

SPACE AVAILABLE FOR LEASE

471 Monroe Turnpike, Monroe, CT



To arrange a tour contact:
Silvester Garza
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471 Monroe Turnpike

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.

Space Availability

- 1,948± SF Total Contiguous Space
- 409± SF Space (middle bldg.)
- 1,539± SF Space (right side of bldg.)

Property Details

- Land Area: .50 Acres
- **Zoning: B1**
- Year Built: 1940- renovated in 2000
- Air conditioned: yes
- Signage: yes
- Parking: 20±

Pricing

- Lease rate for total SF: \$4,000./month
- 409 SF: \$680./month plus utilities
- 1,539 SF: \$3,206.25./month plus utilities

Give your business the location it deserves!
At 471 Monroe Turnpike, you'll benefit from a highly desirable Monroe address, strong customer accessibility, and the exposure needed to support long-term growth and success.

Key Highlights

- ❖ High visibility location
- ❖ Wellness-focused environment
- ❖ Flexible layouts
- ❖ Collaborative referral opportunities
- ❖ Custom renovation options
- ❖ Professional, modern feel
- ❖ Easy parking and client access



Why Your Business Belongs at 471 Monroe Turnpike, Monroe, CT

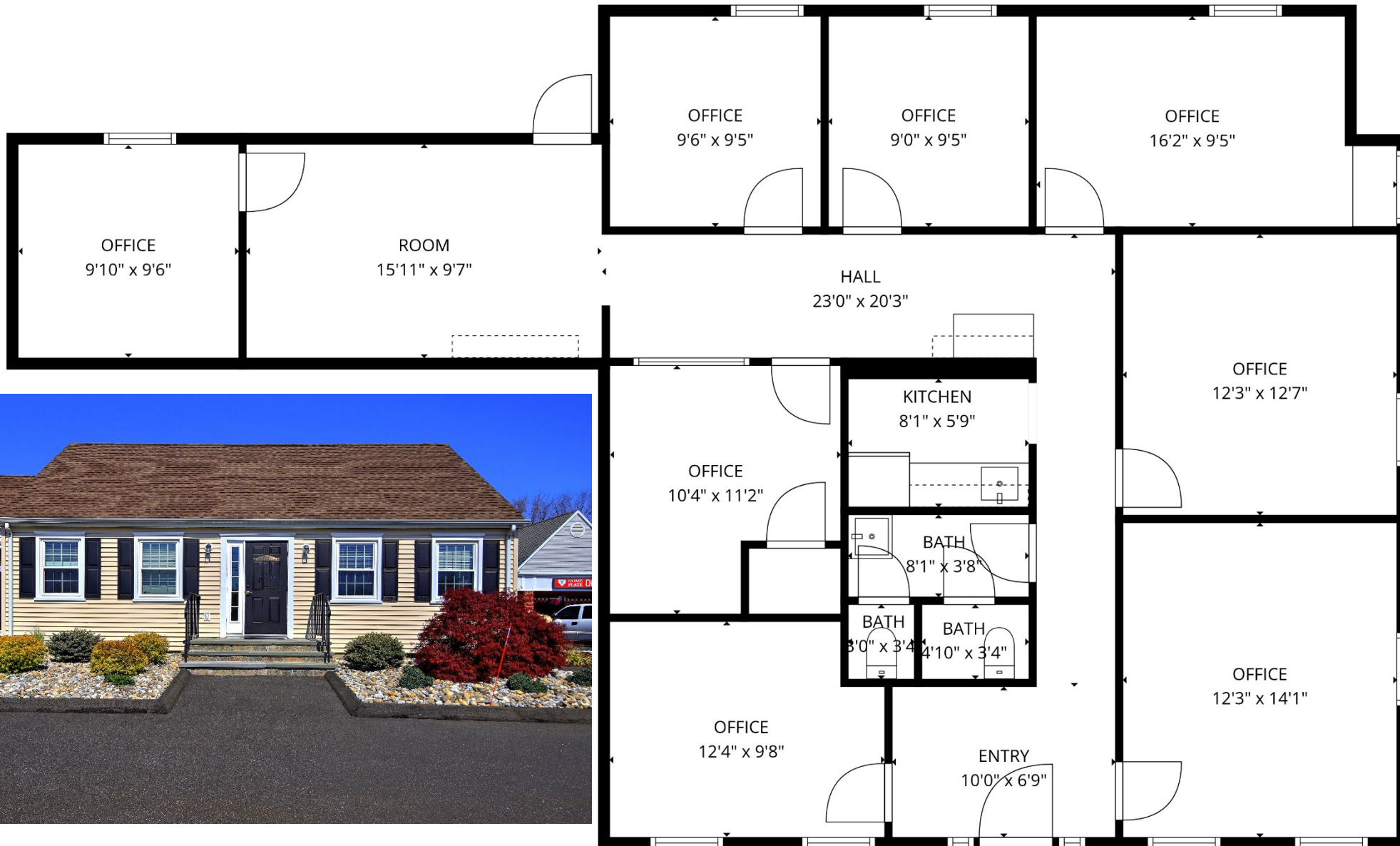
Position your business in one of Monroe's most visible and accessible commercial locations. 471 Monroe Turnpike offers an outstanding opportunity for businesses seeking strong exposure, convenience, and a professional setting.

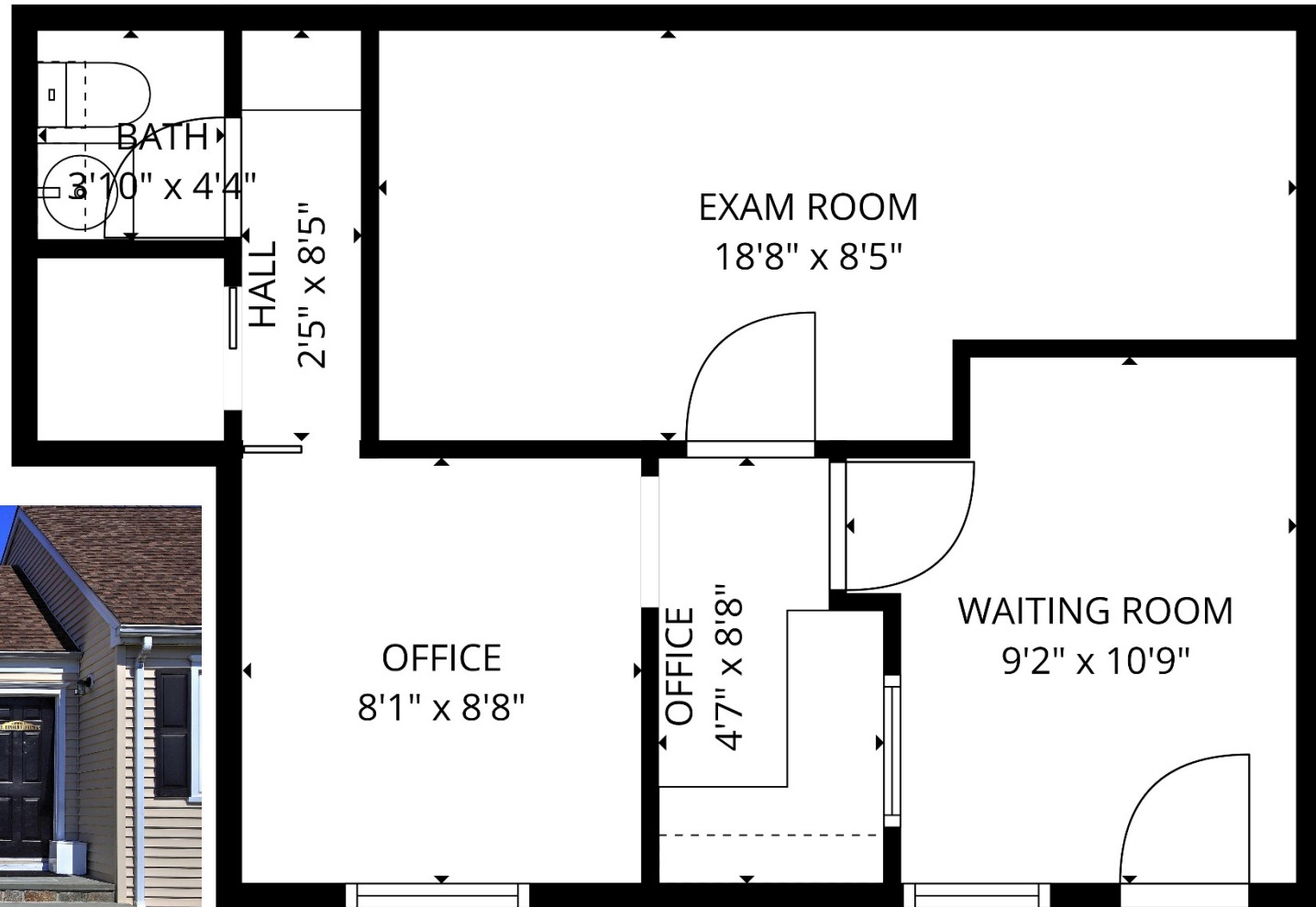
Located directly on Route 111 (Monroe Turnpike), this property benefits from consistent daily traffic, providing exceptional visibility and easy access for customers and clients. Its central location places your business within minutes of major residential neighborhoods, local retailers, restaurants, and professional services, creating a built-in customer base and valuable networking opportunities.

Whether you're opening a retail store, professional office, medical practice, wellness studio, or service-based business, this location offers the flexibility to support a variety of business needs. Ample on-site parking makes visiting easy for customers and employees alike, while the property's convenient access to neighboring communities—including Trumbull, Shelton, Newtown, and Easton—expands your reach throughout Fairfield County.

Key Advantages:

- Prime frontage on Monroe Turnpike (Route 111) with excellent visibility.
- High-traffic location that enhances brand awareness.
- Easy access to surrounding towns and major roadways.
- Convenient on-site parking for customers and staff.
- Surrounded by established businesses and affluent residential neighborhoods.
- Ideal for retail, office, medical, professional, and service-oriented businesses.
- A professional environment that helps your business make a lasting impression.





TOTAL: 409 sq. ft
 1st floor: 409 sq. ft
 EXCLUDED AREAS: WALLS: 44 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

LEFT OUT OF OFFICE



ACROSS FROM OFFICE



FRONT OF OFFICE



RIGHT OUT OF OFFICE





Town of Monroe Zoning Regulations – Schedule of Permitted Land Uses by Zoning District

§10.1 – SCHEDULE OF PERMITTED LAND USES BY ZONING DISTRICT															
USE	ZONING DISTRICT														
	RF-1	RF-2	RF-3	ARR	MFR	RR	HOD	AH	B-1	B-2	SB2	LOR	I-1	I-2	I-3
Arborist	x	x	x	x	x	x	x	x	x	x	X	x	x	SEP	x
Accessory Drive-Through	x	x	x	x	x	x	x		SEP	SEP	SEP	SEP	x	x	x
Agriculture / Farms															
<i>Agriculture / Farm</i>	P	P	P	x	x	x	x	X	x	x	X	x	x	x	x
<i>Farm Stores (accessory to Farm)</i>	SEP	SEP	SEP	x	x	x	x	X	x	x	X	x	x	x	x
<i>Seasonal Farm Store (accessory to Farm)</i>	ACC	ACC	ACC	x	x	x	x	X	x	x	X	x	x	x	x
Art Studio / Gallery	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x
Automobile Body Shop	x	x	x	x	x	x	x	X	x	x	X	x	x	SEP	x
Automobile Service Shop	x	x	x	x	x	x	x	X	x	SEP	SEP	x	x	SEP	x
Automobile Sales	x	x	x	x	x	x	x	X	x	SEP	SEP	x	x	x	x
Banks	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x
Boat, Camper, RV, Trailer Sales/Service	x	x	x	x	x	x	x	X	x	SEP	SEP	x	x	x	x
Brew Pub	x	x	x	x	x	x	x	X	SDP	SDP	SEP	x	x	x	x

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Car Wash (retail) – Automatic and Self-Service Facilities Fully Within Enclosed Building with Recycled Water	x	x	x	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
Cemeteries	SEP	SEP	SEP	x	x	x	x	X	x	x	x	x	x	x	x
Club															
County Club (swim, tennis, golf)	x	x	x	x	ACC	SEP	x	X	x	x	x	x	x	x	x

Health Club / Spa	x	x	x	x	x	x	x	x	SDP	SDP	SEP	SDP	x	x	SEP (1)
Fraternal Organization	SEP	SEP	SEP	x	x	x	x		SDP	SDP	SEP	SDP	x	x	x
Commercial Vehicle Facility	x	x	x	x	x	x	x	X	x	x	SEP	x	x	SEP	SEP
Community-Wide Event	(2)	(2)	(2)	x	x	x	x	X	(2)	(2)	(2)	(2)	(2)	(2)	(2)
Conservation / Open Space	SEP (3)	SEP (3)	SEP (3)	ACC	ACC	ACC	ACC	X	SEP (3)	SEP (3)	SEP (3)	SEP (3)	SEP (3)	SEP (3)	SEP (3)
Contractors' / Building Trades' Establishment	x	x	x	x	x	x	x	X	x	SEP	SEP	x	x	SEP	x
Day Care Services															
Adult Day Care Center	SEP	SEP	SEP	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x

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<i>Child Day Care Center</i>	SEP	SEP	SEP	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
<i>Family Day Care Home</i>	ACC	ACC	ACC	x	x	x	x	X	x	x	X	x	x	x	x
<i>Group Day Care Homes</i>	SEP	SEP	SEP	x	x	x	x	X	x	x	X	x	x	x	x
Firewood Process Facilities	x	x	x	x	x	x	x	X	x	x	X	x	x	SEP	x
Funeral Home or Mortuary	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x
Gasoline Station	x	x	x	x	x	x	x	X	x	SEP	SEP	SEP	x	x	x
Golf Course	x	x	x	x	ACC	ACC	x	X	x	x	X	x	x	x	x
Home Based Business (accessory to single-family dwellings)	SEP	SEP	SEP	x	x	x	x	X	x	x	X	x	x	x	x
Home Occupation (accessory to single-family dwellings)	ACC	ACC	ACC	x	x	x	SEP	X	x	x	X	x	x	x	x

Hospital	x	x	x	x	x	x	x	X	SEP	SEP	SEP	x	x	x	x
Hotel	x	x	x	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
Kennel, Commercial	x	x	x	x	x	x	x	x	x	x	x	x	x	SEP	x
Landscaper	x	x	x	x	x	x	x	X	x	x	x	x	x	SEP	x

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Laundromat, Dry Cleaners (retail and drop-off centers)	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x
Manufacturing / Industrial															
<i>Manufacturing, Processing and/or Assembly of Products Where Conducted Within Fully Enclosed Buildings</i>	x	x	x	x	x	x	x	X	x	x	SEP	x	SEP	SEP	SEP
<i>Business Service Facilities Providing Supporting Services to Industrial and Business uses, including Computer and Business Machine Service and Repair (not retail)</i>	x	x	x	x	x	x	x	X	x	x	SEP	x	SEP	SEP	SEP
Medical Clinic: Urgent Care Facility (no overnight), Radiology/Diagnostics Laboratory	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x
Medical Rehabilitation Facility	x	x	x	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
Mixed Use Landmark Property Development	SEP	SEP	SEP	x	x	x	x	X	x	x	X	x	x	x	x
Museum	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x
Office, Medical and Dental	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	SEP	SEP	SEP
Office, General	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	SDP	SDP	SDP
Office, Professional	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	SDP	SDP	SDP

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	x	x	x	x	x	x	x	x	SEP	SEP	SEP	SEP	x	x	x
Personal Service Business	x	x	x	x	x	x	x	x	SDP	SDP	SEP	SDP	x	x	x
Pet Day Care / Groomer Business	x	x	x	x	x	x	x	x	SDP	SDP	SEP	SDP	x	SDP	x
Place of Religious Worship	SEP	SEP	SEP	x	x	x	x	x	SEP	SEP	SEP	SEP	x	x	x
Public Utility Facility	SEP	SEP	SEP	ACC	ACC	ACC	ACC	x	SEP	SEP	SEP	SEP	SEP	SEP	SEP
Recreation Facilities															
<i>Indoor Recreation Facilities</i>	x	x	x	ACC	ACC	ACC	ACC	x	SEP	SEP	SEP	SEP	SEP	SEP	SEP
<i>Outdoor Recreation Facilities</i>	x	x	x	ACC	ACC	ACC	ACC	x	x	SEP	SEP	x	SEP	SEP	SEP
Research and Development Facilities, not Involving Hazardous or Biological Materials Use, Storage or Disposal	x	x	x	x	x	x	x	X	SEP	SEP	SEP	SEP	SEP	SEP	SEP
Residential															
<i>Single-Family Dwelling (1 per lot in all RF and RR Districts)</i>	P	P	P	x	x	SEP	SEP	X	x	x	X	x	x	x	x
<i>Multi-Family Dwelling</i>	x	x	x	x	SEP	x	SEP	X	x	x	X	x	x	x	x

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<i>Multi-Family, Group Homes ≤ 6 Residents</i>	SDP	SDP	SDP	x	x	x	x	X	x	x	X	x	x	x	x
<i>Multi-Family, Group Homes > 6 Residents</i>	SEP	SEP	SEP	x	x	x	x	X	x	x	X	x	x	x	x
<i>Age Restricted Attached Dwelling</i>	x	x	x	SEP	x	x	x	X	x	x	X	x	x	x	x
<i>Age Restricted Detached Dwelling</i>	x	x	x	SEP	x	x	x	X	x	x	X	x	x	x	x
<i>Safe Homes</i>	SEP	SEP	SEP	x	x	x	x	X	x	x	X	x	x	x	x

<i>Accessory Apartment</i>	ACC	ACC	ACC	x	x	x	x	X	x	x	x	x	x	x	x
<i>Caretaker Residence</i>	x	x	x	ACC	x	x	x	X	x	x	X	x	x	x	x
<i>Mixed-Use Development</i>	x	x	x	x	x	x	x	X	SDP	SDP	SDP	SDP	x	x	x
<i>AH Developments</i>	x	x	x	x	x	x	x	SDP	x	x	X	x	x	x	x
Restaurant and Food Related Uses															
<i>Bakery, Wholesale</i>	x	x	x	x	x	x	x	X	x	x	SEP	x	SEP	SEP	SEP
<i>Bakery, Retail</i>	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	SEP (1)
<i>Café</i>	x	x	x	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x

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<i>Caterer, Off-Premises (as the principal use)</i>	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x
<i>Caterer, On-Premises (as the principal use)</i>	x	x	x	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
<i>Ice Cream Parlor (Yogurt Shop/Dairy Bar)</i>	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	SEP (1)
<i>Mobile Food Vendor</i>	(4)	(4)	(4)	x	x	x	x	X	(4)	(4)	(4)	(4)	(4)	(4)	(4)
<i>Outdoor Dining, Accessory</i>	x	x	x	x	x	x	x	X	ACC	ACC	ACC	ACC	x	x	ACC
<i>Restaurant, Full Service</i>	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	SEP (1)
<i>Restaurant, Fast-Food</i>	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x
<i>Retail Food Establishment</i>	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	SEP (1)
Retail															

<i>General Retail</i>	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	SEP (1)
<i>Instructional Retail (martial arts, dance, music, learning support, painting, pottery, or similar)</i>	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	SEP (1)

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<i>Retail Garden Center</i>	x	x	x	x	x	x	x	X	x	SEP	SEP	x	x	x	x
Riding Academies, Boarding Stables	SEP	SEP	SEP	x	x	x	x	X	x	x	X	x	x	x	x
Schools, public and private															
<i>Preschool, Nursery</i>	SEP	SEP	SEP	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
<i>Elementary or Middle</i>	SEP	SEP	SEP	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
<i>Senior High</i>	SEP	SEP	SEP	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
<i>Secondary, Vocational, Trade</i>	SEP	SEP	SEP	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
<i>Town of Monroe Board of Education Offices</i>	SEP	SEP	SEP	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
School Bus Parking Facility	x	x	x	x	x	x	x	X	x	x	x	x	x	SEP	x
Storage Uses															
<i>Commercial Warehousing Contained Within Fully Enclosed Buildings</i>	x	x	x	x	x	x	x	X	x	x	SEP	x	SEP	SEP	SEP
<i>Self-Storage Warehousing for Rental of Fully Interior Enclosed Building Space</i>	x	x	x	x	x	x	x	X	x	x	SEP	x	x	SEP	x
<i>Temporary Storage of Carnival Rides</i>	x	x	x	x	x	x	x	X	x	SEP	X	x	x	x	x

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Theater (Indoor for Stage/Movies)	x	x	x	x	x	x	x	X	SEP	SEP	SEP	x	x	x	SEP (1)
Town of Monroe Governmental Non-School Administrative Facilities: including but not limited to Offices, EMS, Fire, Police, Library, Senior/Community Center, Food Pantry	SEP	SEP	SEP	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x
Town of Monroe Governmental Service Facilities: including but not limited to DPW Yard, Dog Pound, Transfer Station	SEP	SEP	SEP	x	x	x	x	X	x	x	x	x	x	SEP	x
Town of Monroe Shooting Range	x	x	x	x	x	x	x	X	x	x	X	x	x	SEP	x

Town of Monroe Communication Sites and Facilities (see also §6.8)	SEP	SEP	SEP	x	x	x	x	X	x	x	X	x	x	x	x
Veterinary Hospital	x	x	x	x	x	x	x	X	SEP	SEP	SEP	x	x	x	x
Wholesale and Distribution Centers, not including Automobiles or Boats	x	x	x	x	x	x	x	X	x	x	SEP	x	SEP	SEP	SEP

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		LEGEND AND NOTES			
P	Permitted Use				(1) SEP (1) Use Industrial District 3 – Special Exception Permit Use – See §8.2.3M. (2) Community-Wide Event – See §6.11. (3) Permitted without permit in its natural state; structures or other constructed facilities require SEP. (4) Mobile Food Vendor – See §6.12.
ACC	Accessory Use				
SDP	Site Development Plan				
SEP	Special Exception Permit				
x	Use Not Permitted in District				

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

	Monroe	State
Under 10	2,497 13%	10%
10 to 19	2,615 14%	13%
20 to 29	1,693 9%	13%
30 to 39	1,985 11%	13%
40 to 49	2,453 13%	12%
50 to 59	3,430 18%	14%
60 to 69	2,406 13%	13%
70 to 79	1,106 6%	8%
80 and over	648 3%	4%

Race and Ethnicity

	Monroe	State
Asian	6%	5%
Black	<1%	10%
Hispanic or Latino/a	7%	18%
White	83%	63%
Other	3%	5%

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

	Monroe	State
English	77 83%	
Spanish	5 13%	

Educational Attainment

	Monroe	State
High School Diploma Only	17 26%	
Associate Degree	7 8%	
Bachelor's Degree	23 29%	
Master's Degree or Higher	19 29%	

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

	Monroe	State
Owner-Occupied	66 94%	
Detached or Semi-Detached	65 92%	
Vacant	5 8%	

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

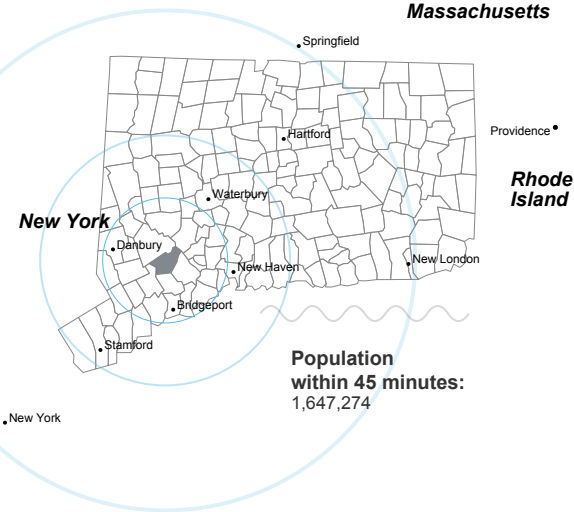
Unemployment Rate

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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