

# OFFICE BUILDING FOR SALE / LEASE

569 Main Street, Monroe, CT  
Owner will consider holding the mortgage

**HUGE PRICE REDUCTION!**



To arrange a tour contact:  
Bruce Wettstein, SIOR  
203-226-7101 Ext 2  
bruce@vidalwettenstein.com



**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.

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

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# 569 Main Street, Monroe, CT

## GREAT OPPORTUNITY FOR OWNER/USER

### PROPERTY DETAILS For Sale or Lease

Building Area: 7,863± SF 3 story office design  
Ground floor is partially finished, previously used by a salon.

2nd and 3rd floors have a total of 15 individual offices that can easily be reconfigured.

Land Area: 2.71 acre

Zoning: B1

Parking: Abundant

HVAC: Central A/C and Heating for all 3 floors.

Heating: Heating is oil, tank is above ground

Water/ Sewer: City water, septic system

**Sale Price: ~~\$1,395,000.00~~ \$900,000.00**

Taxes: \$21,670. Lease rate: \$10.00 NNN



- Security system and fire alarm
- Heating is oil, tank is above ground
- Irrigation system for lawn



Location:  
4 miles to Route 25 Connector  
6 miles to Route 84

# 569 Main Street, Monroe, CT



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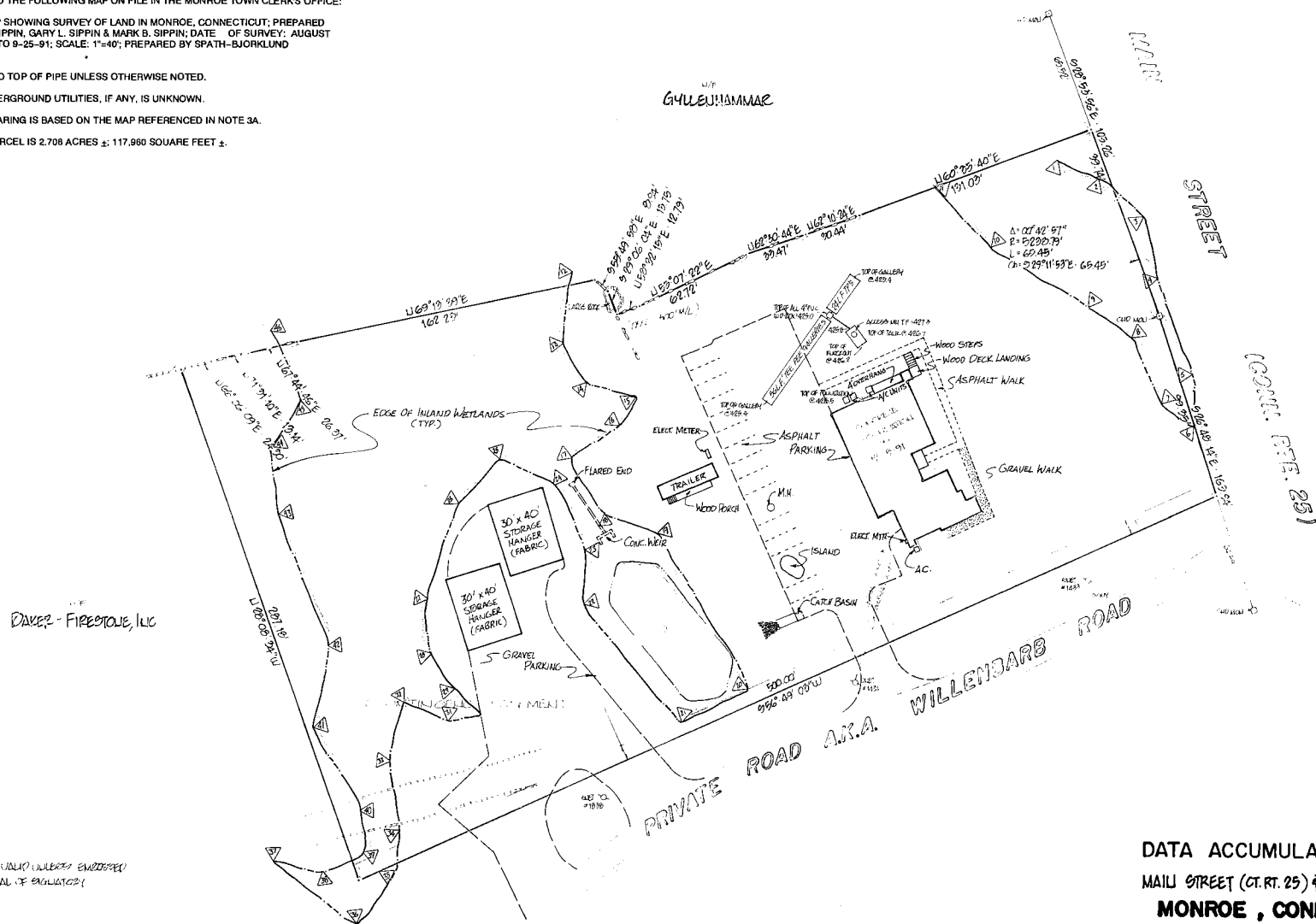


# 569 Main Street, Monroe, CT

## Site Plan

THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.  
 STANDARDS FOR SURVEYS AND  
 CONNECTICUT ASSOCIATION OF  
 SURVEYING IS BASED ON A  
 D IN NOTE 3A BELOW.

- 2.) THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.
- 3.) REFERENCE IS MADE TO THE FOLLOWING MAP ON FILE IN THE MONROE TOWN CLERK'S OFFICE:
  - A.) P.L.M. #2212: MAP SHOWING SURVEY OF LAND IN MONROE, CONNECTICUT; PREPARED FOR DAVID B. SIPPIN, GARY L. SIPPIN & MARK B. SIPPIN; DATE OF SURVEY: AUGUST 1986, REVISED TO 9-25-91; SCALE: 1"=40'; PREPARED BY SPATH-BJORKLUND ASSOCIATES.
- 4.) ALL ELEVATIONS ARE TO TOP OF PIPE UNLESS OTHERWISE NOTED.
- 5.) THE LOCATION OF UNDERGROUND UTILITIES, IF ANY, IS UNKNOWN.
- 6.) THE NORTH ARROW BEARING IS BASED ON THE MAP REFERENCED IN NOTE 3A.
- 7.) TOTAL AREA OF THE PARCEL IS 2.708 ACRES ±, 117,960 SQUARE FEET ±.



THIS MAP IS NOT VALID UNLESS EMBROIDERED WITH THE SEAL OF EXAMINER.

**DATA ACCUMULATION PLAN**  
 MAIL STREET (CT. RT. 25) & WILLENBARS ROAD  
**MONROE, CONNECTICUT**  
 PREPARED FOR  
 THOMAS A. BRIGANTE JR. & LINDA BRIGANTE



# 569 Main Street, Monroe, CT

## Septic As Built

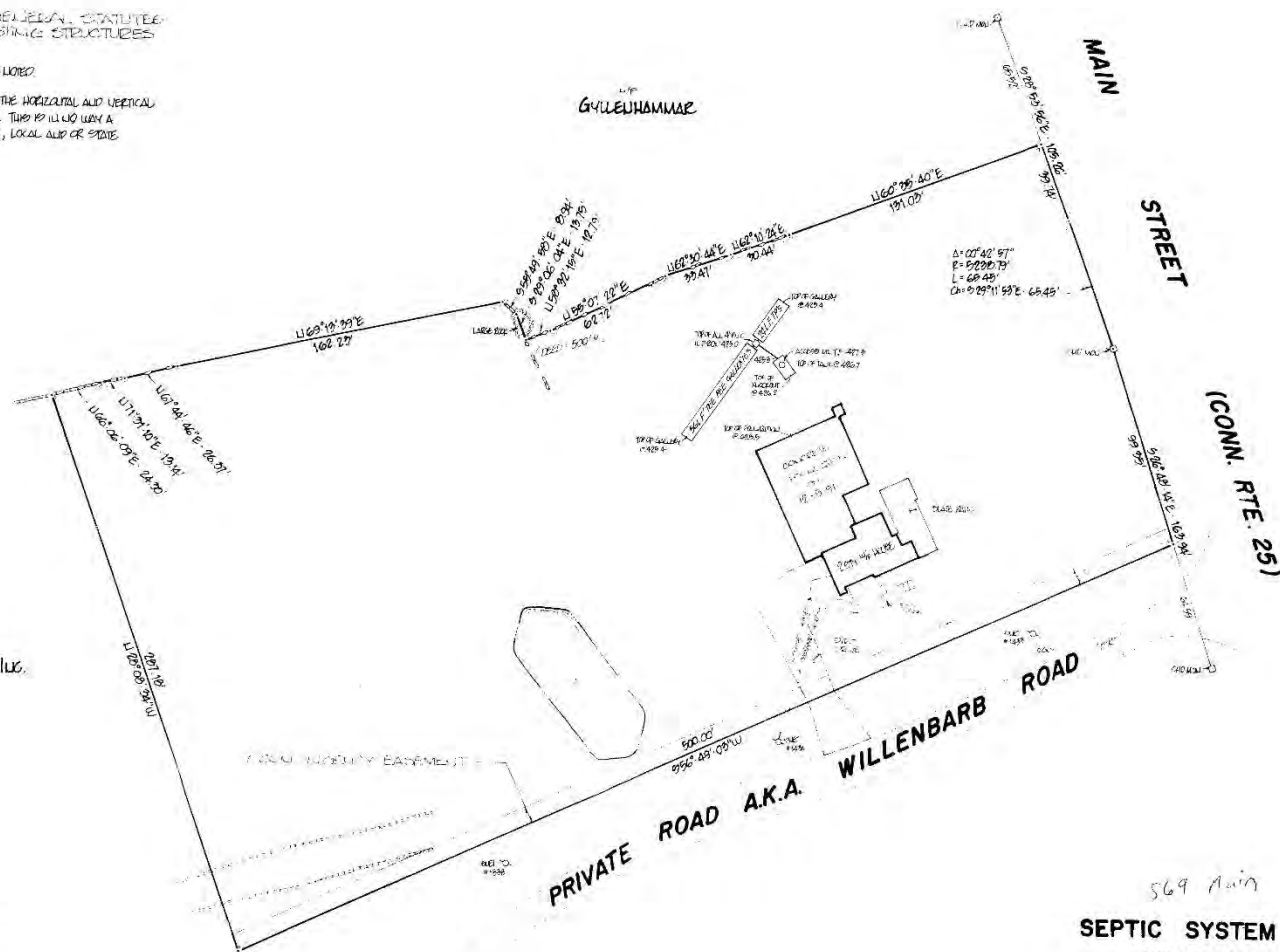
CONVEY OF LAND IN  
 MONROE, CT. DAVID  
 MADE BY SHIRLEY  
 1960, DIVIDED TO  
 PARTS BY SHIRLEY

- 2) REFERENCE IS MADE TO CONN. GENERAL STATUTES SECTION 8-12a REGARDING EXISTING STRUCTURES MORE THAN THREE YEARS OLD.
- 3) ALL ELEVATIONS ARE TO TOP OF PIPE UNLESS OTHERWISE NOTED.
- 4) THE EXISTING PLAN IS TO SHOW THE HORIZONTAL AND VERTICAL LOCATION OF THE SEPTIC SYSTEM AS OF THE DATE SHOWN. THIS IS TO BE WITH A CERTIFICATION OF CONFORMANCE TO ALL PROPER CITY, LOCAL AND STATE REGULATIONS/HEALTH CODES.

DAVEY - FIRESTONE, INC.

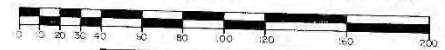
THIS MAP IS NOT VALID UNLESS ENDORSED WITH THE SEAL OF ENGINEER.

Approved As Built



569 Main  
**SEPTIC SYSTEM 'AS-BUILT'**  
 WILLENBARB ROAD  
 MONROE, CONNECTICUT

PREPARED FOR  
**THOMAS A. BRIGANTE JR. & LINDA BRIGANTE**  
 Date of Survey: Jan. 10, 1992      Scale: 1"=40'



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# 569 Main Street, Monroe, CT

GIS Map



# Monroe, Connecticut

## General

| ACS, 2018–2022                                       | Monroe    | State     |
|--|-----------|-----------|
| Current Population                                   | 18,851    | 3,611,317 |
| Land Area <i>mi</i> <sup>2</sup>                     | 26        | 4,842     |
| Population Density <i>people per mi</i> <sup>2</sup> | 723       | 746       |
| Number of Households                                 | 6,114     | 1,409,807 |
| Median Age   | 43        | 41        |
| Median Household Income                              | \$145,714 | \$90,213  |
| Poverty Rate   | 3%        | 10%       |

## Economy

### Top Industries

| Lightcast, 2022 (2 and 3 digit NAICS)  | Jobs  | Share of Industry |
|--|-------|-------------------|
| <b>1</b> Government<br><i>Local Government</i>                                       | 1,910 | 95%               |
| <b>2</b> Other Services (except Public Admin)<br><i>Private Households</i>           | 1,079 | 37%               |
| <b>3</b> Retail Trade<br><i>Food and Beverage Stores</i>                             | 951   | 31%               |
| <b>4</b> Manufacturing<br><i>Computer &amp; Electronic Product Mfg</i>               | 826   | 41%               |
| <b>6</b> Accommodation and Food Services<br><i>Food Services and Drinking Places</i> | 703   | 99%               |
| Total Jobs, All Industries   | 8,270 |                   |

### SOTS Business Registrations

Secretary of the State, March 2024

#### New Business Registrations by Year

| Year  | 2019 | 2020 | 2021 | 2022 | 2023 |
|-------|------|------|------|------|------|
| Total | 173  | 172  | 206  | 239  | 267  |

Total Active Businesses 2,033

### Key Employers

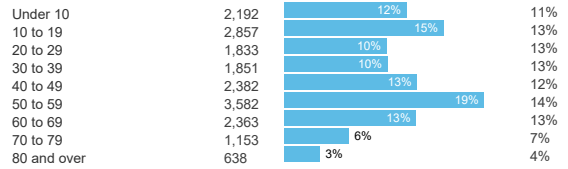
Data from Municipalities, 2024

- Victorinox Swiss Army
- Biomerics NLE, LLC
- Sippin Energy Products
- Church Hill Classics LTD
- Production Metals

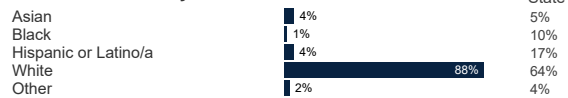
## Demographics

ACS, 2018–2022

### Age Distribution



### Race and Ethnicity

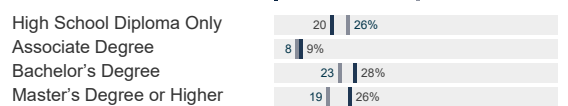


*Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.*

### Language Spoken at Home



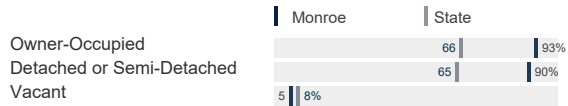
### Educational Attainment



## Housing

ACS, 2018–2022

|                   | Monroe    | State     |
|-------------------|-----------|-----------|
| Median Home Value | \$456,800 | \$323,700 |
| Median Rent       | \$1,407   | \$1,374   |
| Housing Units     | 6,451     | 1,531,332 |



## Schools

CT Department of Education, 2023-24

### School Districts

|                        | Available Grades | Total Enrollment | Pre-K Enrollment | 4-Year Grad Rate (2021-22) |
|------------------------|------------------|------------------|------------------|----------------------------|
| Monroe School District | PK-12            | 3,470            | 76               | 99%                        |
| Statewide              | -                | 512,652          | 19,530           | 89%                        |

### Smarter Balanced Assessments

Met or Exceeded Expectations, 2022-23

|                        | Math | ELA |
|------------------------|------|-----|
| Monroe School District | 64%  | 73% |
| Statewide              | 42%  | 48% |

# Monroe, Connecticut

## Labor Force

CT Department of Labor, 2023

|            | Monroe | State     |
|------------|--------|-----------|
| Employed   | 9,635  | 1,822,090 |
| Unemployed | 381    | 71,113    |

Unemployment Rate

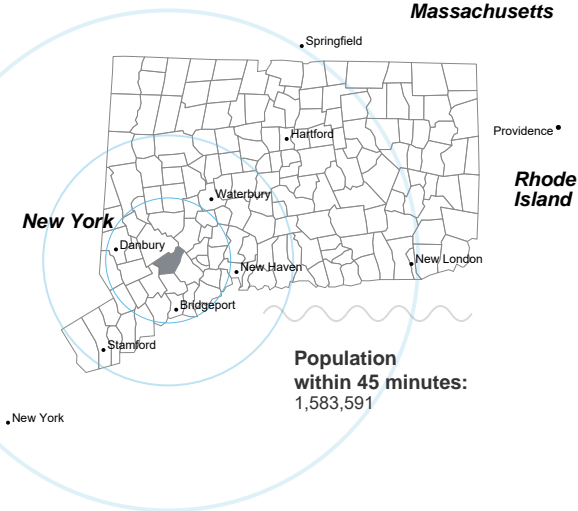


Self-Employment Rate\*



\*ACS, 2018–2022

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



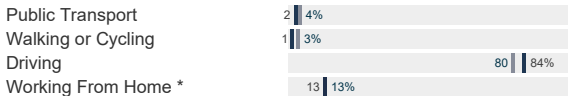
## Access

ACS, 2018–2022

|                     | Monroe | State  |
|---------------------|--------|--------|
| Mean Commute Time * | 32 min | 26 min |



## Commute Mode



## Public Transit

|                             |   |
|-----------------------------|---|
| CT transit Service          | - |
| Other Public Bus Operations | - |
| Train Service               | - |

\* 5 year estimates include pre-pandemic data

## Fiscal Indicators

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

### Municipal Revenue

|                                |              |
|--------------------------------|--------------|
| Total Revenue                  | \$98,907,792 |
| Property Tax Revenue           | \$79,305,702 |
| per capita                     | \$4,216      |
| per capita, as % of state avg. | 131%         |
| Intergovernmental Revenue      | \$17,496,142 |
| Revenue to Expenditure Ratio   | 106%         |

### Municipal Expenditure

|                   |              |
|-------------------|--------------|
| Total Expenditure | \$93,276,073 |
| Educational       | \$64,973,834 |
| Other             | \$28,302,239 |

### Grand List

|   |                 |
|---|-----------------|
| Equalized Net Grand List                      | \$3,176,321,139 |
| per capita                                    | \$169,277       |
| per capita, as % of state avg.                | 104%            |
| Commercial/Industrial Share of Net Grand List | 10%             |
| Actual Mill Rate                              | 35.48           |
| Equalized Mill Rate                           | 24.91           |

### Municipal Debt

|                                |              |
|--------------------------------|--------------|
| Moody's Rating (2023)          | Aa2          |
| S&P Rating (2023)              | AAA          |
| Total Indebtedness             | \$25,902,686 |
| per capita                     | \$1,380      |
| per capita, as % of state avg. | 51%          |
| as percent of expenditures     | 28%          |
| Annual Debt Service            | \$6,212,908  |
| as % of expenditures           | 7%           |



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

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

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