

# 2404 MAIN STREET STRATFORD, CT



PRIME RETAIL BUILDING  
FOR SALE



 (203) 335-5117  Daniel@baldwinpearson.com  
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 55 Walls Drive, Suite 304 Fairfield, CT 06825

# 2404 MAIN STREET STRATFORD, CT

## PROPERTY HIGHLIGHTS

Baldwin Pearson & Co., Inc. is pleased to present 2404 Main Street Stratford, CT to the market. This exceptionally well-located retail asset is located in the Transit District in Downtown Stratford and sits along a highly visible, heavily trafficked corridor, just steps from the Metro-North train station, making it an outstanding opportunity for both investors and owner-users. The property features four retail storefronts, delivering immediate and stable cash flow with clear upside potential. The property will be delivered with flexibility for a new owner to pursue owner-user occupancy on select units or re-lease at higher market rents, while preserving strong in-place income. 2404 Main Street offers investors immediate returns with the opportunity to enhance value through rent growth across the retail lineup, in one of Stratford's most sought-after commercial locations.

### Select Property Highlights:

- Premier retail location in Stratford, anchored by a neighborhood staple Kama sushi restaurant along the town's premiere retail corridor, steps from the Metro North train platform, and right off I95
- Significant upside potential across most units, with ground-floor retail rents in this area of Stratford renting north of \$30 per square foot
- Month-to-month tenancy at the ice cream parlor and an adjacent vacant storefront provide flexibility for re-leasing at market rates or accommodating owner-user occupancy
- The property is separately metered utilities throughout, improving operational efficiency and reducing landlord expenses
- Ownership recently installed two brand new heating and cooling units



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UNIT	TYPE	SQFT	CURRENT	PROFORMA	LEASE TERM
Sushi	Restaurant	2,450	\$5,450	\$5,614	8/31/2029 Expiry
Clothing	Retail	1,275	\$1,950	\$2,009	4/30/2027
Vacant	Retail	750	\$0	\$2,000	Vacant
Ice Cream	Retail	1,200	\$1,550	\$2,750	MTM

Monthly: \$8,950 \$12,372

Gross Operating Income: \$107,400 \$148,464

Vacancy/Collection Loss (5%): \$(5,370) \$(7,423)

**Effective Gross Income:** **\$102,030** **\$141,041**

Real Estate Taxes: \$(17,439) \$(17,264)

Fuel\*\*\*: \$(0) \$(0) **\*\*\*TENANTS PAY**

Water & Sewer\*\*\*: \$(0) \$(0) **\*\*\*TENANTS PAY**

Insurance: \$(5,000) \$(5,000)

Common Area Electric\*\*\*: \$(0) \$(0) **\*\*\*TENANTS PAY**

Repairs & Maintenance: \$(1,500) \$(1,500)

Management (5%): \$(5,102) \$(7,052)

Total Expenses: \$(29,041) \$(30,991)

**Net Operating Income:** **\$72,990** **\$110,050**



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# 2404 MAIN STREET STRATFORD, CT PROPERTY PHOTOS



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## PROPERTY PHOTOS



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## PROPERTY PHOTOS



Stratford Train  
Station

2404 Main Street  
Shops



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**Offering Metrics:**  
Suggested Listing Price: \$1,275,000  
Approx. Square Footage: 5,482  
Current Cap Rate: 5.72%  
Proforma Cap Rate: 8.63%  
PPSF: \$232



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# 2404 MAIN STREET STRATFORD, CT 06615

## CONFIDENTIAL OFFERING

This Offering Memorandum was prepared by Baldwin Pearson & Co, Inc. ("Broker") solely for the use of prospective purchasers of the properties located at 2404 Main Street Stratford, CT 06615 (the "Property"). Neither the Broker nor the owner of the Property ("Owner") makes any representation or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective purchasers of the Property are advised that changes may have occurred to the physical or financial condition of the Property since the time this Offering Memorandum or the financial statements therein were made by Broker and not by Owner and are based upon assumptions or events beyond the control of Broker and Owner, and therefore may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or a prospective purchaser with any income or expense figures, budgets, or projections regarding the Property.

Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest to offer to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at the time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by the owner pursuant to its Finance Committee authorities and the signature of a Vice President or Owner is affixed to a Real Estate Purchase Agreement prepared by Owner. This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to Owner or Broker.



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