



**SCALZO**  
COMMERCIAL  
NEW DEVELOPMENT

# **87 STAGG STREET**

**Stratford, CT 06615**

**For Lease**





PROPERTY DESCRIPTION

Introducing a prime commercial space for lease at 87 Stagg St, Stratford, CT, 06615. This 5,600 square foot space boasts a seamless blend of functionality and convenience, featuring two offices, abundant natural light, and a versatile layout perfect for various business needs. With public water and sewer access, gas-radiant heating, and multiple overhead doors, this property offers the ideal foundation for success. The first and upper-level office spaces, alongside the ample ground floor office area, provide a comfortable and efficient work environment. Scheduled availability in January/February 2025 ensures prime timing to make this space your own. Welcome to a space designed for your business's future.

PROPERTY HIGHLIGHTS

- The 5,600sf space is not divisible
- The owner will make space available Jan/Feb of 2025
- Public water & Sewer
- The space has two offices, one 14' overhead door, and two 10' overhead doors
- It is a gas-radiant heated space
- Gas from Utility Company
- 1st floor and upper-level 400sf office space
- Ground floor 800sf office

LOCATION DESCRIPTION

Easily accessible off I-95. Once on Charles Street, a right-hand turn onto Stagg Street. The building is on the right side. Strategically situated within proximity to major transportation routes, this area provides easy access to Interstate 95 and the Merritt Parkway, facilitating seamless logistics for your operations. Nearby, you'll find the Stratford Army Engine Plant and the Sikorsky Memorial Airport, serving as a testament to the area's strong manufacturing and industrial presence.

OFFERING SUMMARY

Lease Rate:	\$14.00 per year (NNN)
Number of Units:	1
Available SF:	5,600 SF
Lot Size:	9,923 SF
Building Size:	5,600 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	245	697	5,594
Total Population	666	1,929	15,633
Average HH Income	\$105,247	\$97,917	\$83,269

Property Details

87 Stagg Street  
Stratford, CT 06615

Lease Rate	\$14.00 PER YEAR
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LOCATION INFORMATION

Street Address	87 Stagg Street
City, State, Zip	Stratford, CT 06615
County	Fairfield
Cross-Streets	Charles Street
Road Type	Other
Nearest Highway	I-95
Nearest Airport	Sikorsky Memorial Airport

BUILDING INFORMATION

Building Size	5,600 SF
Ceiling Height	30 ft
Number of Floors	1
Year Built	1988
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Industrial - Offices
Property Subtype	Manufacturing
Zoning	MA
Lot Size	9,923 SF
APN #	3006200007
Lot Frontage	200 ft
Lot Depth	0 ft
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Restrooms	0
Gas / Propane	Yes

TAXES & VALUATION

Foreclosure / Distressed	No
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LEASE INFORMATION

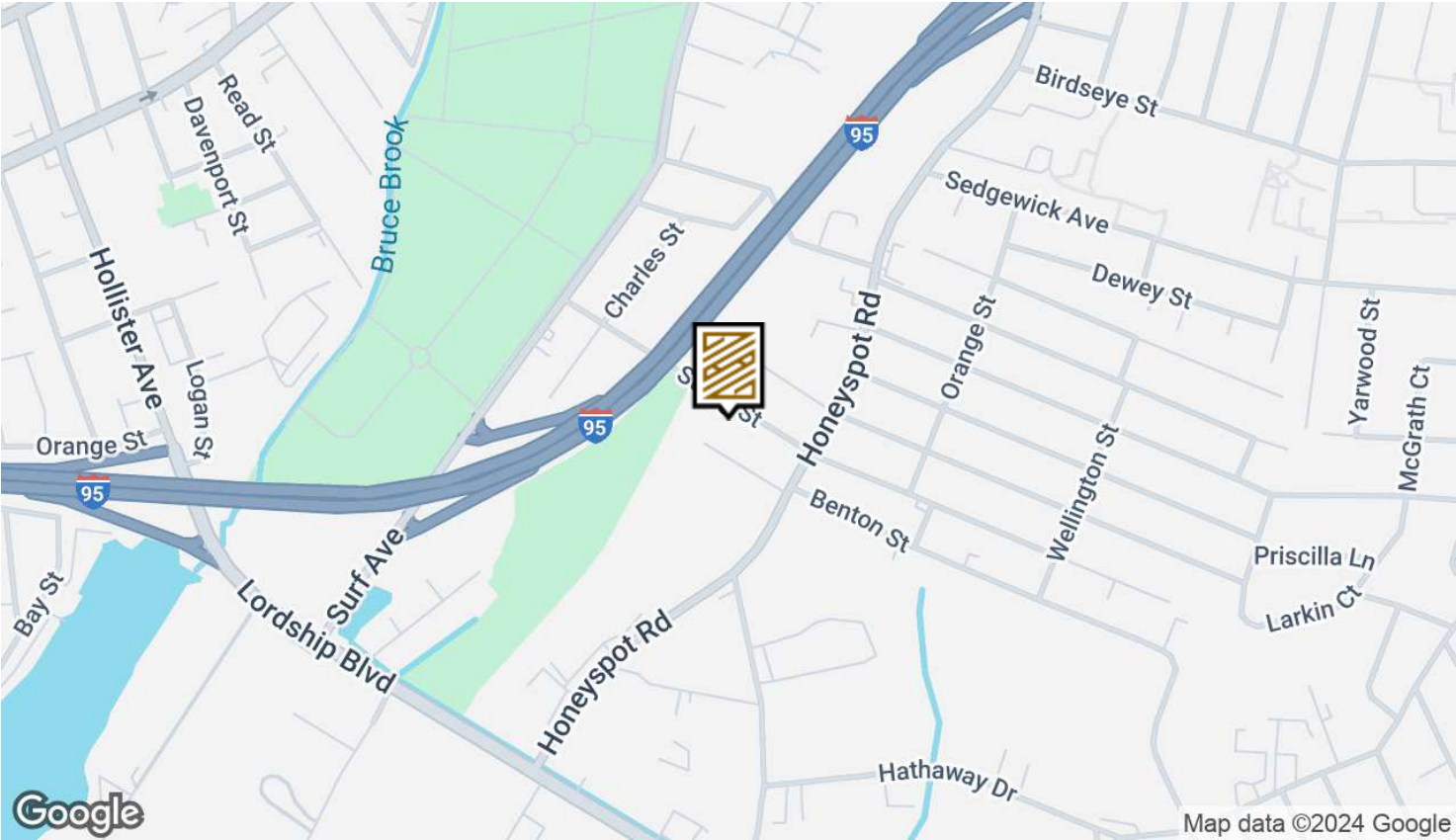
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,600 SF	Lease Rate:	\$14.00 per year

AVAILABLE SPACES

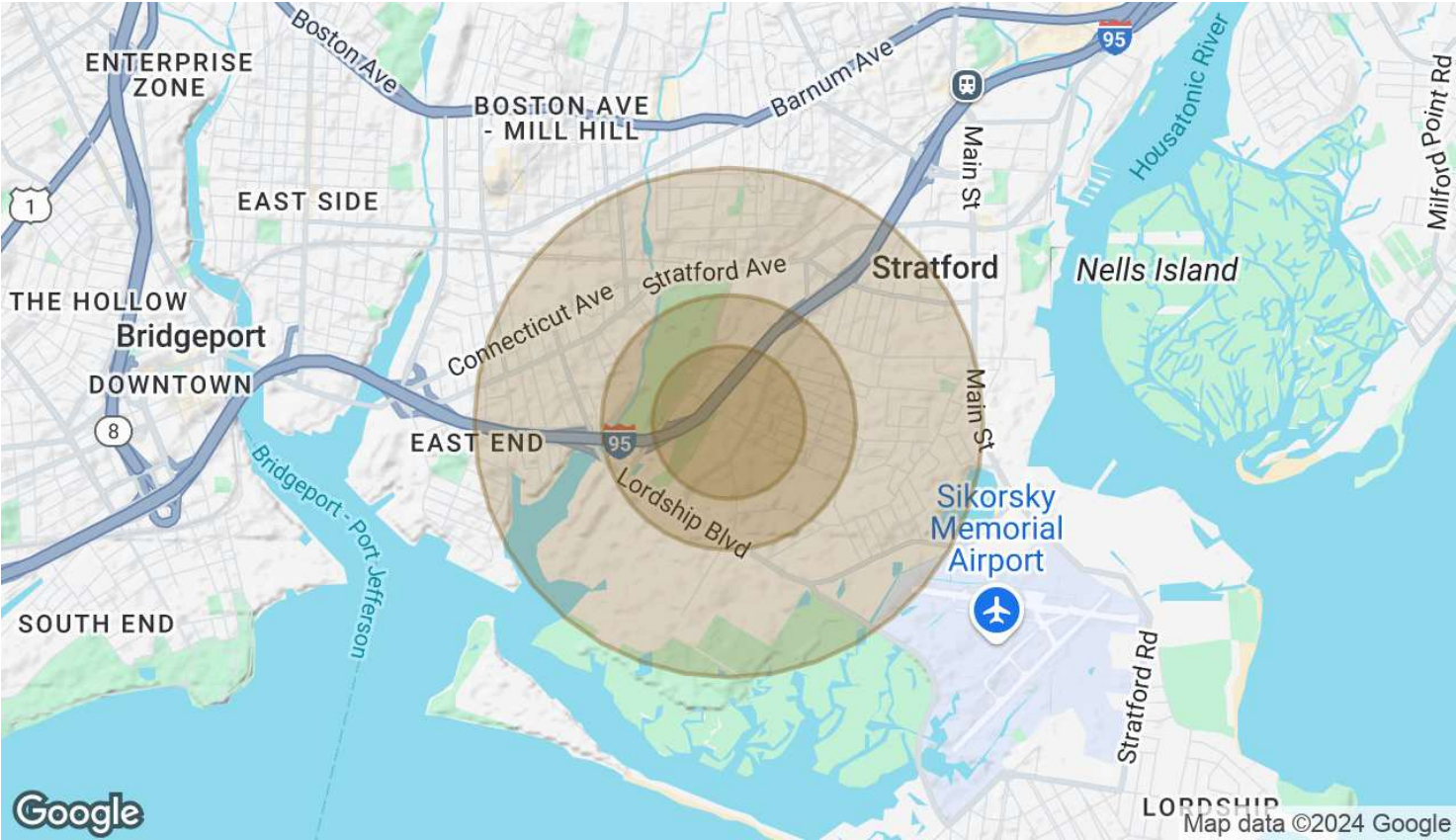
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Office Space 1	Available	5,600 SF	NNN	\$14 per year	This space is NOT divisible.

**Location Map**

**87 Stagg Street  
Stratford, CT 06615**



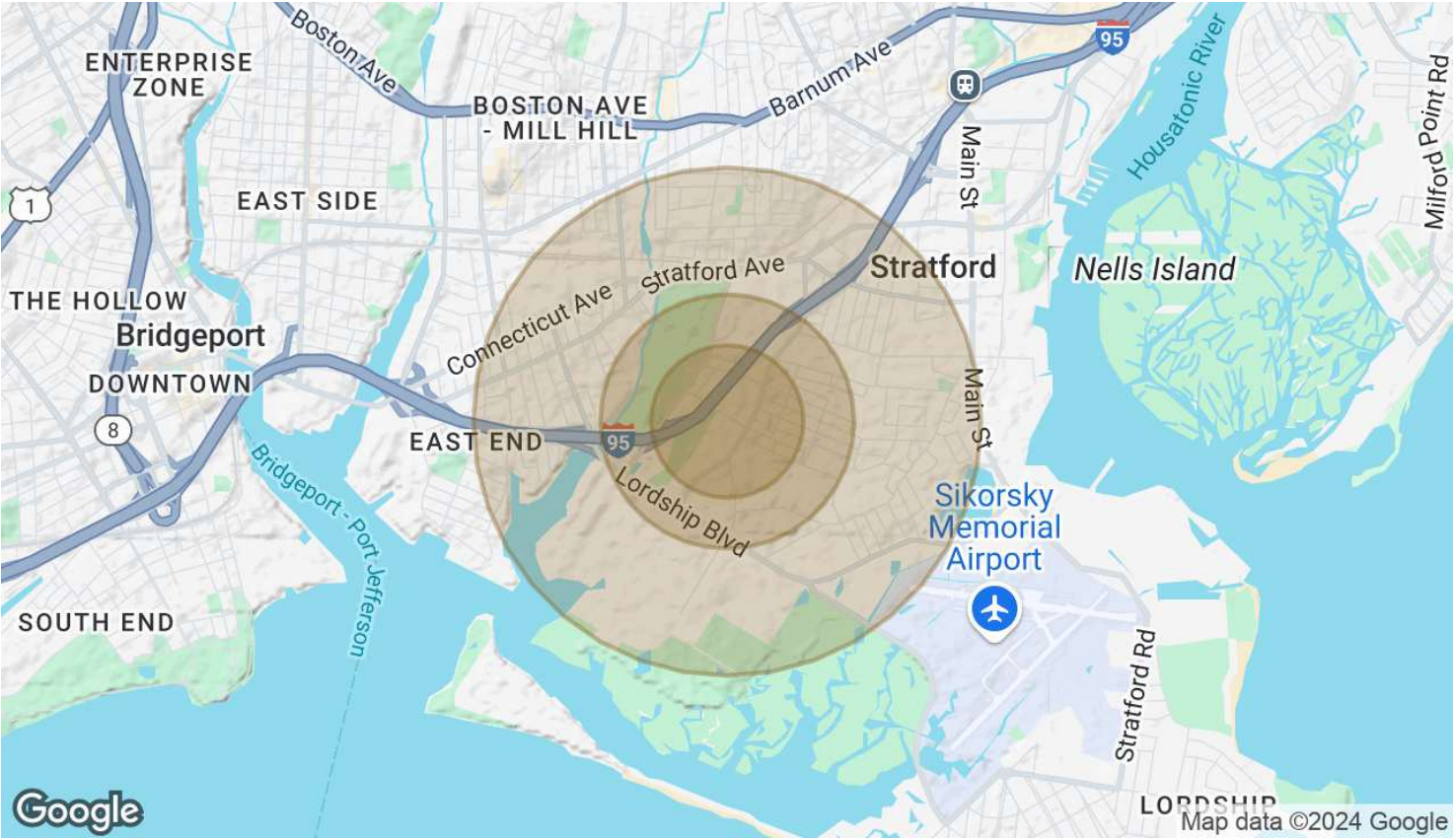




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	666	1,929	15,633
Average Age	39	38	38
Average Age (Male)	37	36	36
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	245	697	5,594
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$105,247	\$97,917	\$83,269
Average House Value	\$320,406	\$300,015	\$281,509

RACE	0.3 MILES	0.5 MILES	1 MILE
% White	21.3%	19.5%	18.2%
% Black	47.3%	47.3%	44.1%
% Asian	2.6%	2.3%	1.9%
% Hawaiian	0.0%	0.1%	0.1%
% American Indian	0.3%	0.4%	0.7%



% Other	15.6%	18.1%	22.5%
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Demographics data derived from AlphaMap

## **Agents Contact**

**87 Stagg Street  
Stratford, CT 06615**

### **NORMAN URQUHART**

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