

# 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.

**Price: \$1,850,000.**

### **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

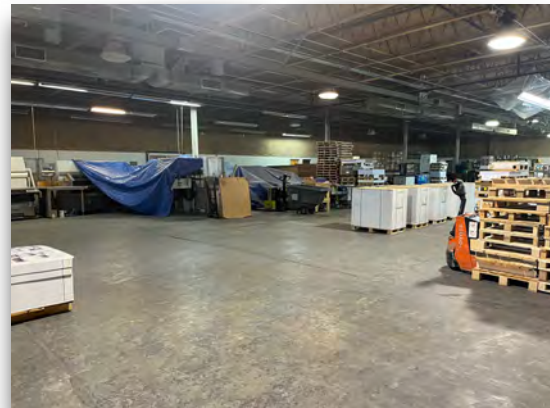
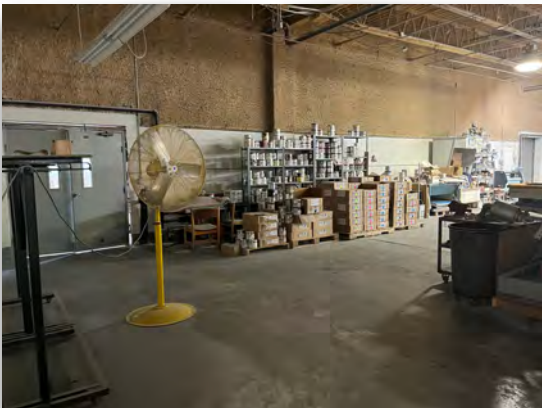
EM: [AFischer@FischerCom.com](mailto:AFischer@FischerCom.com)

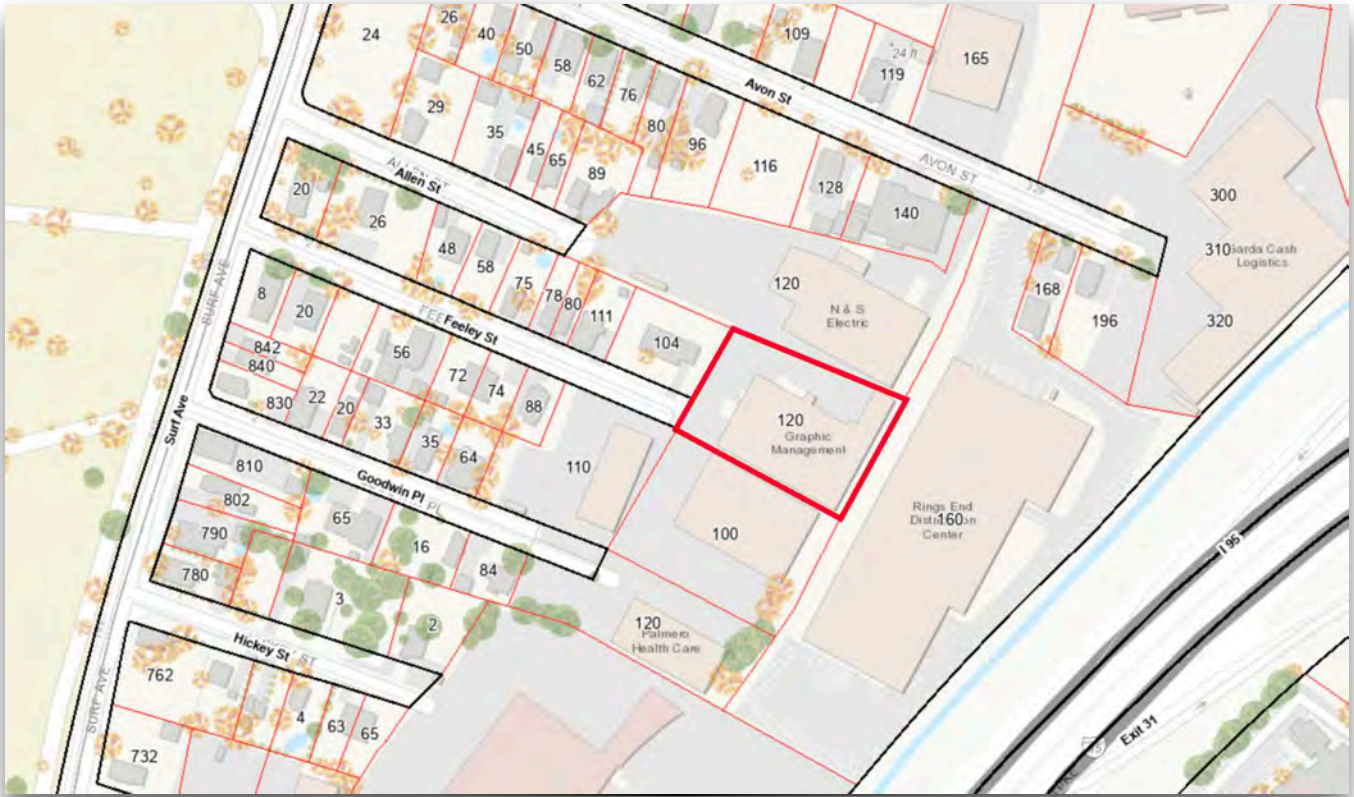


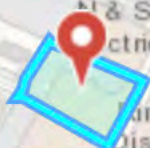
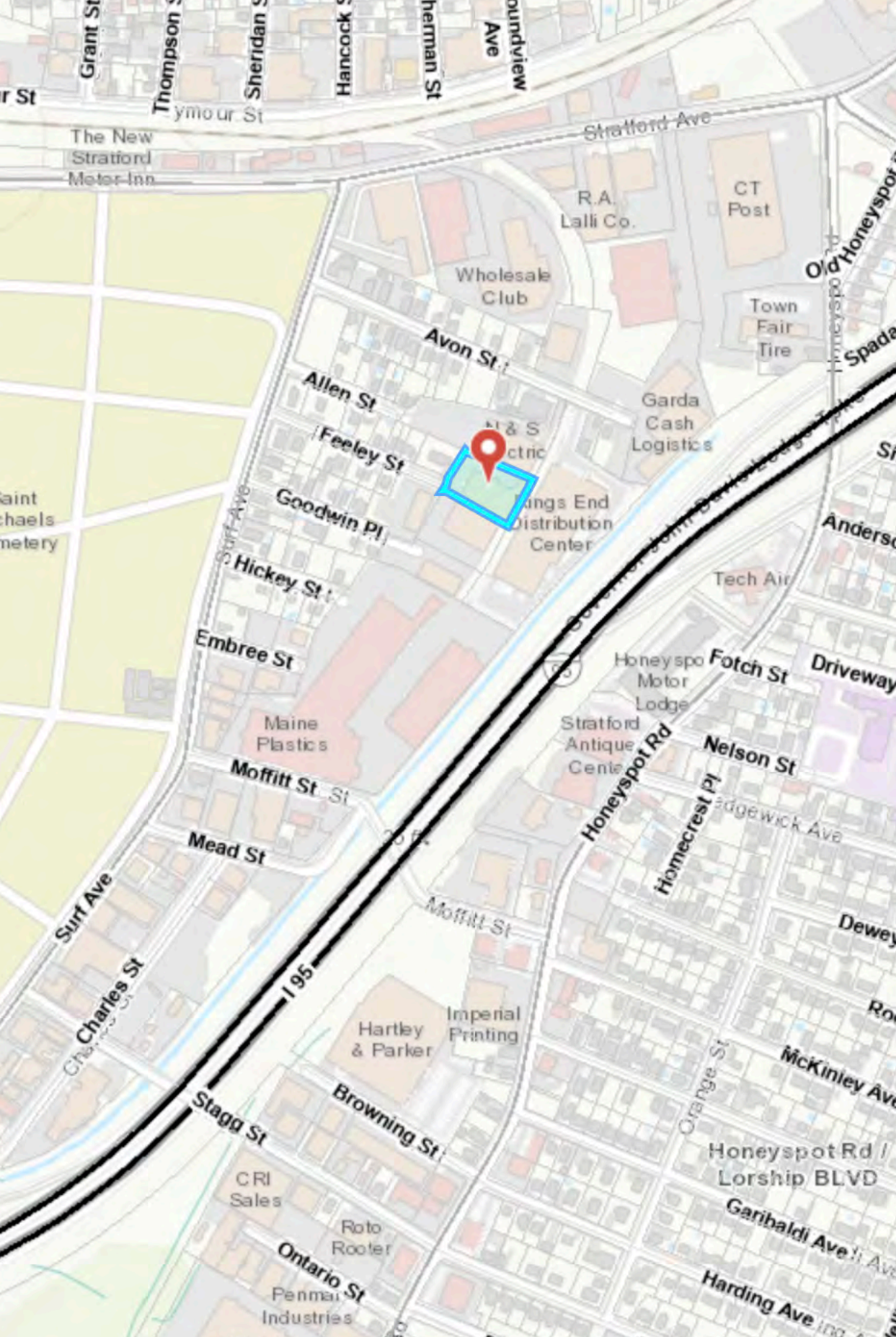
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Avon St

Allen St

Feeley St

Goodwin Pl

Hickey St

Embree St

Moffitt St

Mead St

Surf Ave

Charles St

Stagg St

Browning St

Ontario St

Honey Spot Rd

Homecrest Pl

Nelson St

Edgewick Ave

Dewey

McKinley Ave

Honey Spot Rd / Lorship BLVD

Garibaldi Ave

Harding Ave

Wholesale Club

R.A. Lalli Co.

CT Post

Town Fair Tire

Garda Cash Logistics

Kings End Distribution Center

Tech Air

Honey Spot Motor Lodge

Stratford Antique Center

Hartley & Parker

Imperial Printing

CRI Sales

Roto Rooter

Penmar Industries

Stratford Ave

Old Honey Spot Rd

Spade

Anders

Driveway

Ro

McKinley Ave

Harding Ave

The New Stratford Motor Inn

Saint Michaels Cemetery

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Thompson St

Sheridan St

Hancock St

Sherman St

Roundview 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> <sup>2</sup>	17	4,842
Population Density <i>people per mi</i> <sup>2</sup>	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
<b>1</b> Manufacturing	8,974	
<i>Transportation Equip Mfg</i>		61%
<b>2</b> Government	6,430	
<i>Local Government</i>		80%
<b>3</b> Health Care and Social Assistance	3,384	
<i>Ambulatory Health Care Services</i>		37%
<b>4</b> Transportation and Warehousing	2,947	
<i>Transit &amp; Ground Passenger Transp</i>		34%
<b>6</b> Retail Trade	2,301	
<i>General Merchandise Retailers</i>		28%
<b>Total Jobs, All Industries</b>	<b>32,738</b>	

### 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

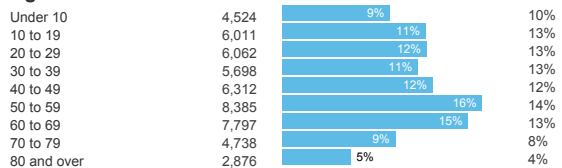
Data from Municipalities, 2025

- Sikorsky, A Lockheed Martin Company
- Two Roads Brewing Company
- Ashcroft Industries
- Nuovo Pasta
- Kubtec

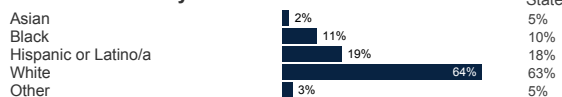
## Demographics

ACS, 2019–2023

### Age Distribution



### Race and Ethnicity

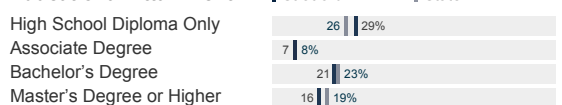


*Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.*

### Language Spoken at Home



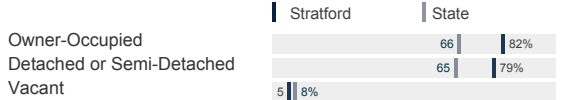
### Educational Attainment



## 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%

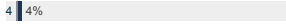
# Stratford, Connecticut

## Labor Force

CT Department of Labor, 2024

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

Unemployment Rate



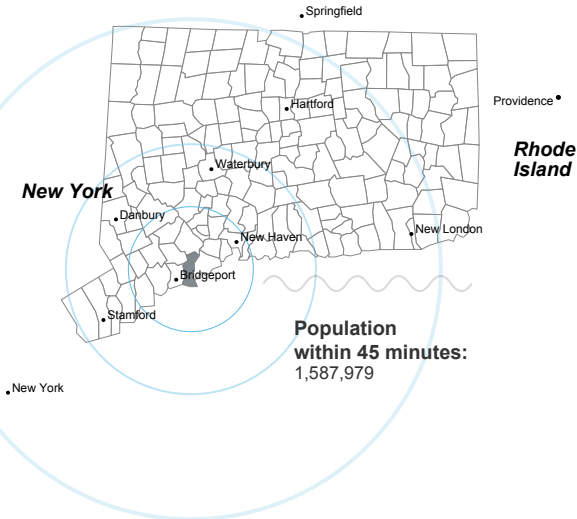
Self-Employment Rate\*



\*ACS, 2019–2023

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

Massachusetts



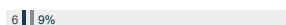
Population within 45 minutes: 1,587,979

## Access

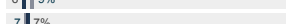
ACS, 2019–2023

	Stratford	State
Mean Commute Time *	29 min	26 min

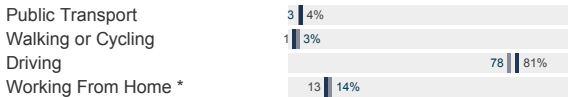
No Access to a Car



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

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

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