

For Sale

17,360 SF One-Story Flex Building

120 Feeley St, Stratford, CT



Currently used by a print shop, this 17,360 SF concrete block building is divided into 13,210 SF of production area + 4,150 SF of office area on a .81-acre paved lot. 5 lavatories & a small kitchen. Ceiling height: 14 feet to beam, 16' to roof deck. Two 'mini' loading docks. 2,500 Amp/3 Phase electric. Fully sprinklered. Compressed air piping in place (sale price includes compressor). Gas HW heat. Central A/C throughout the entire building. Taxes are \$34,399 as of 07/1/2025.

THIS BUILDING NEEDS A NEW ROOF !

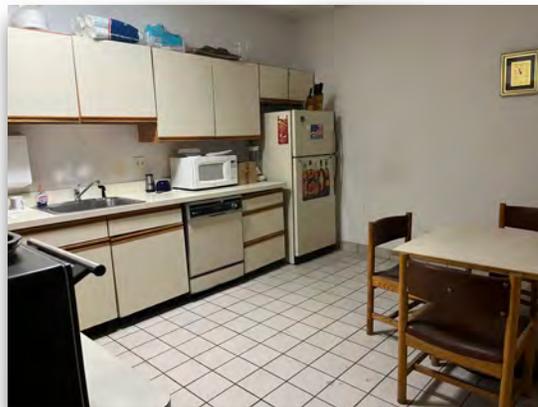
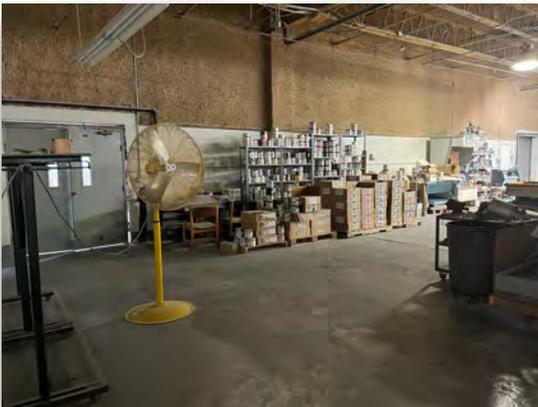
(Your offer should reflect your cost to install a new roof)



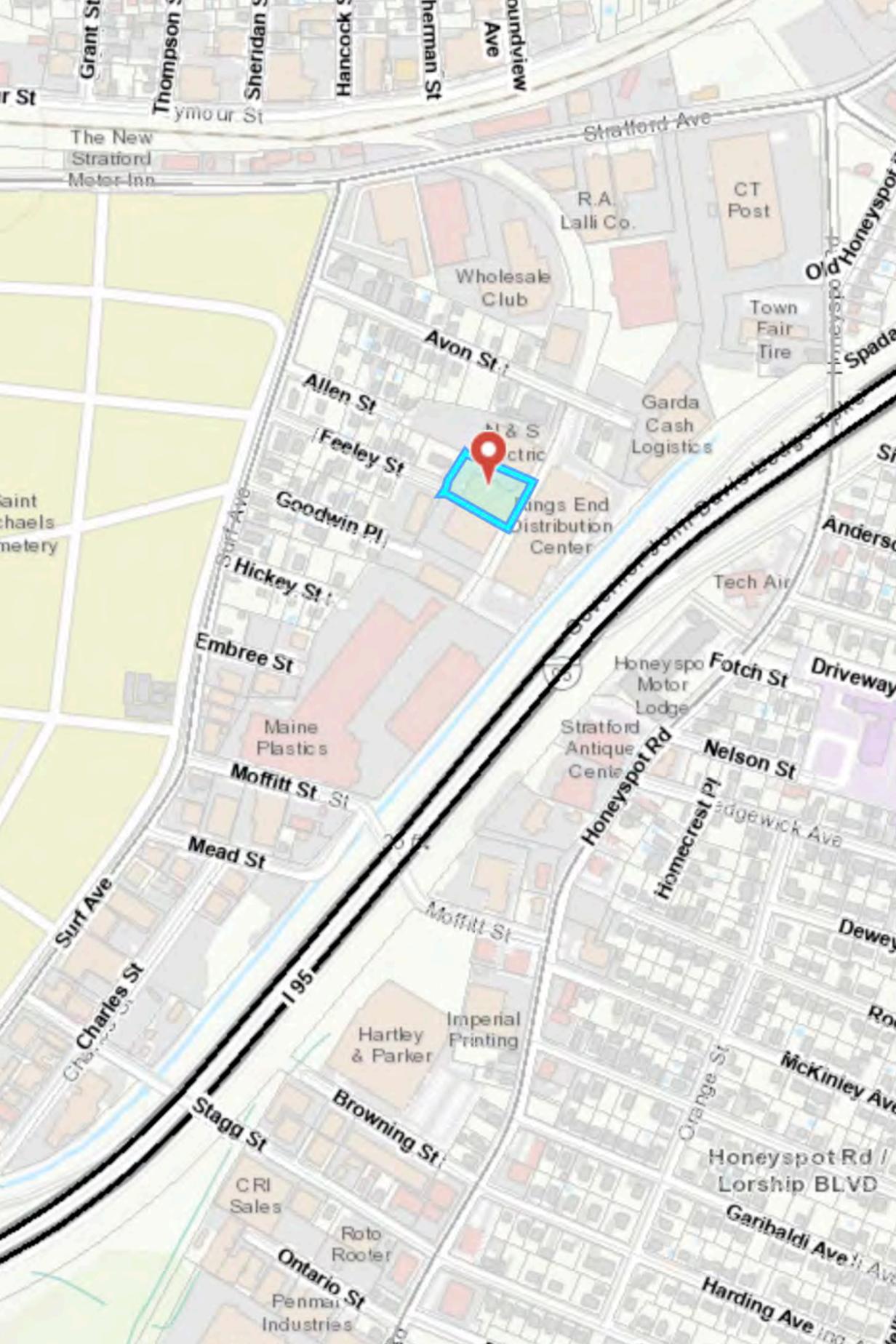
Contact: **Alan M. Fischer, CCIM, SIOR**
Cell: 203-982-6789
Office: 203-795-5554
EM: AFischer@FischerCom.com











Avon St

Allen St

Feeley St

Goodwin Pl

Hickey St

Embree St

Moffitt St

Mead St

Stagg St

Browning St

Ontario St

Honey Spot Rd

Homecrest Pl

Nelson St

Honey Spot Rd /
Lorship BLVD

Garibaldi Ave

Harding Ave

M & S Electric

Kings End
Distribution
Center

Honey Spot
Motor
Lodge

Stratford
Antique
Center

Hartley
& Parker

Imperial
Printing

CRI
Sales

Roto
Rooter

Penmar
Industries

R.A.
Lalli Co.

CT
Post

Town
Fair
Tire

Garda
Cash
Logistics

Tech Air

Anders

Driveway

Dewey

McKinley Ave

Stratford Ave

The New
Stratford
Motor Inn

Wholesale
Club

Grant St

Thompson St

Sheridan St

Hancock St

Herbert St

Roundview
Ave

Old Honey Spot
Spade

Saint
Michaels
Cemetery

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Surf Ave

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Stratford, Connecticut

General

	Stratford	State
ACS, 2019–2023		
Current Population	52,403	3,598,348
Land Area <i>mi</i> ²	17	4,842
Population Density <i>people per mi</i> ²	2,998	743
Number of Households	20,679	1,420,170
Median Age	46	41
Median Household Income	\$93,820	\$93,760
Poverty Rate	7%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Manufacturing	8,974	
<i>Transportation Equip Mfg</i>		61%
2 Government	6,430	
<i>Local Government</i>		80%
3 Health Care and Social Assistance	3,384	
<i>Ambulatory Health Care Services</i>		37%
4 Transportation and Warehousing	2,947	
<i>Transit & Ground Passenger Transp</i>		34%
5 Retail Trade	2,301	
<i>General Merchandise Retailers</i>		28%
Total Jobs, All Industries	32,738	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	545	665	703	728	674

Total Active Businesses 4,642

Key Employers

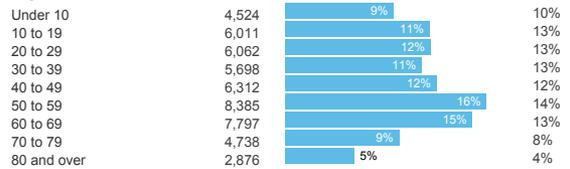
Data from Municipalities, 2025

- 1 Sikorsky, A Lockheed Martin Company
- 2 Two Roads Brewing Company
- 3 Ashcroft Industries
- 4 Nuovo Pasta
- 5 Kubtec

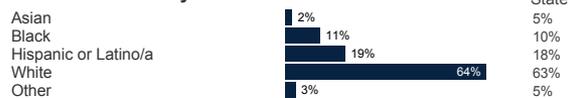
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

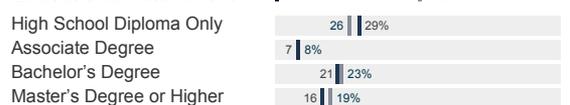


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



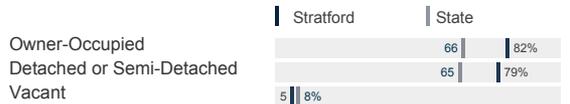
Educational Attainment



Housing

ACS, 2019–2023

	Stratford	State
Median Home Value	\$344,200	\$343,200
Median Rent	\$1,610	\$1,431
Housing Units	21,880	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)
Stratford School District	PK-12	6,578	217	87%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Stratford School District	29%	34%
Statewide	44%	49%

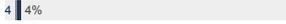
Stratford, Connecticut

Labor Force

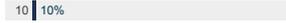
CT Department of Labor, 2024

	Stratford	State
Employed	26,133	1,842,285
Unemployed	1,126	67,181

Unemployment Rate



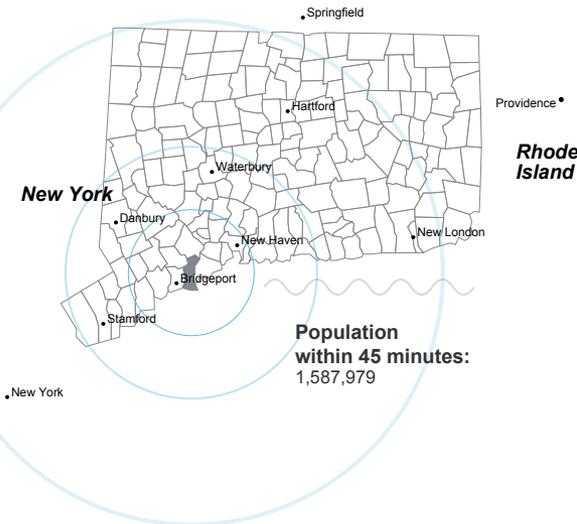
Self-Employment Rate*



*ACS, 2019–2023

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

Massachusetts

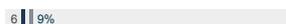


Access

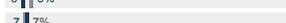
ACS, 2019–2023

	Stratford	State
Mean Commute Time *	29 min	26 min

No Access to a Car



No Internet Access



Commute Mode



Public Transit

CT <i>transit</i> Service	-
Other Public Bus Operations	Greater Bridgeport Transit Authority
Train Service	Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

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

Municipal Revenue

Total Revenue	\$253,926,420
Property Tax Revenue	\$193,473,157
per capita	\$3,687
per capita, as % of state avg.	113%
Intergovernmental Revenue	\$54,079,573
Revenue to Expenditure Ratio	100%

Municipal Expenditure

Total Expenditure	\$253,624,911
Educational	\$136,591,658
Other	\$117,033,253

Grand List

Equalized Net Grand List	\$8,533,418,103
per capita	\$162,613
per capita, as % of state avg.	91%
Commercial/Industrial Share of Net Grand List	18%
Actual Mill Rate	39.47
Equalized Mill Rate	22.52

Municipal Debt

Moody's Rating (2024)	A2
S&P Rating (2024)	AA-
Total Indebtedness	\$306,612,921
per capita	\$5,843
per capita, as % of state avg.	199%
as percent of expenditures	121%
Annual Debt Service	\$32,869,268
as % of expenditures	13%

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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