

# AVAILABLE FOR SALE

125 Bruce Avenue, Stratford, CT



To arrange a tour contact:  
Scott Zakos 203-226-7101 Ext 4  
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**SIOR** Individual Members  
Society of Industrial & Office Realtors

**VIDAL/WETTENSTEIN, LLC**



719 Post Road East, Westport, CT 06880  
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

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## INDUSTRIAL INVESTMENT OPPORTUNITY

Office Space (Two Floors) 4,050± (2,025± SF/floor)

Food Preparation Area: 9,600 SF

Loading/Shipping: 3,000 SF

Freezer: 1,700 SF

Total: 18,350± SF

- Has been extensively upgraded and remodeled over the past 7-8 years.
- Perimeter steel fencing with sliding gates
- Office space on two floors
- Specialty use building designed for food preparation and distribution.



**Location:** Convenient to exit 29, I-95  
Located on a Bus Line on the West side of Stratford, Bridgeport line.

### PROPERTY DETAILS

**Building Area: 18,350± SF**

Land Area: 1.37 acre

Zoning: CA

Parking: 25± cars in paved lot

Stories: two story building

Age: 1984±

Ceiling Height: 21' clear

Loading: 3 ext. docks, 1 drive in bay

Power: 800 amps

Utilities: gas, city water and sewer, central air

Taxes: \$38,342.

Sale Price: \$2,300,000.

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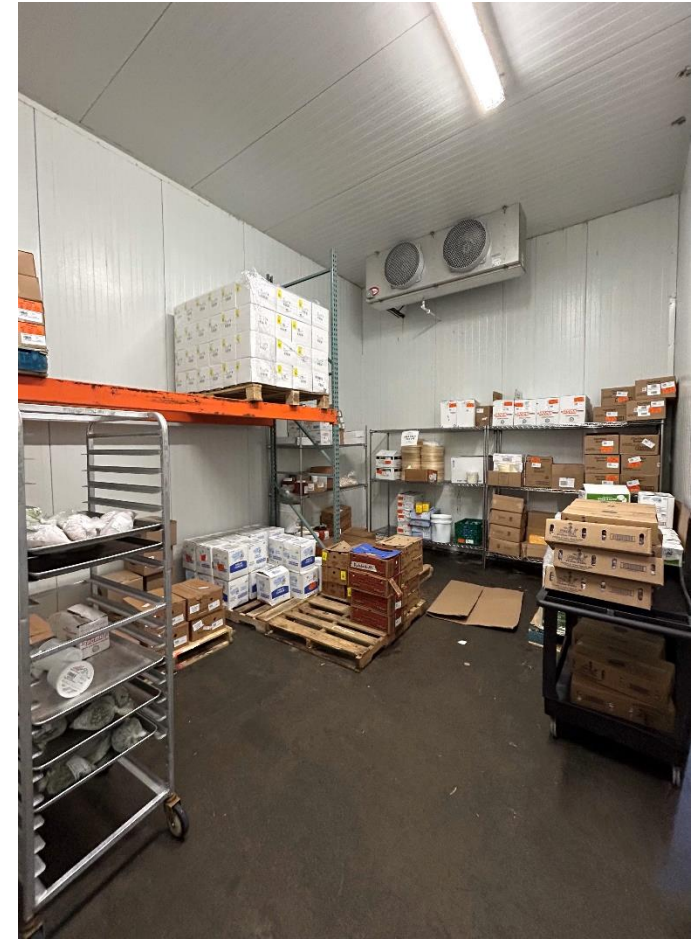
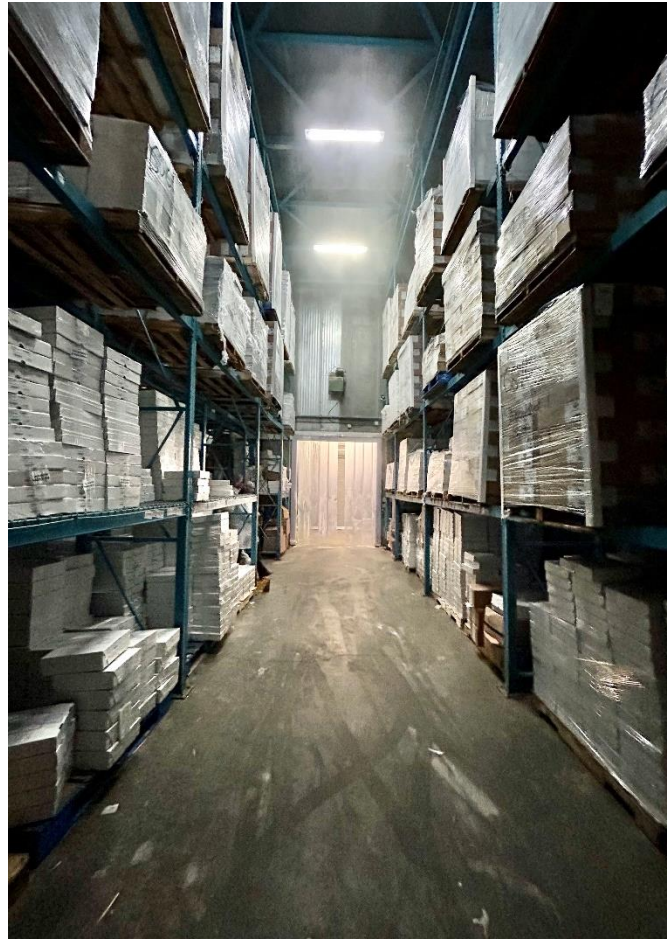
# 125 Bruce Avenue, Stratford, CT

Production



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## Freezers and refrigeration



# 125 Bruce Avenue, Stratford, CT

## Warehouse





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Drive in bay & loading docks



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Employee locker & lunch areas



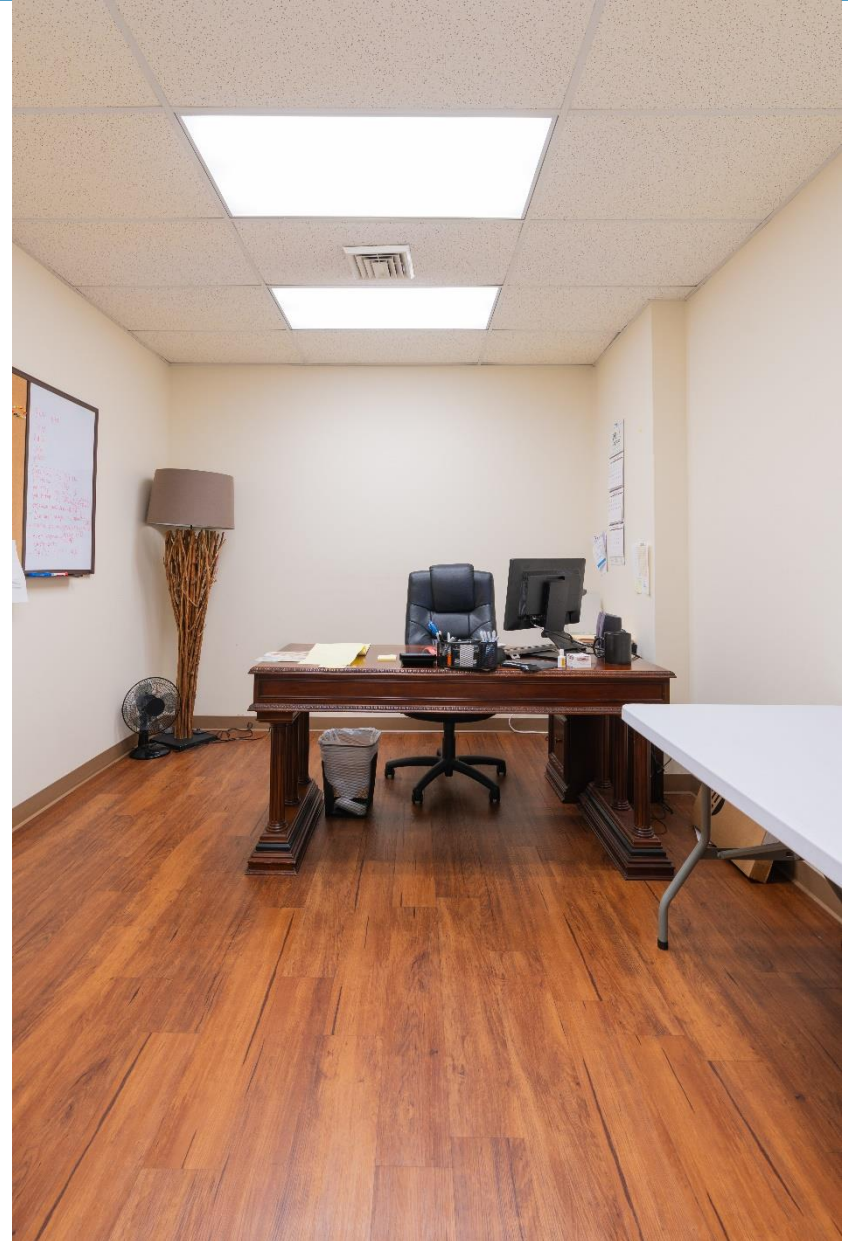
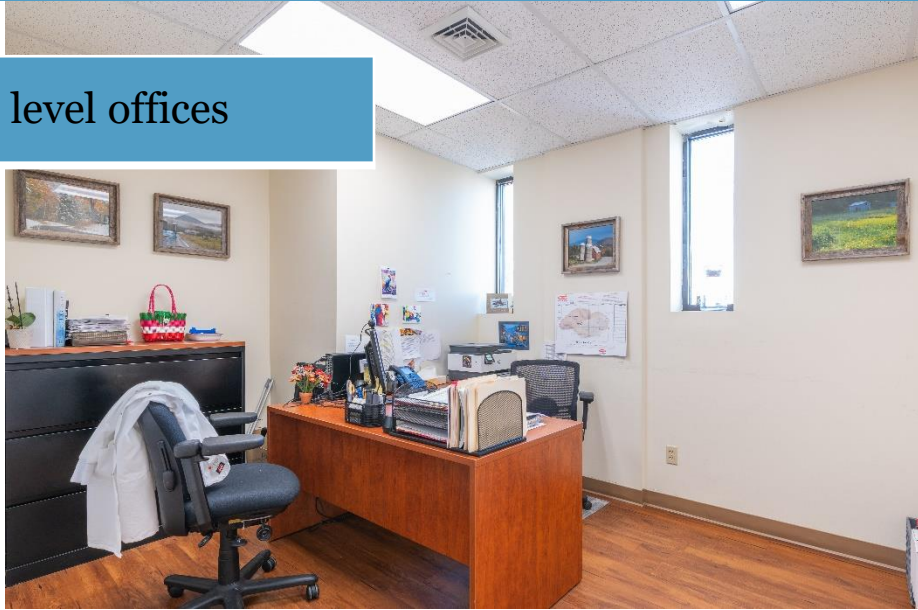
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Upper level offices



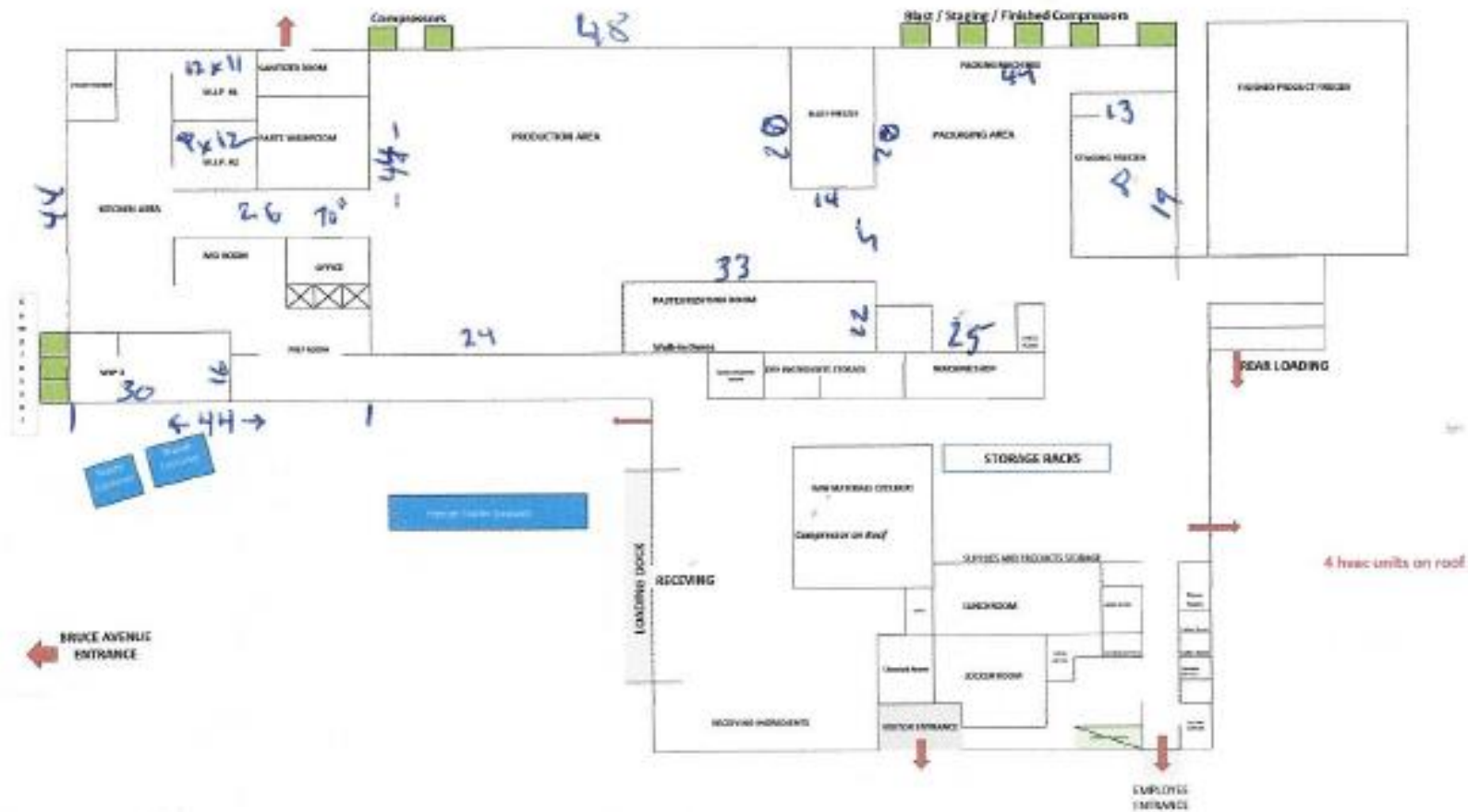
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Upper level offices



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## Lower level floor plan



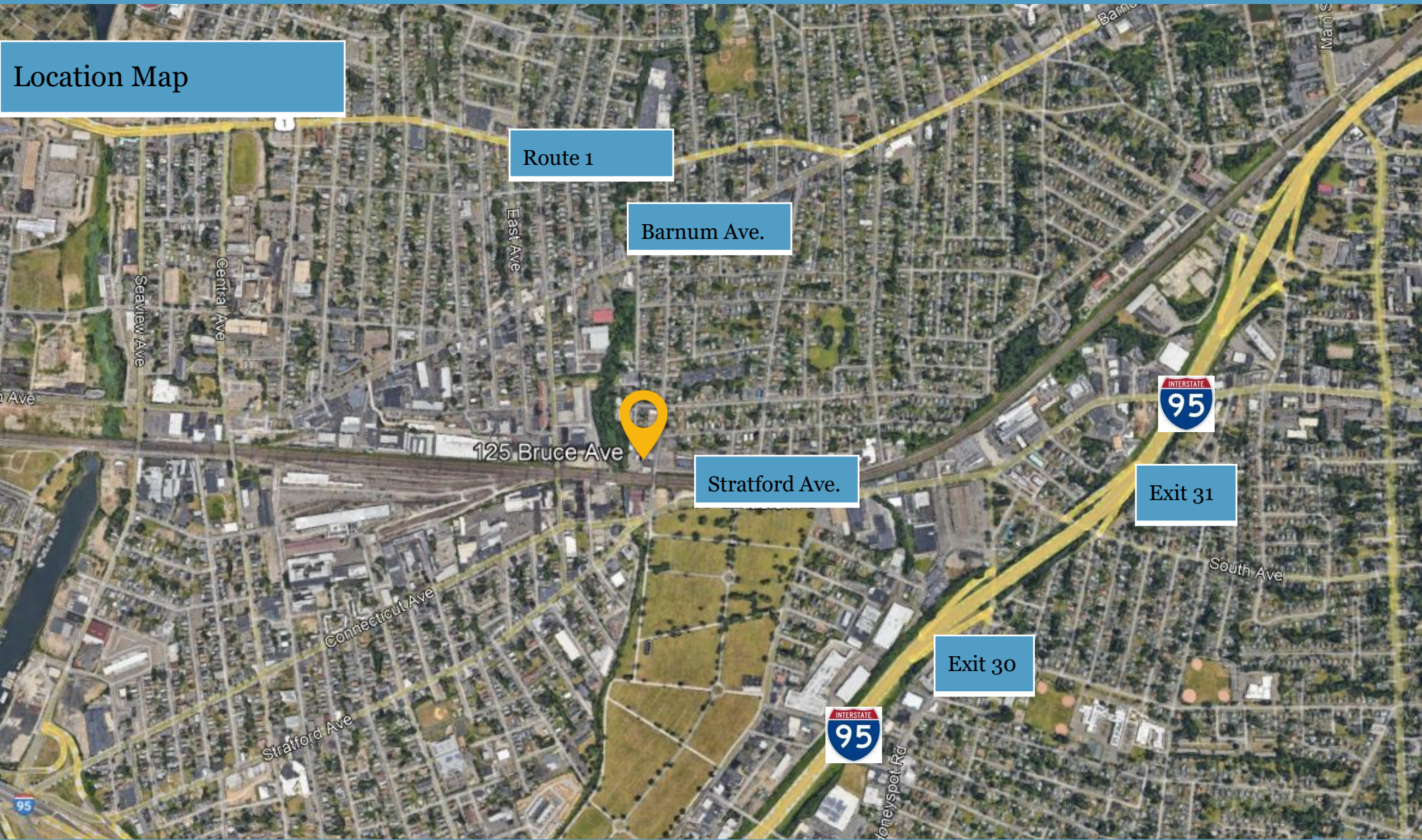
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GIS Map



# 125 Bruce Avenue, Stratford, CT

Location Map



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# Stratford, Connecticut

## General

ACS, 2017–2021	Stratford	State
Current Population	52,360	3,605,330
Land Area <i>mi</i> <sup>2</sup>	17	4,842
Population Density <i>people per mi</i> <sup>2</sup>	2,995	745
Number of Households	20,187	1,397,324
Median Age	43	41
Median Household Income	\$86,113	\$83,572
Poverty Rate	7%	10%

## Economy

### Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Government <i>State Government</i>	8,572	76%
2 Wholesale Trade <i>Merchant Wholesalers, Nondurable Gds</i>	3,553	42%
3 Health Care and Social Assistance <i>Social Assistance</i>	2,850	75%
4 Manufacturing <i>Transportation Equipment Mfg</i>	2,684	27%
5 Retail Trade <i>Food and Beverage Stores</i>	1,922	24%
Total Jobs, All Industries	26,728	

### SOTS Business Registrations

Secretary of the State, August 2023

#### New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	410	386	539	665	702

Total Active Businesses 5,115

### Key Employers

Data from Municipalities, 2023

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

## Schools

CT Department of Education, 2022-23

### School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Stratford School District	PK-12	6,762	156	93%
Statewide	-	513,513	19,014	89%

## Demographics

ACS, 2017–2021

### Age Distribution

Age Group	Stratford	State
Under 10	4,679 (9%)	11%
10 to 19	6,433 (12%)	13%
20 to 29	6,849 (13%)	13%
30 to 39	5,997 (11%)	12%
40 to 49	6,100 (12%)	12%
50 to 59	8,075 (15%)	15%
60 to 69	7,008 (13%)	12%
70 to 79	4,278 (8%)	7%
80 and over	2,941 (6%)	4%

### Race and Ethnicity

Race/Ethnicity	Stratford	State
Asian	1%	5%
Black	20%	10%
Hispanic or Latino/a	20%	17%
White	56%	65%
Other	3%	4%

*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

Language	Stratford	State
English	12%	78%
Spanish	13%	

### Educational Attainment

Education Level	Stratford	State
High School Diploma Only	26%	29%
Associate Degree	8%	9%
Bachelor's Degree	20%	22%
Master's Degree or Higher	14%	18%

## Housing

ACS, 2017–2021

	Stratford	State
Median Home Value	\$274,400	\$286,700
Median Rent	\$1,401	\$1,260
Housing Units	21,675	1,527,039

Housing Type	Stratford	State
Owner-Occupied	66%	79%
Detached or Semi-Detached	65%	76%
Vacant	7%	8%

### Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
Stratford School District	26%	40%
Statewide	42%	48%



# Stratford, Connecticut

## Labor Force

CT Department of Labor, 2022

	Stratford	State
Employed	26,242	1,851,993
Unemployed	1,349	80,470

	Stratford	State
Unemployment Rate	4   5%	
Self-Employment Rate*	9   10%	

\*ACS, 2017–2021

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

Massachusetts



## Access

ACS, 2017–2021

	Stratford	State
Mean Commute Time *	31 min	26 min
No Access to a Car	7   8%	
No Internet Access	9   9%	

## Commute Mode

Public Transport	4   5%
Walking or Cycling	1   3%
Driving	82   85%
Working From Home *	9   10%

## Public Transit

CT transit 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 2020-21

### Municipal Revenue

Total Revenue	\$245,146,997
Property Tax Revenue	\$190,726,606
per capita	\$3,616
per capita, as % of state avg.	113%
Intergovernmental Revenue	\$49,714,746
Revenue to Expenditure Ratio	100%

### Municipal Expenditure

Total Expenditure	\$245,028,124
Educational	\$132,123,348
Other	\$112,904,776

### Grand List

Equalized Net Grand List	\$6,820,084,632
per capita	\$130,483
per capita, as % of state avg.	80%
Commercial/Industrial Share of Net Grand List	18%
Actual Mill Rate	39.64
Equalized Mill Rate	27.71

### Municipal Debt

Moody's Rating (2023)	A2
S&P Rating (2023)	AA-
Total Indebtedness	\$293,162,209
per capita	\$5,609
per capita, as % of state avg.	206%
as percent of expenditures	120%
Annual Debt Service	\$32,953,327
as % of expenditures	13%



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## 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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