

# LAND FOR DEVELOPMENT FOR SALE

## 125 Garder Rd, Monroe, CT

Rendering



To arrange a tour contact:  
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## 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.

# 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

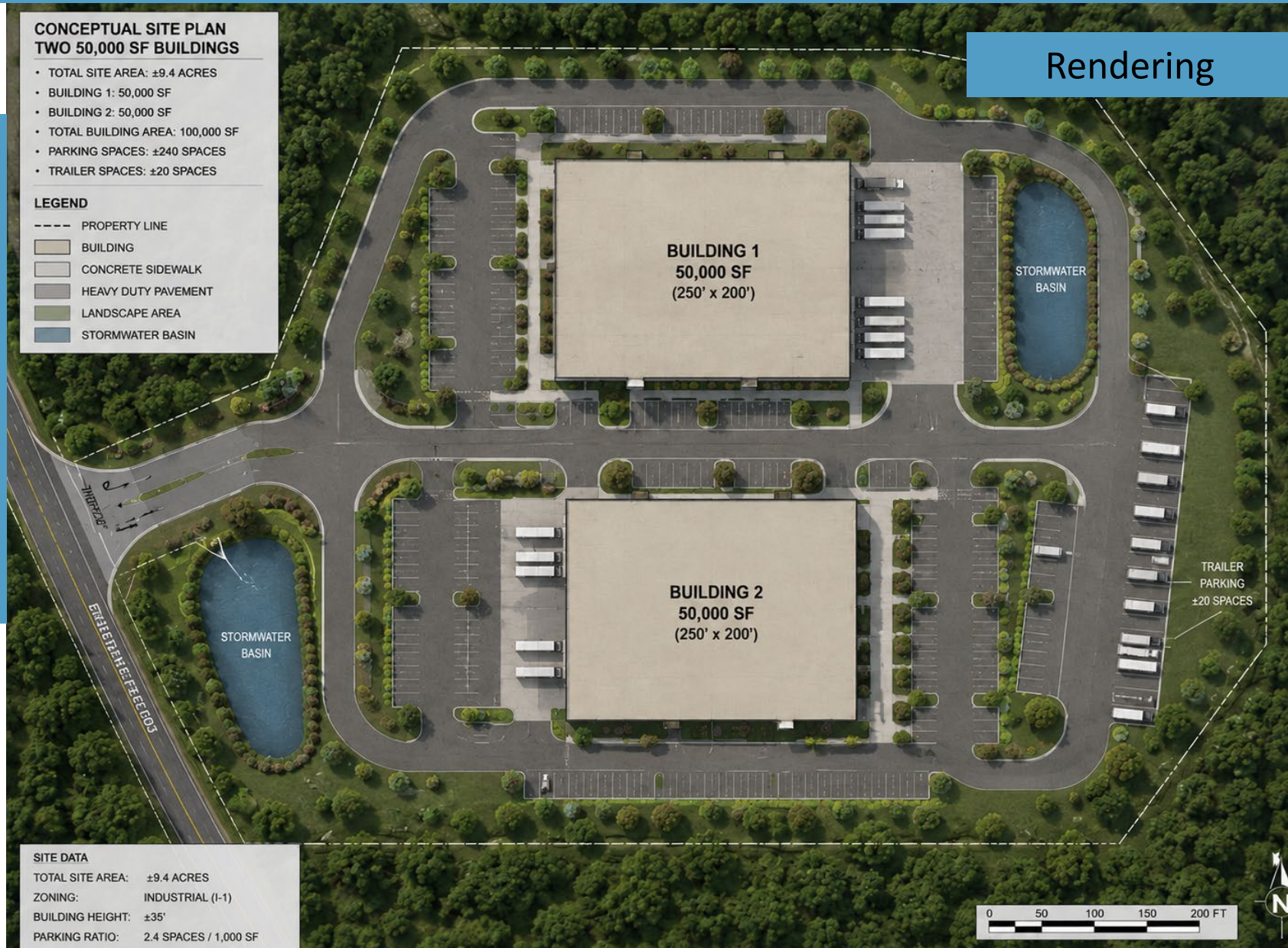
### LEGEND

- 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



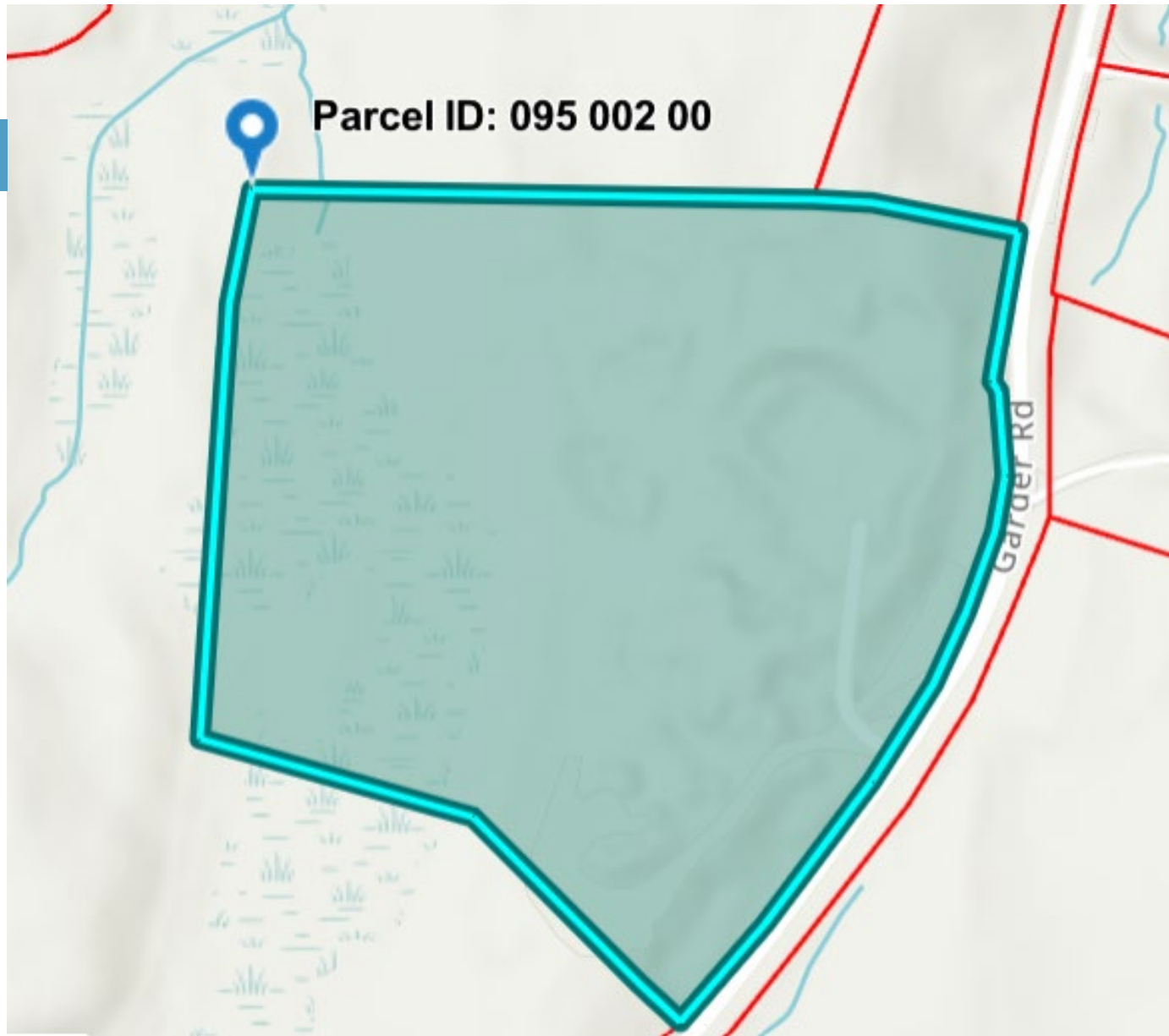
Individual Members  
Society of Industrial & Office Realtors

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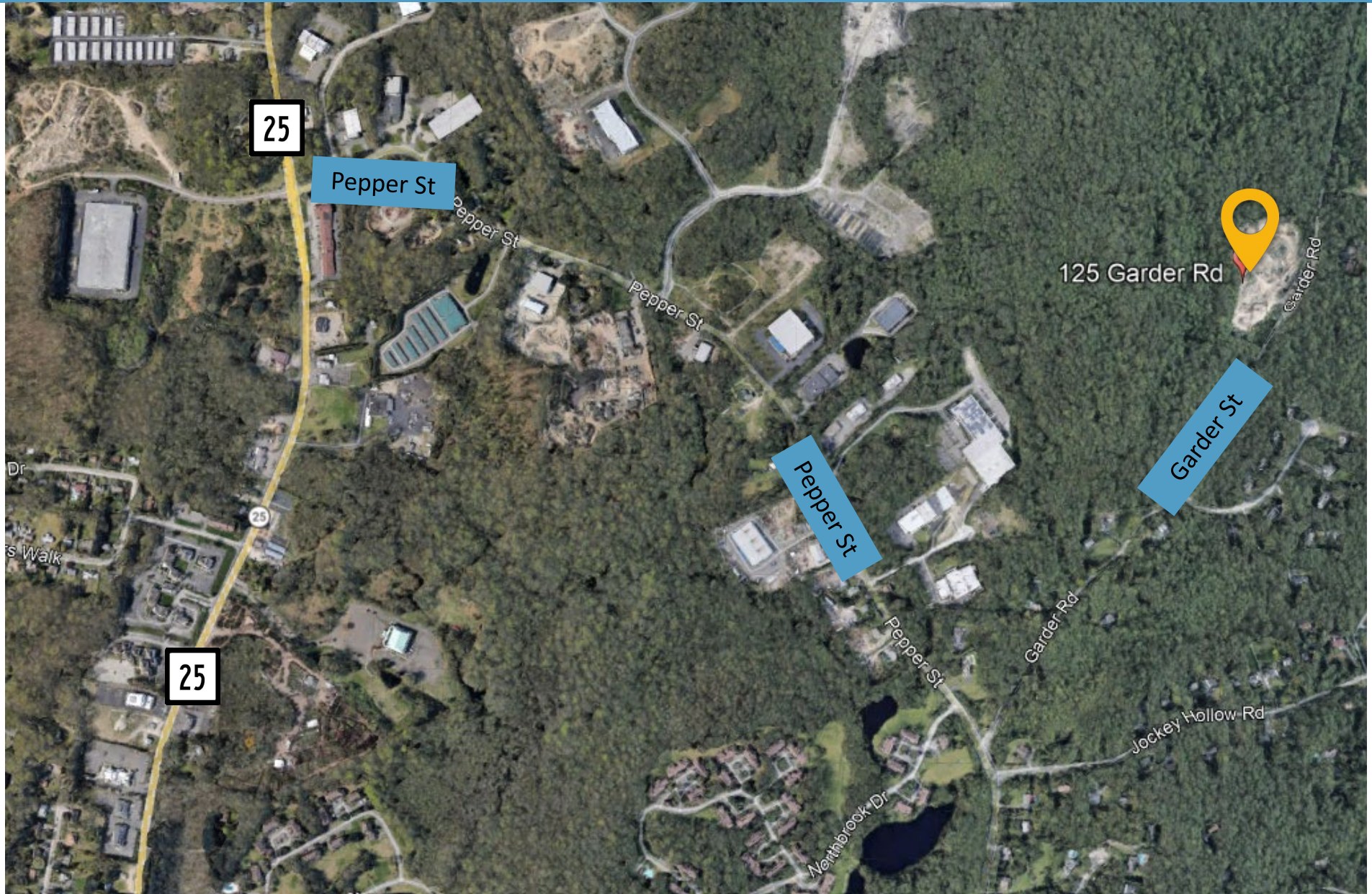
# 125 Garder Road, Monroe, CT

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> <sup>2</sup>                     | 26        | 4,842     |
| Population Density <i>people per mi</i> <sup>2</sup> | 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    |

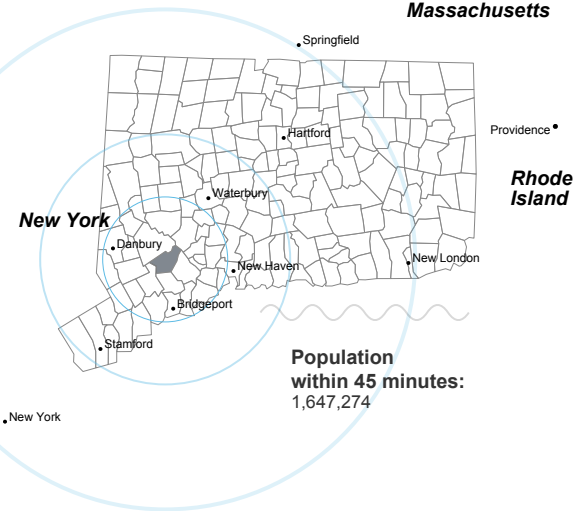
Unemployment Rate

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](https://profiles.ctdata.org)

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

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