

LAND FOR DEVELOPMENT FOR SALE

125 Garder Rd, Monroe, CT

Rendering



To arrange a tour contact:
Bruce Wettenstein, SIOR
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VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
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.

125 Garder Road, Monroe, CT

9.4 Acre
Parcel of Land

Sale Price:
\$985,000.

These renderings
have not been
approved by
the Town



Location:
Convenient to
Main Street
aka Route 25,
Pepper Street.

CONCEPTUAL SITE PLAN TWO 50,000 SF BUILDINGS

- TOTAL SITE AREA: ±9.4 ACRES
- BUILDING 1: 50,000 SF
- BUILDING 2: 50,000 SF
- TOTAL BUILDING AREA: 100,000 SF
- PARKING SPACES: ±240 SPACES
- TRAILER SPACES: ±20 SPACES

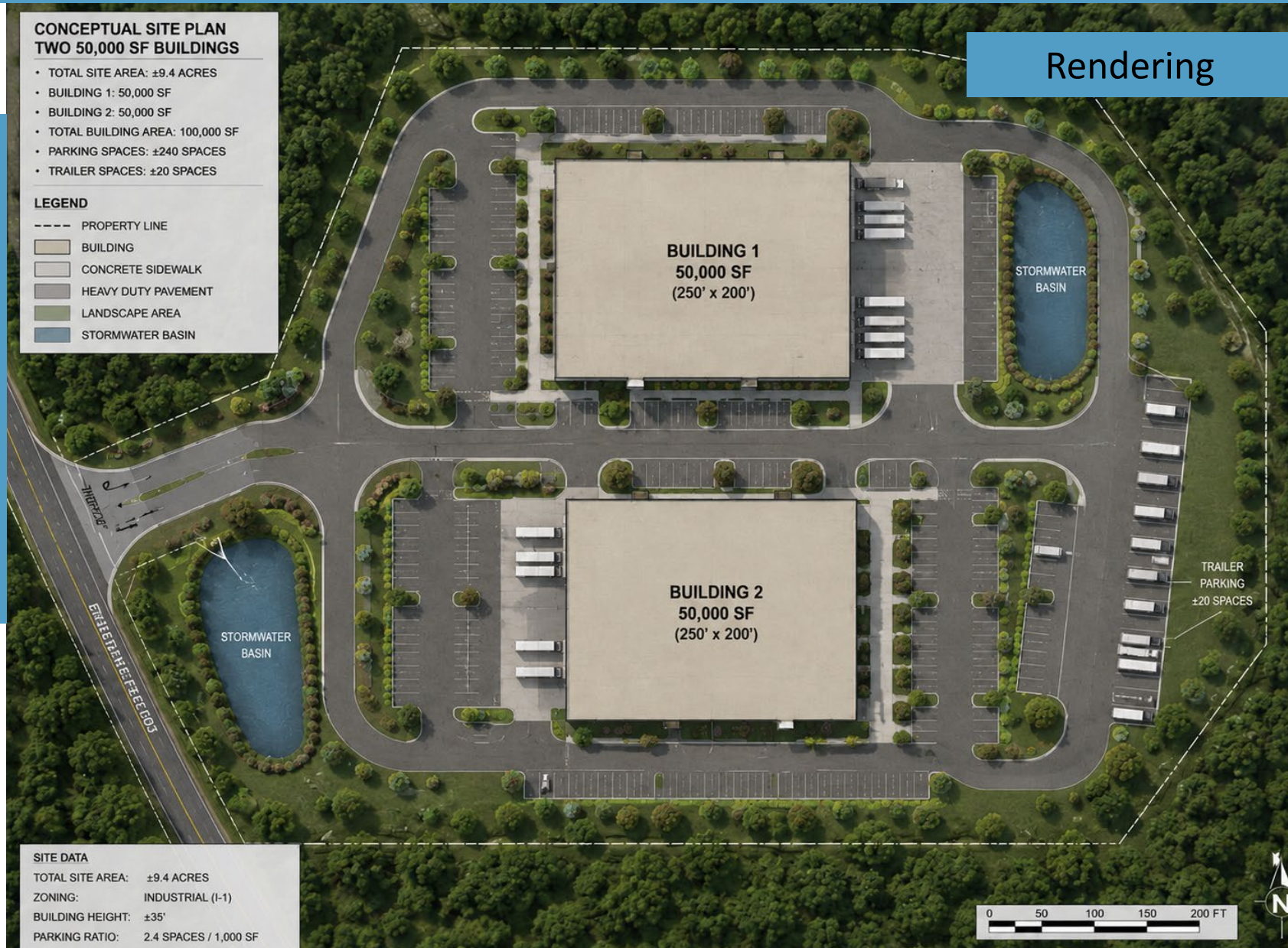
LEGEND

- PROPERTY LINE
- BUILDING
- CONCRETE SIDEWALK
- HEAVY DUTY PAVEMENT
- LANDSCAPE AREA
- STORMWATER BASIN

SITE DATA

- TOTAL SITE AREA: ±9.4 ACRES
- ZONING: INDUSTRIAL (I-1)
- BUILDING HEIGHT: ±35'
- PARKING RATIO: 2.4 SPACES / 1,000 SF

Rendering



VIDAL/WETTENSTEIN, LLC



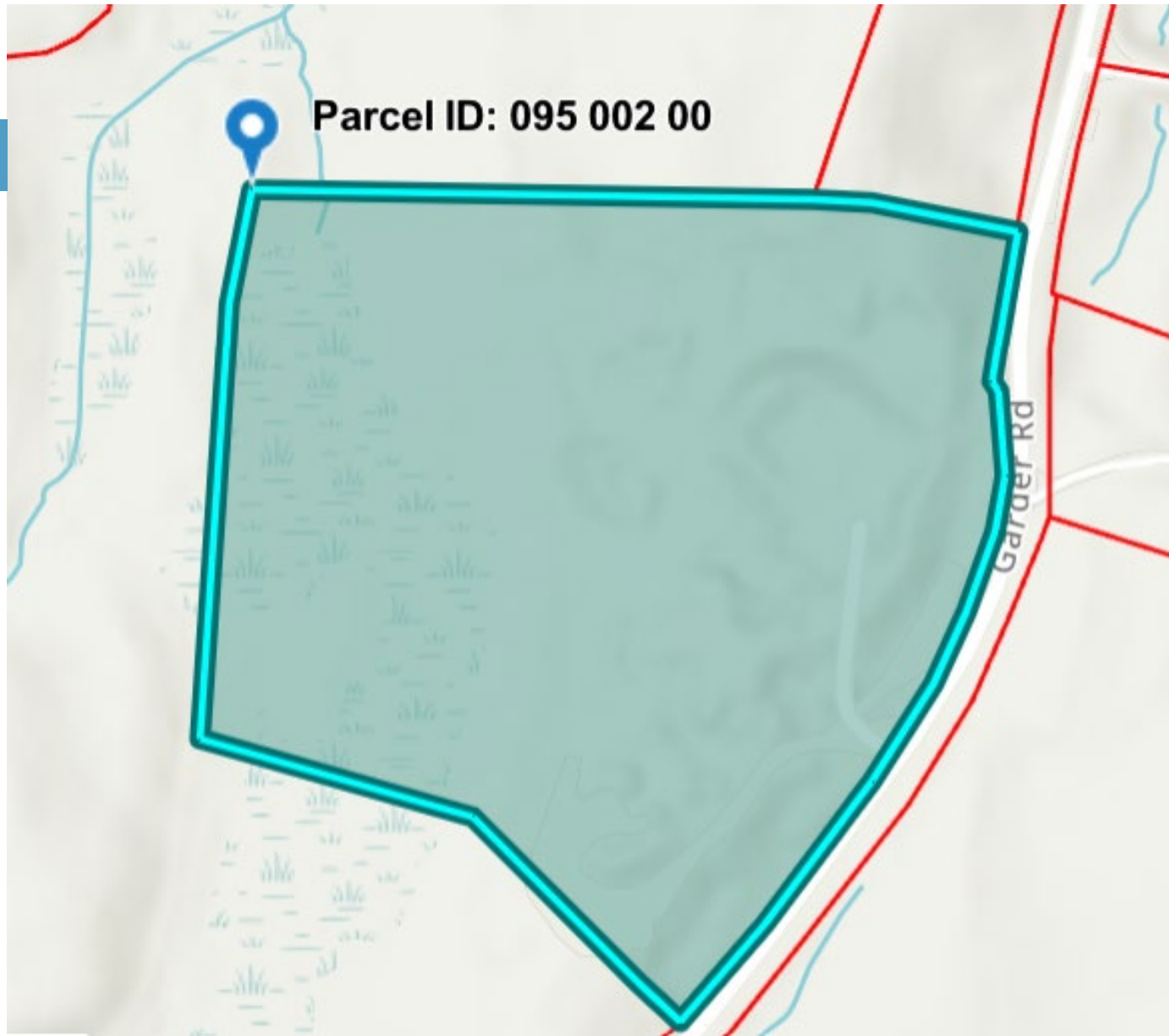
Individual Members
Society of Industrial & Office Realtors

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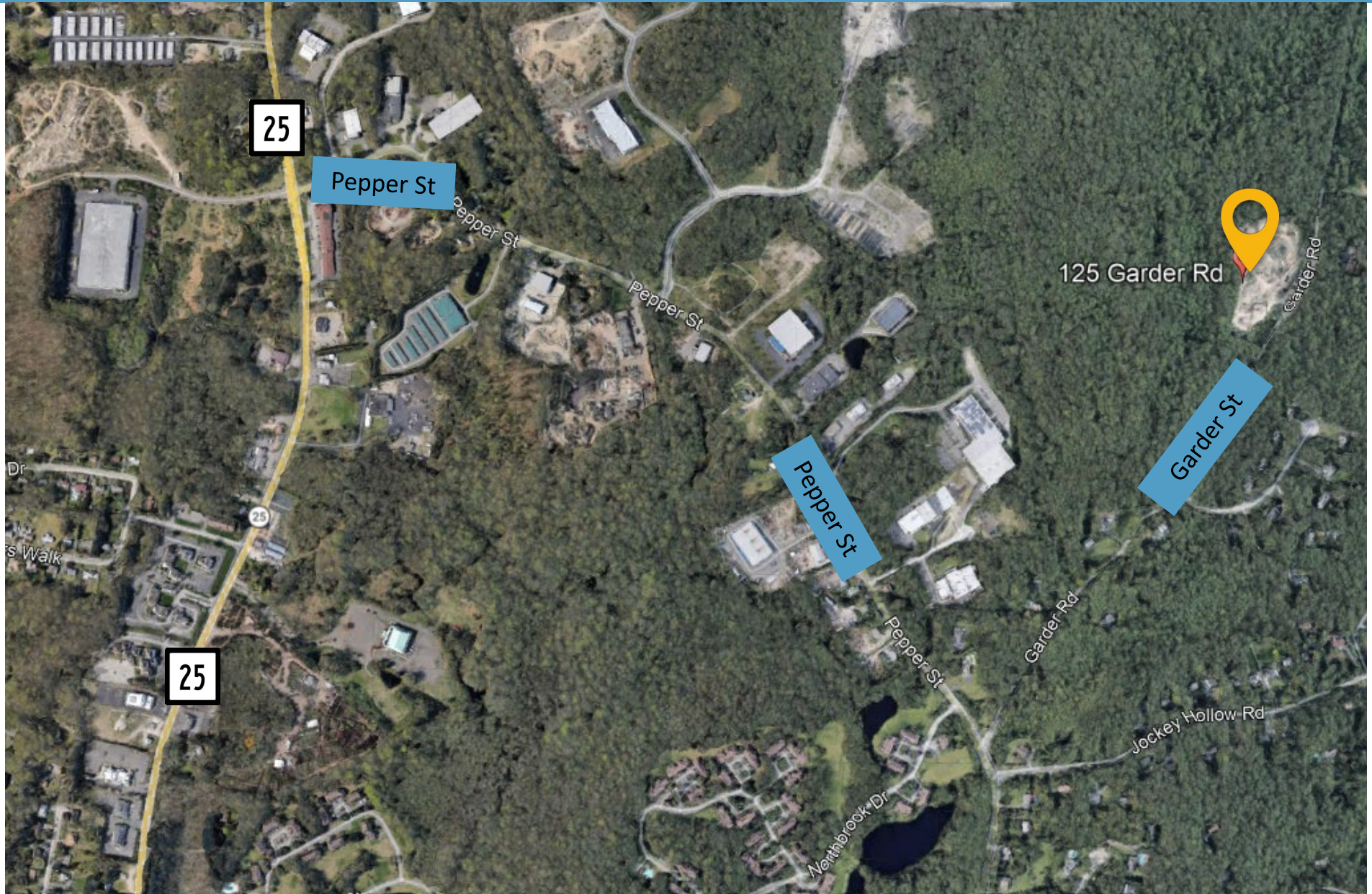
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125 Garder Road, Monroe, CT

GIS Map



125 Garder Road, Monroe, CT



125 GARDER RD

Location

125 GARDER RD

Map/Lot

095/ 002/ 00/ /

Acct#

09500200

Owner

125 GARDER RD LLC

Total Assessment

\$301,490

Appraisal

\$430,700

PID

12775

Building Count

1

Survey

Affordable

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$0	\$430,700	\$430,700
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$0	\$301,490	\$301,490

Owner of Record

Owner

125 GARDER RD LLC

Co-Owner

JOSEPH GRASSO JR MEMBER

Address

57 VIADUCT RD
STAMFORD , CT 06907

Sale Price

\$160,000

Certificate

Book & Page

2076/0168

Sale Date

03/25/2020

Instrument

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
125 GARDER RD LLC	\$160,000		2076/0168		03/25/2020
MAREK JOSEPH +	\$0		1996/0057		04/05/2018
MAREK JOSEPH +	\$21,045		1995/0283	09	04/03/2018
HANDSOME INC	\$0	1	0986/0307		01/24/2011
CASCELLA TODD	\$251,000	2	0986/0305	0	11/13/2001

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
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:	
Fireplace(s)	
Woodstove	
Basement Gar.	
Attic	
Basement 2	
Accessory Apt	

Building Photo



(<https://images.vgsi.com/photos/MonroeCTPhotos/\A00\01\37\54.jpg>)

Building Layout

([ParcelSketch.ashx?pid=12775&bid=12775](#))

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

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code 440
Description Ind Land
Deeded Acres

Land

Land Use		Land Line Valuation	
Use Code	440	Size (Acres)	9.4
Description	Ind Land	Appraised Value	\$430,700
Zone	I2		
Neighborhood			
Alt Land Approved	No		
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$312,500	\$312,500
2022	\$0	\$312,500	\$312,500
2021	\$0	\$312,500	\$312,500

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$218,800	\$218,800
2022	\$0	\$218,800	\$218,800
2021	\$0	\$218,800	\$218,800

Monroe, Connecticut

General

ACS, 2019–2023	Monroe	State
Current Population	18,833	3,598,348
Land Area <i>mi</i> ²	26	4,842
Population Density <i>people per mi</i> ²	722	743
Number of Households	6,238	1,420,170
Median Age	43	41
Median Household Income	\$156,731	\$93,760
Poverty Rate	3%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Accommodation and Food Services	885	
Food Services and Drinking Places		100%
2 Health Care and Social Assistance	840	
Ambulatory Health Care Services		45%
3 Retail Trade	799	
Food and Beverage Stores		29%
4 Manufacturing	779	
Transportation Equip Mfg		46%
5 Government	602	
Local Government		100%
Total Jobs, All Industries	5,160	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	176	211	245	261	253

Total Active Businesses 2,056

Key Employers

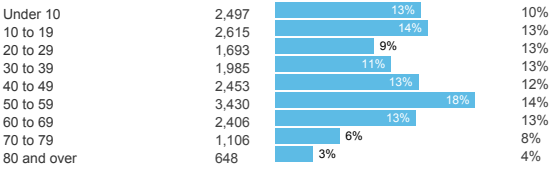
Data from Municipalities, 2025

- 1 Victorinox Swiss Army
- 2 Biomerics NLE, LLC
- 3 Sippin Energy Products
- 4 Church Hill Classics LTD
- 5 Production Metals

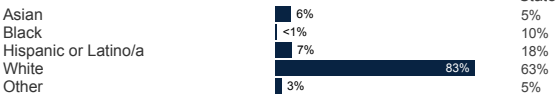
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

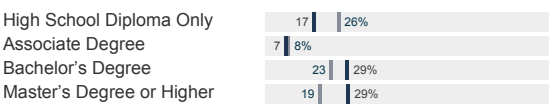


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



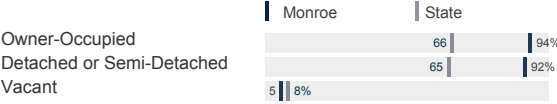
Educational Attainment



Housing

ACS, 2019–2023

	Monroe	State
Median Home Value	\$477,000	\$343,200
Median Rent	\$1,466	\$1,431
Housing Units	6,573	1,536,049



Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Monroe School District	PK-12	3,458	83	99%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Monroe School District	66%	74%
Statewide	44%	49%

Monroe, Connecticut

Labor Force

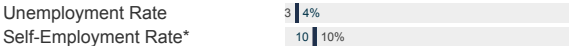
CT Department of Labor, 2024

	Monroe	State
Employed	9,735	1,842,285
Unemployed	337	67,181

Unemployment Rate

Self-Employment Rate*

*ACS, 2019–2023



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



Access

ACS, 2019–2023

	Monroe	State
Mean Commute Time *	33 min	26 min
No Access to a Car	3	9
No Internet Access	5	7

Commute Mode

Public Transport	3	3
Walking or Cycling	1	3
Driving	78	82
Working From Home *	14	14

Public Transit

CT <i>transit</i> Service	-
Other Public Bus Operations	-
Train Service	-

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	\$99,463,731
Property Tax Revenue	\$82,184,039
per capita	\$4,372
per capita, as % of state avg.	134%
Intergovernmental Revenue	\$14,697,249
Revenue to Expenditure Ratio	101%

Municipal Expenditure

Total Expenditure	\$98,192,709
Educational	\$69,460,250
Other	\$28,732,459

Grand List

Equalized Net Grand List	\$3,684,657,809
per capita	\$196,034
per capita, as % of state avg.	110%
Commercial/Industrial Share of Net Grand List	10%
Actual Mill Rate	36.36
Equalized Mill Rate	22.25

Municipal Debt

Moody's Rating (2024)	Aa2
S&P Rating (2024)	AAA
Total Indebtedness	\$31,080,808
per capita	\$1,654
per capita, as % of state avg.	56%
as percent of expenditures	32%
Annual Debt Service	\$6,256,395
as % of expenditures	6%

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

Feedback is welcome, and should be directed to info@ctdata.org

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