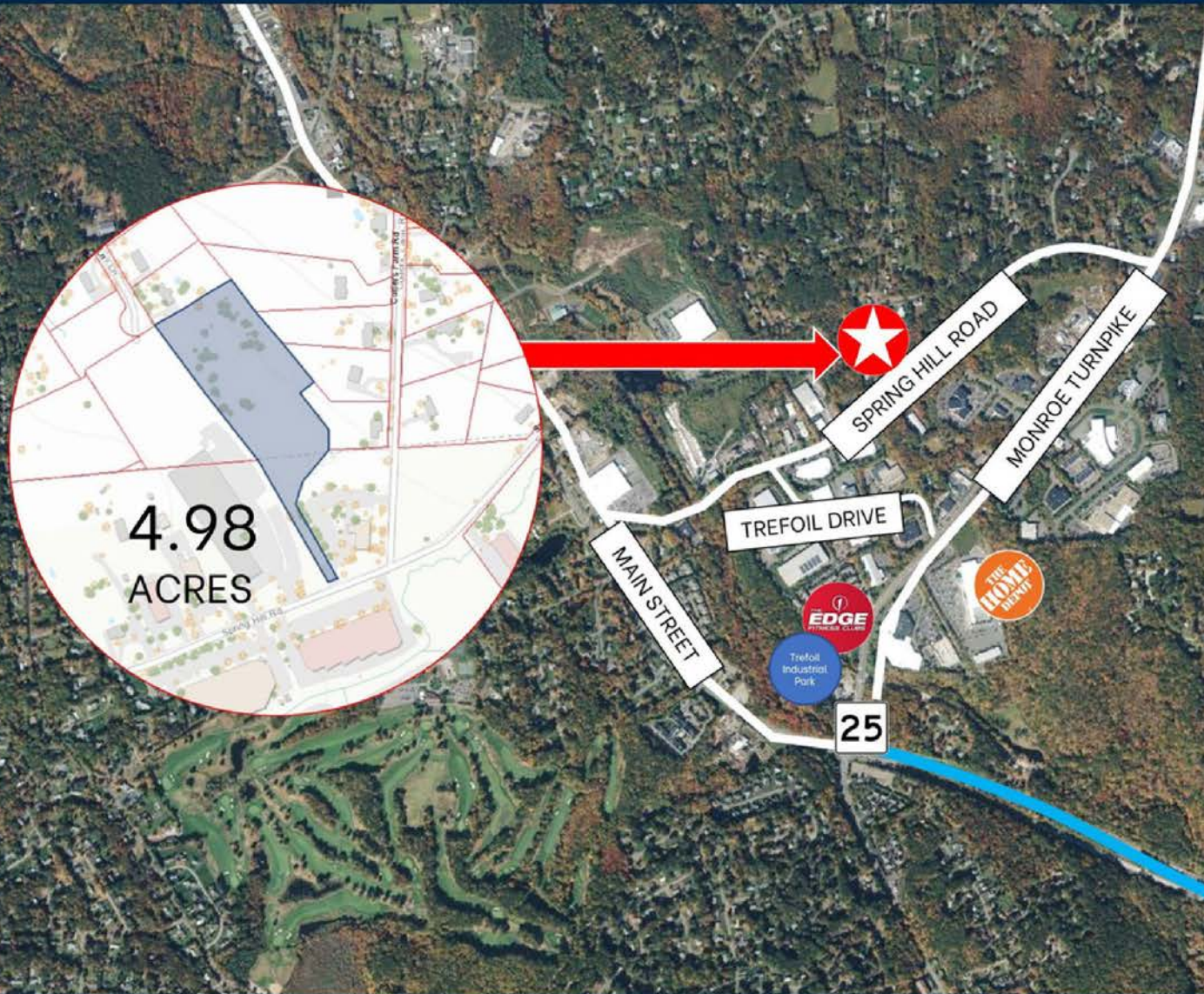


Development Opportunity

207 SPRING HILL ROAD
MONROE & TRUMBULL CT



BROKER:

Jon Angel, President

203.335.6600Ext. 21 | jangel@angelcommercial.com

ANGEL 
COMMERCIAL, LLC



Development Opportunity:
4.98 Acres of Industrial Land Near Route 25 for Sale

SALE PRICE
\$625,000

Development Opportunity: 4.98 Acres of Industrial Land Near Route 25 for Sale at \$625,000

Angel Commercial, LLC, acting as the exclusive real estate broker, is pleased to offer 207 Spring Hill Road in Monroe & Trumbull, CT, for sale. This is a development opportunity near Route 25 with 4.29 acres of vacant land in Monroe, and 0.69 acres of vacant land in Trumbull with conceptual plans for a 30,000 SF commercial development. The property is in a zone that allows for flex, industrial office use.

Site plans for two buildings include a 10,000 SF one-story building with 77 parking spaces and a 20,000 SF two-story building with 43 parking spaces.

The property is near Home Depot, Edge Fitness, and the Trefoil Industrial/Office Park, with abundant shopping nearby.

207 Spring Hill Road is less than one mile to Route 111 and Route 25, 8 miles to the Merritt Parkway, 11 miles to I-95, and 14 miles to I-84.

207 SPRING HILL ROAD
MONROE & TRUMBULL CT

Financial Information

Sale Price:	\$625,000
Real Estate Taxes:	Monroe: \$6,498.24 (2022) Trumbull: \$3,927.80 (2022)

The Site

Land:	4.98 Acres
Zoning:	Monroe: Industrial District 1 (I1), Trumbull: Light Industry - 2 Acres (I-L2)

Features

Parking:	120 Proposed Spaces
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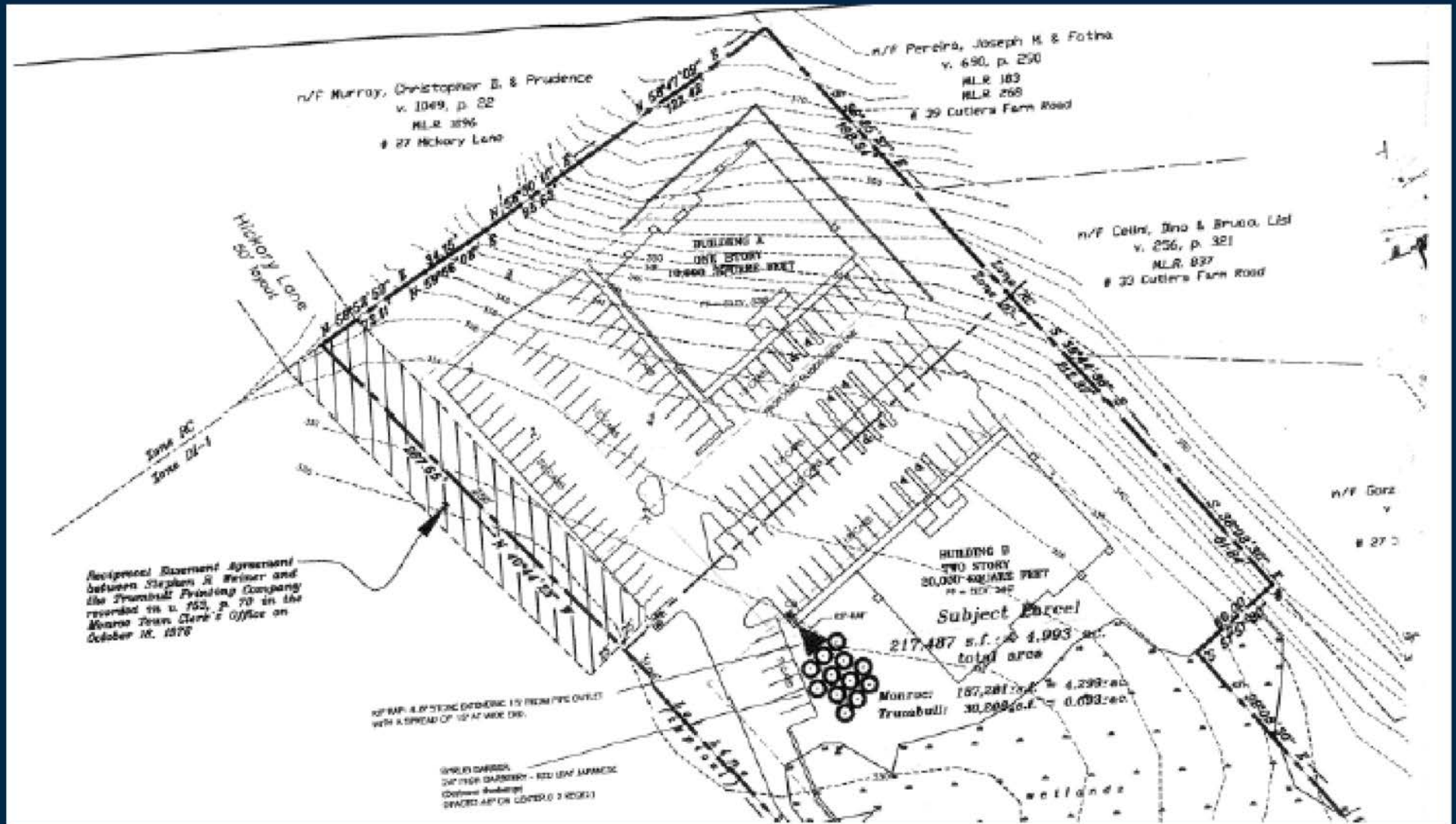
Demographics	3 Miles	5 Miles
Population:	27.2k	72k
Median HH Income:	\$148k	\$141k

207 SPRING HILL ROAD
MONROE & TRUMBULL CT



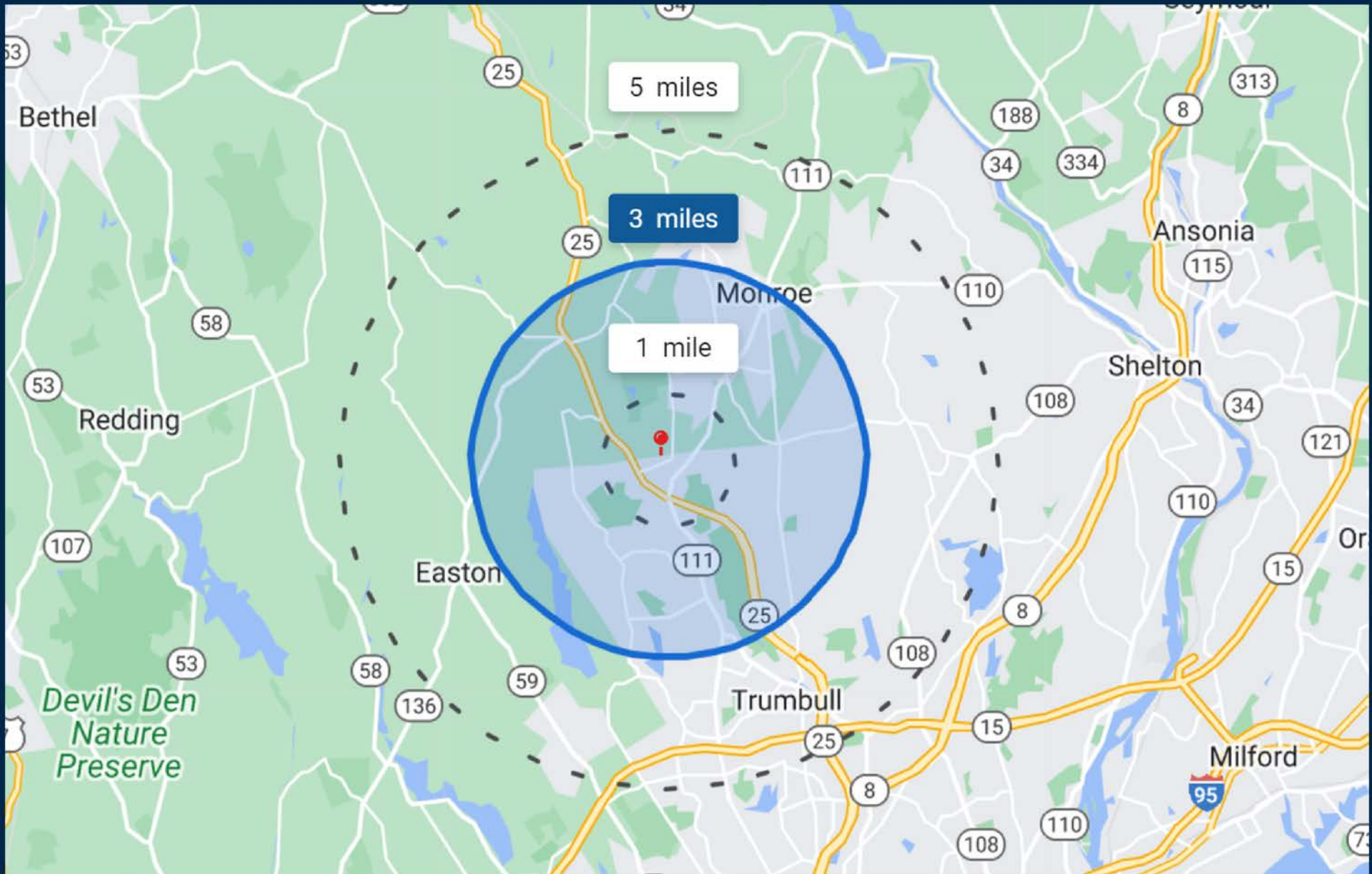
Site Plan

207 SPRING HILL ROAD
MONROE & TRUMBULL CT



Demographic Map

207 SPRING HILL ROAD
MONROE & TRUMBULL CT



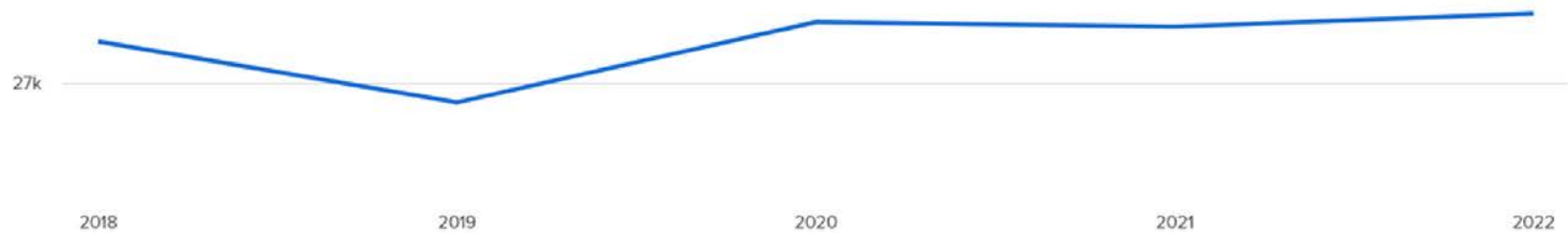
Demographics: Three Miles

207 SPRING HILL ROAD
MONROE & TRUMBULL CT

Population

27.2k

0% Compared to 27.2k in 2021
0% Compared to 27.1k in 2018



Household Income

\$148k

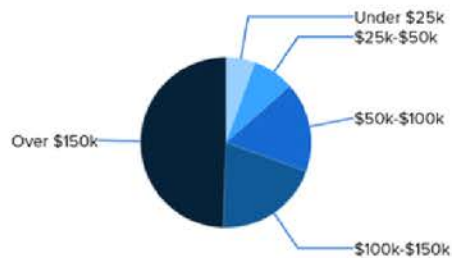
Median Income

\$157k

2026 Estimate

↑ 1%

Growth Rate



Age Demographics

48

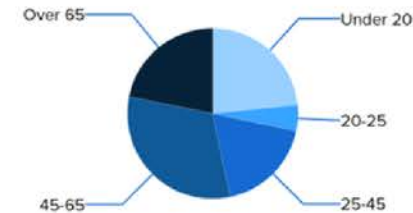
Median Age

48

2026 Estimate

↑ 2%

Growth Rate



Demographics: Three Miles

207 SPRING HILL ROAD
MONROE & TRUMBULL CT

Number of Employees

10.8k

Top 5 Employment Categories

Management

Sales & Related

Office & Administrative Support

Food Prep & Service

Production

Housing Occupancy Ratio

25:1

23:1 predicted by
2026

Occupied

Vacant

Renter to Homeowner Ratio

1:10

1:10 predicted by 2026

Renters

Homeowner



Conveniently Located

207 Spring Hill Road is less than one mile to Route 111 and Route 25, 8 miles to the Merritt Parkway, 11 miles to I-95, and 14 miles to I-84. The property is near Home Depot, Edge Fitness, and the Trefoil Industrial/Office Park with abundant shopping nearby.

Next Steps...

207 SPRING HILL ROAD
MONROE & TRUMBULL CT

To learn more about the zoning regulations applicable to this property,
please click on the buttons below to view the Zoning Regulations for Monroe & Trumbull, CT
The property is in a Light Industrial (MA) Zone in Monroe and in a Light Industry 2 Acres (I-L2) Zone in Trumbull.

[View Monroe Zoning Regulations](#)

[View Trumbull Zoning Regulations](#)

To schedule a tour of this property, please call Jon Angel at (203) 335-6600
or click on the button below if viewing this document on your mobile device.

[Call to Schedule a Tour](#)

[Email to Schedule a Tour](#)

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ANGEL 
COMMERCIAL, LLC

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