

**150** LONG BEACH BOULEVARD  
STRATFORD, CT  
06615

**1.87  
ACRES**



An aerial photograph of an industrial area. A large, rectangular plot of land is outlined in red and contains a red star with a white center. The plot is situated between Long Beach Blvd and another street. To the north of the plot are several large industrial buildings with flat roofs. To the south and east are parking lots and more industrial structures. The overall scene is a mix of developed industrial space and a clear, undeveloped area.

## DEVELOPMENT OPPORTUNITY: Clear & Level Industrial Land Minutes to I-95 for Sale at \$1.5 Million

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer 1.87 acres of land at 150 Long Beach Boulevard in Stratford, CT, for sale at \$1,500,000. The parcel offers a 100% clear and level topography and is ideally situated within a General Industrial (MB) Zone, featuring a 50% maximum building coverage allowance and an 80% maximum impervious area threshold.

Strategically located just minutes from I-95 between Boston and Philadelphia, the property is ideal for a distribution warehouse. Its proximity to major transportation hubs, including the nearby Sikorsky Memorial Airport for private and charter plane service and the Bridgeport Harbor Marina, ensures a wide range of shipping options for potential occupants.

Additionally, the property is surrounded by distribution companies including FedEx, UPS, and Amazon, and is close to a new self-storage facility currently under construction. Nearby amenities include restaurants, fitness gyms, car rentals, retail shops, and beaches.

150 Long Beach Boulevard is less than one mile from I-95 (Exit 30), providing convenient access for transportation of goods. The property is steps from a Greater Bridgeport Transit Bus Stop at Garfield Avenue and Lordship Boulevard, offering further connectivity.

## Details & Parcel Map

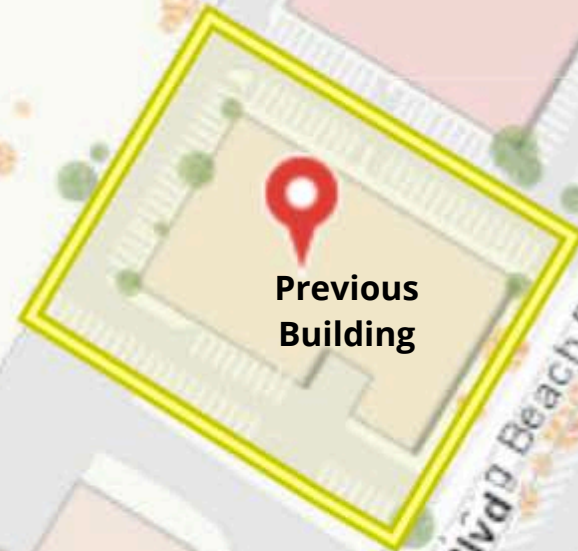
### Financial Information

<b>Sale Price:</b>	\$1,500,000
<b>Real Estate Taxes:</b>	\$19,101.72 (2024)

### The Site

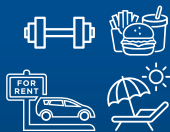
<b>Land:</b>	1.87 Acres
<b>Zoning:</b>	General Industrial (MB)

Demographics	Three Miles	Five Miles
<b>Population:</b>	131k	274k
<b>Median HH Income:</b>	\$62.2k	\$72.3k





## CONVENIENT LOCATION



Nearby Amenities include Restaurants, Fitness Gym, Car Rental, Retail Shops, and Beaches.



Surrounded by Distribution Companies including FedEx, UPS, and Amazon.



Minutes to I-95, Exit 30, Sikorsky Memorial Airport, and Bridgeport Harbor Marina, and steps to a bus stop.

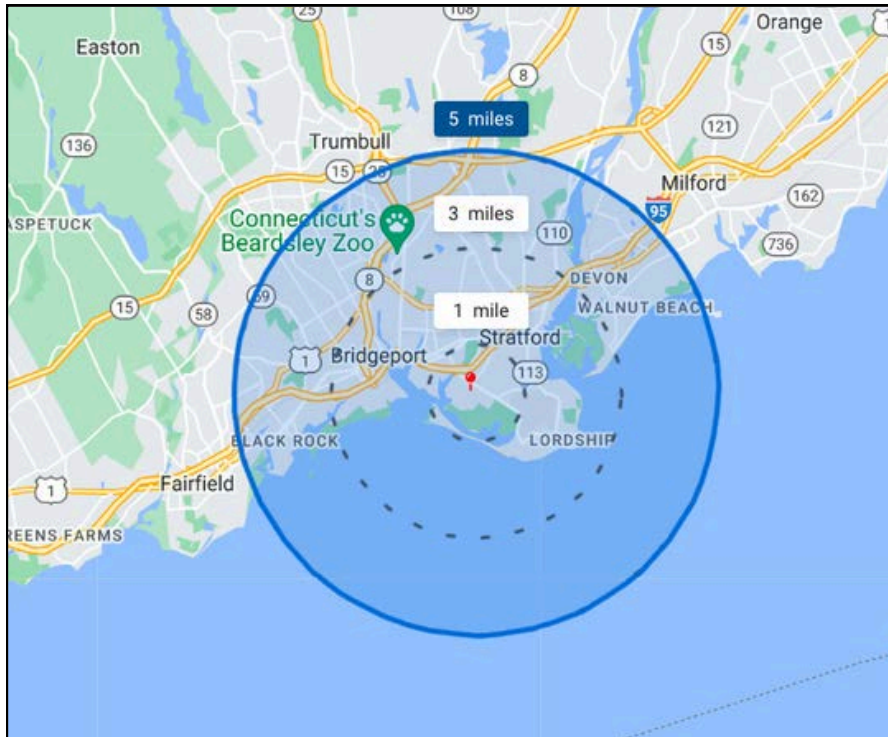
**CENTRALLY LOCATED**

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06615



# DEMOGRAPHICS

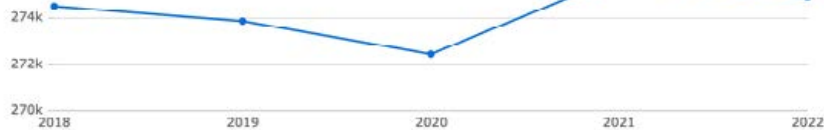
## FIVE MILE



### Population

**274k**

0% Compared to 275k in 2021  
0% Compared to 274k in 2018

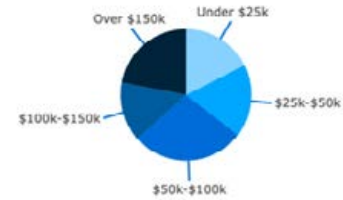


### Household Income

**\$72.3k**  
Median Income

**\$68.9k**  
2028 Estimate

**↓ -5%**  
Growth Rate

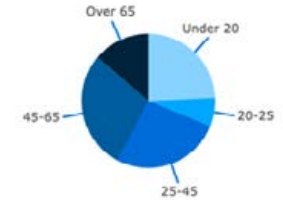


### Age Demographics

**40**  
Median Age

**38**  
2028 Estimate

**↓ -6%**  
Growth Rate



### Housing Occupancy Ratio

**12:1**

12.1 predicted by 2028

Occupied

Vacant

### Renter to Homeowner Ratio

**1:2**

1.1 predicted by 2028

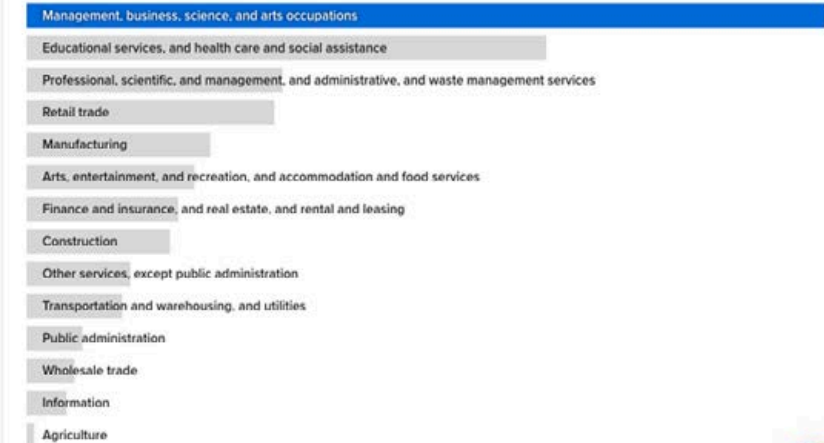
Renters

Homeowner

### Number of Employees

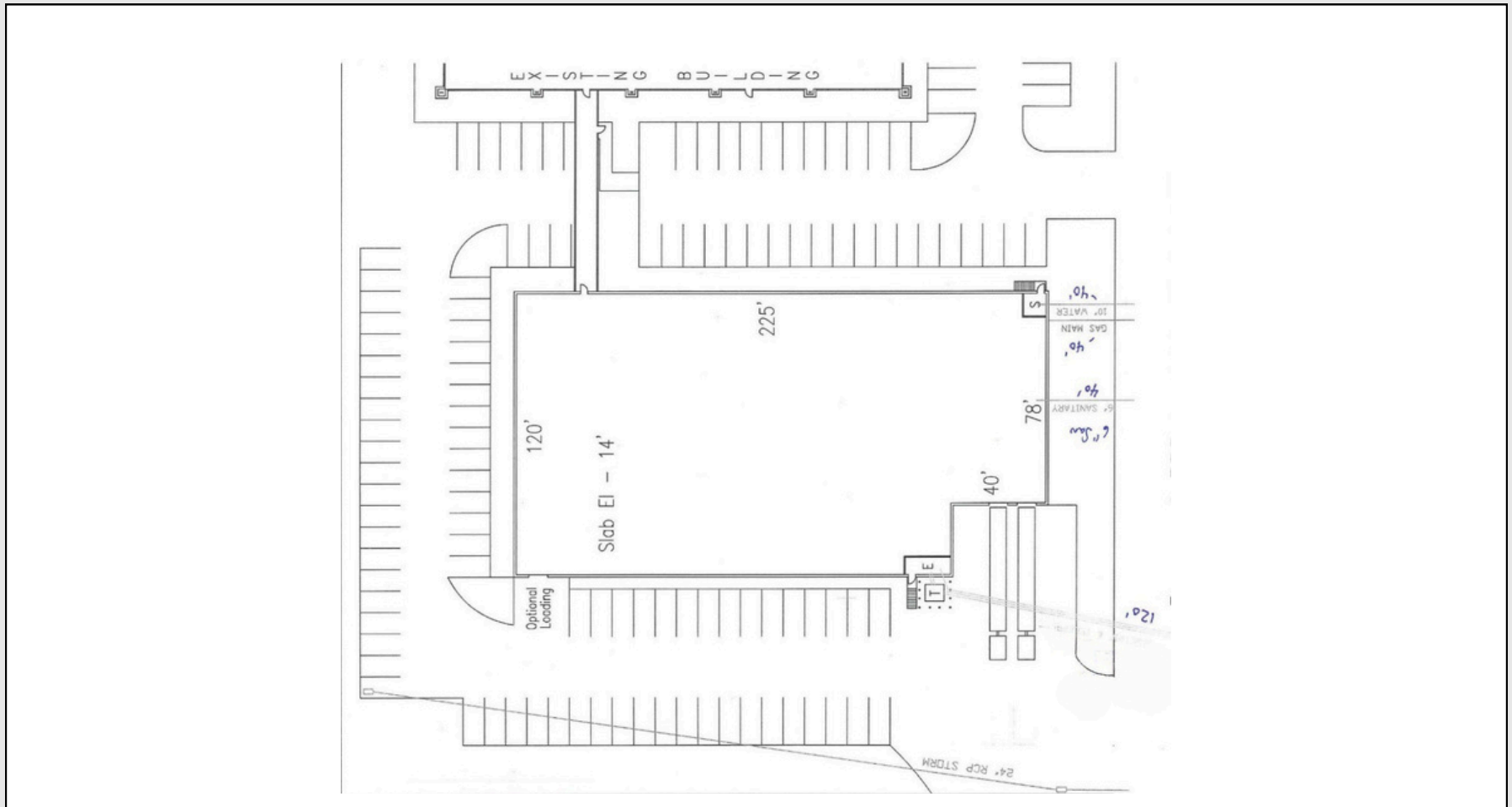
**225k**

#### Top Employment Categories



# PLANNED BUILDING

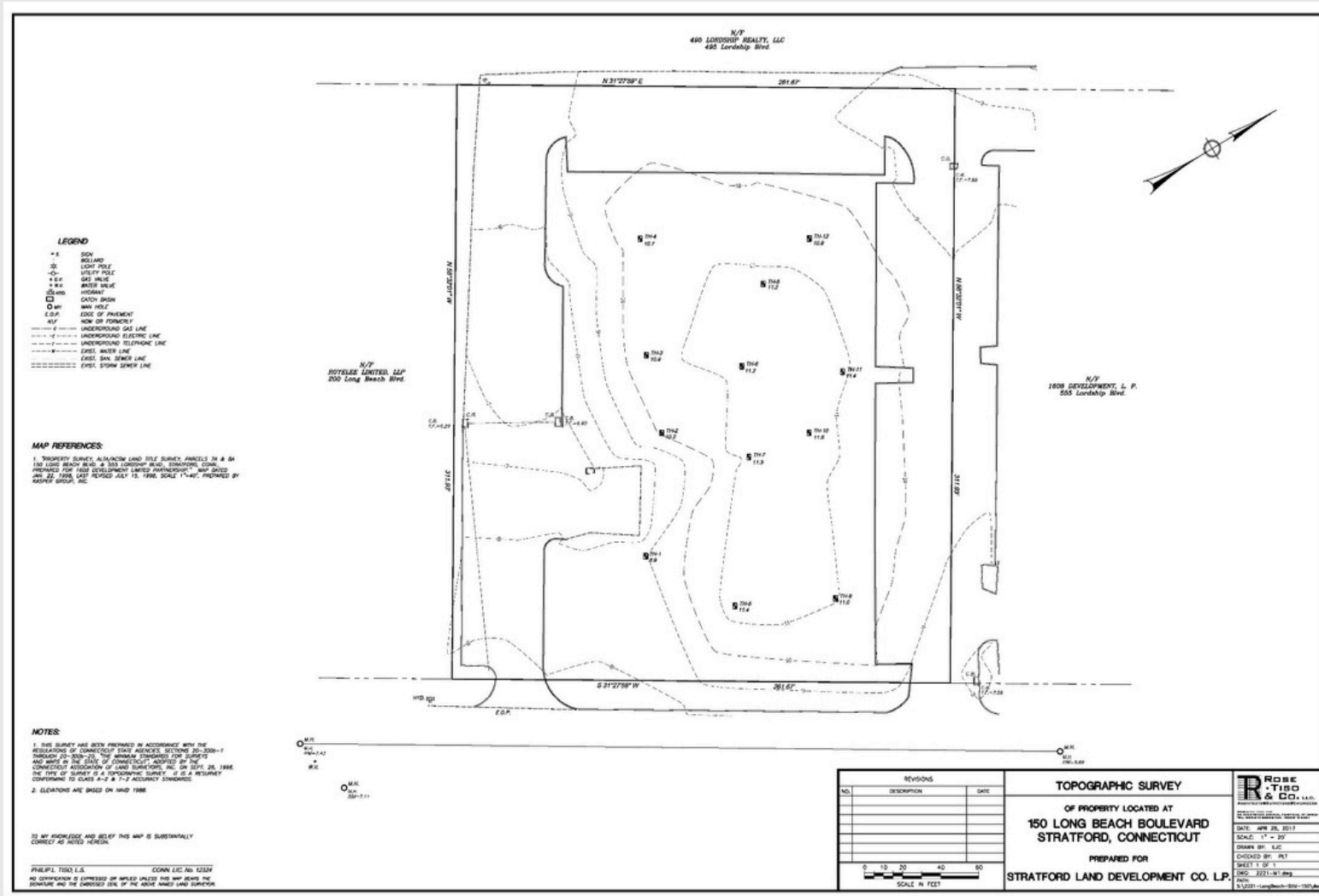
# 25,800 SF



NOT TO SCALE

# TOPOGRAPHIC SURVEY

# 150 LONG BEACH BOULEVARD STRATFORD, CT 06615







## NEXT STEPS

**150** LONG BEACH BOULEVARD  
STRATFORD, CT  
06615



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REGULATIONS



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