

RETAIL SPACE FOR LEASE

2377 Main Street, Stratford, CT (Courtyard Station)



To arrange a tour contact:
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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.

PROPERTY DETAILS

Total SF Available: 800± SF

Parking: on and off street parking available

Zoning: CA Retail Commercial Districts

HVAC: yes heat and air conditioning

Water/Sewer: City

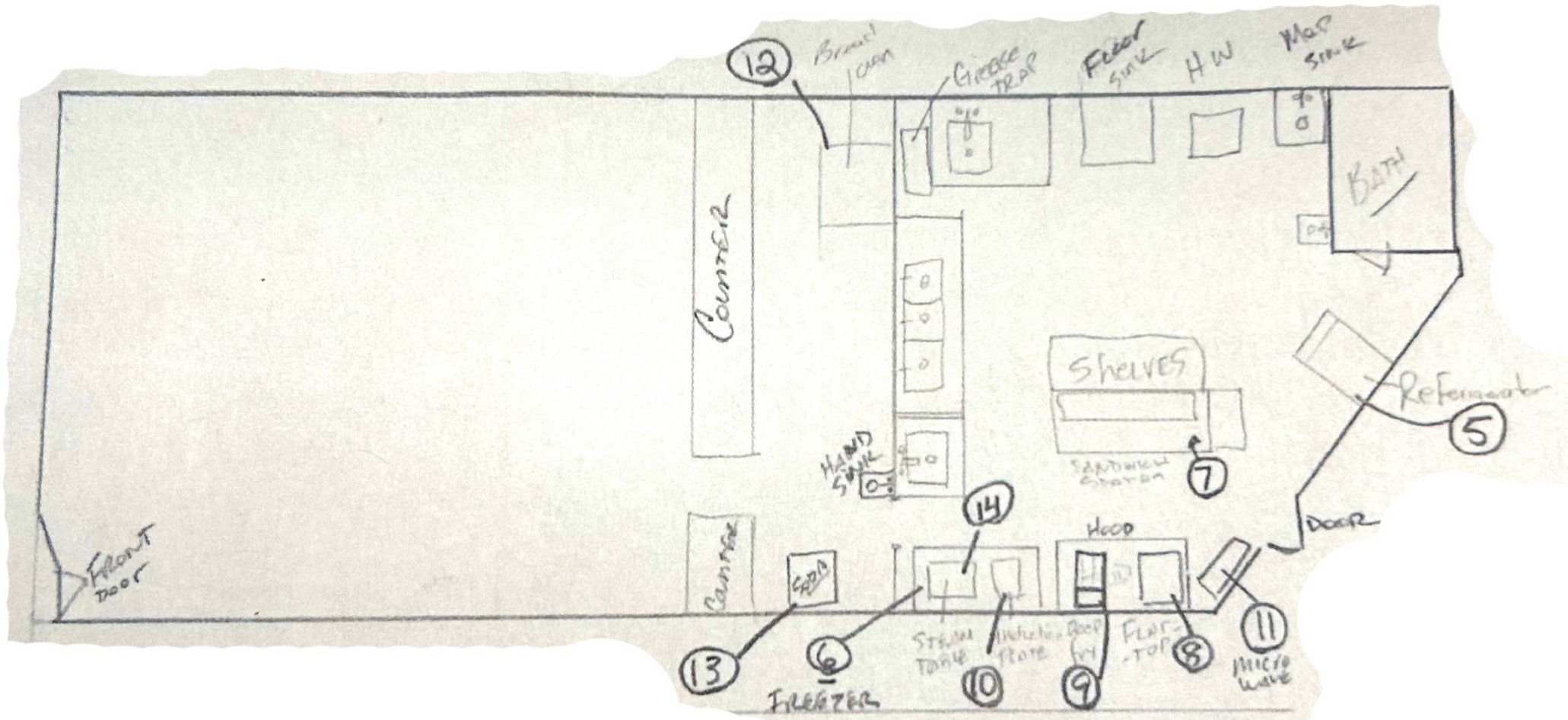
Gas: yes

Lease Rate: \$2,000/month gross + utilities

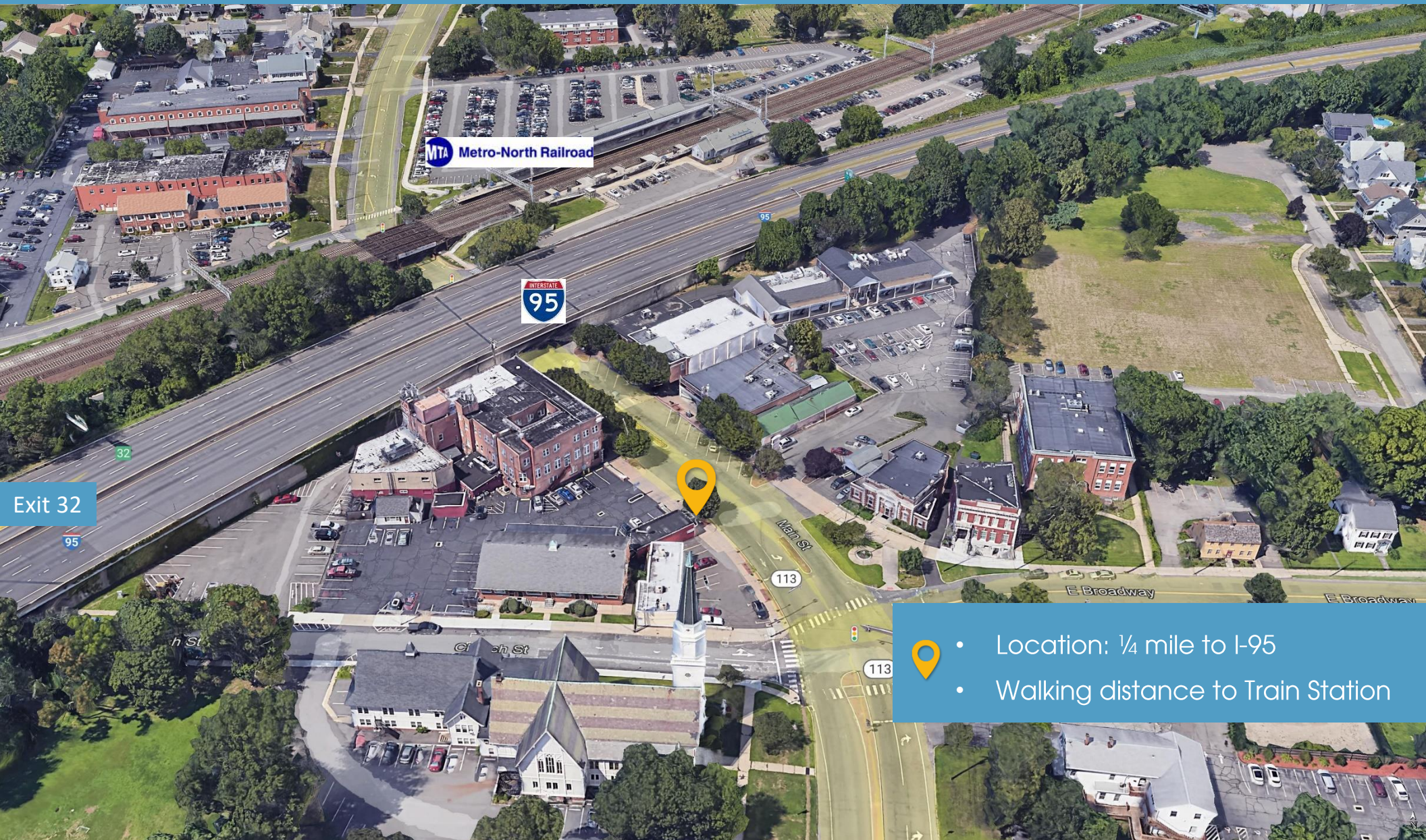
Turnkey take-out

- ❖ Fabulous downtown location.
- ❖ Walking distance to Metro North train station and downtown Stratford amenities.
- ❖ Public bus stop at site
- ❖ Easy access to 4 way entrance to I-95.
- ❖ On public transportation route.

Floor plan



2385 Main Street, Stratford, CT



- Location: ¼ mile to I-95
- Walking distance to Train Station

SIOR Individual Members
Society of Industrial & Office Realtors

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Stratford, Connecticut

General

| ACS, 2017–2021 | Stratford | State |
|--|-----------|-----------|
| Current Population | 52,360 | 3,605,330 |
| Land Area <i>mi</i> ² | 17 | 4,842 |
| Population Density <i>people per mi</i> ² | 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 | 78% | 78% |
| Spanish | 12% | 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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