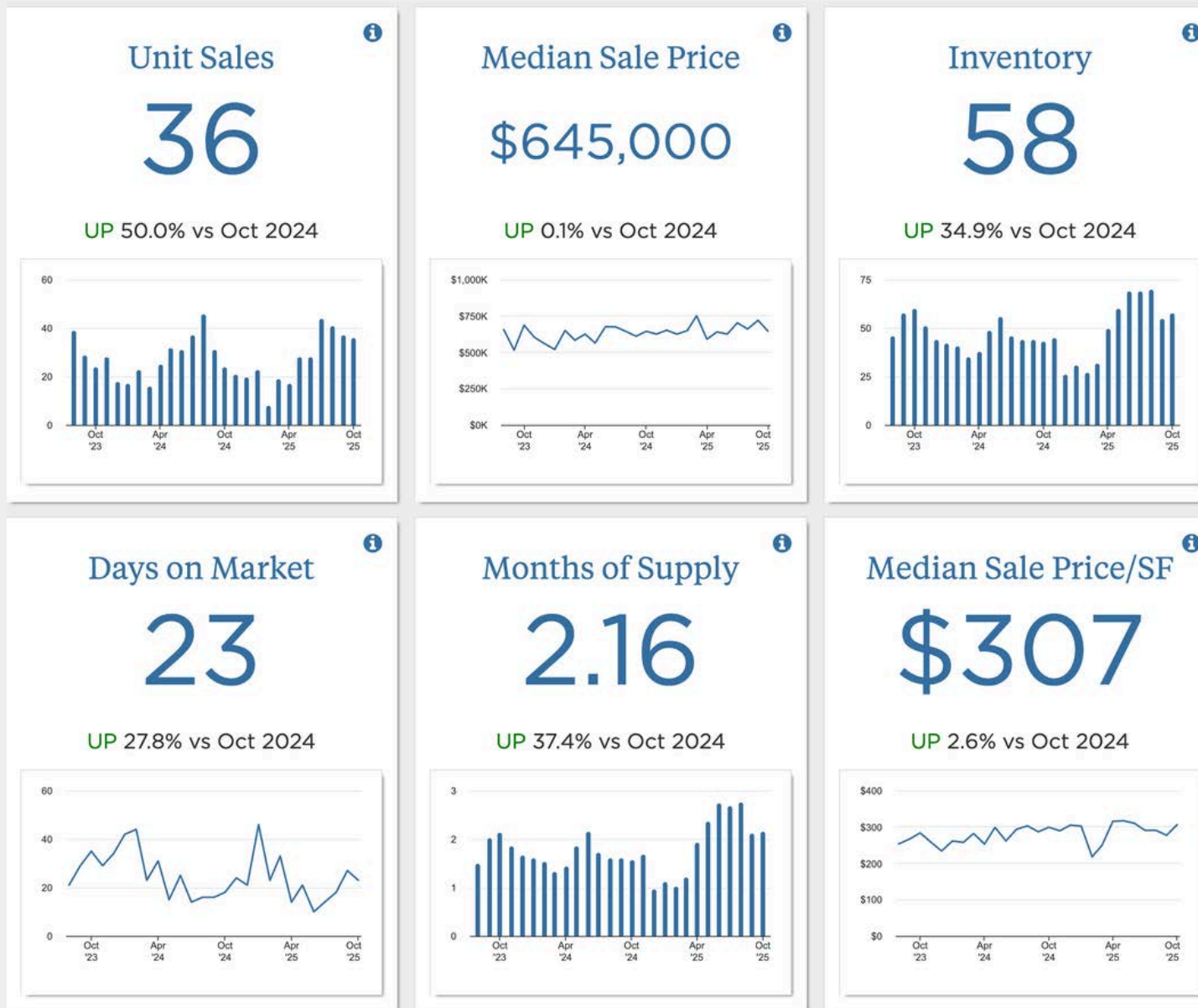


## Access

ACS, 2018–2022

	Trumbull	State
Mean Commute Time *	33 min	26 min
No Access to a Car	4%	9%
No Internet Access	5%	8%

# Trumbull Residential Real Estate Market Overview



Source: William Raveis, October 2025, Single Family Homes, Trumbull, CT



## 5 Reasons to Own Commercial Property in Trumbull, CT

1

### **Strategic Location & Accessibility**

Trumbull offers excellent connectivity via major highways, including Route 8, Route 15 (Merritt Parkway), and I-95, making it easy for businesses to attract customers and employees from surrounding areas.

2

**Strong Economic Growth** – With a pro-business climate, Trumbull continues to see economic development, including new commercial projects and revitalization efforts that enhance property values and attract tenants.

3

**Business-Friendly Zoning & Incentives** – The town supports commercial growth through flexible zoning regulations, professional office overlay zones, and potential incentives for business development, making investment in commercial property more advantageous.

4

**Diverse Business Community** – The town is home to a mix of corporate offices, medical facilities, retail centers, and industrial businesses, creating a well-balanced commercial real estate market with steady demand.

5

**Stable & Affluent Market** – Trumbull boasts a high median household income and a strong consumer base, making it an attractive location for businesses and investors seeking long-term stability.

## NEXT STEPS

# 799

SILVER LANE  
TRUMBULL, CT  
06611



VIEW ZONING  
REGULATIONS



VIEW FIELD CARD



VIEW TAX BILL



SIGN CONFIDENTIALITY  
AGREEMENT



CALL BROKER



EMAIL BROKER

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