

OFFICE BUILDING FOR SALE

727 Honeyspot Road
Stratford, CT

To arrange a tour contact:
David Fugitt 203-226-7101 Ext 5
david@vidalwettenstein.com

To arrange a tour contact:
Silvester Garza 203-226-7101 Ext 8
silvester@vidalwettenstein.com



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.

727 Honeyspot Road, Stratford, CT

PROPERTY DETAILS

Building Area: 12,016± SF

Land Area: .43 acre

Zoning: CA

Parking: 40± spaces

Age: 1989±

HVAC: Central

Gas: Yes, gas heat

Water/ Sewer: City

Sale Price: \$1,500,000



727 Honeyspot Road, Stratford, CT

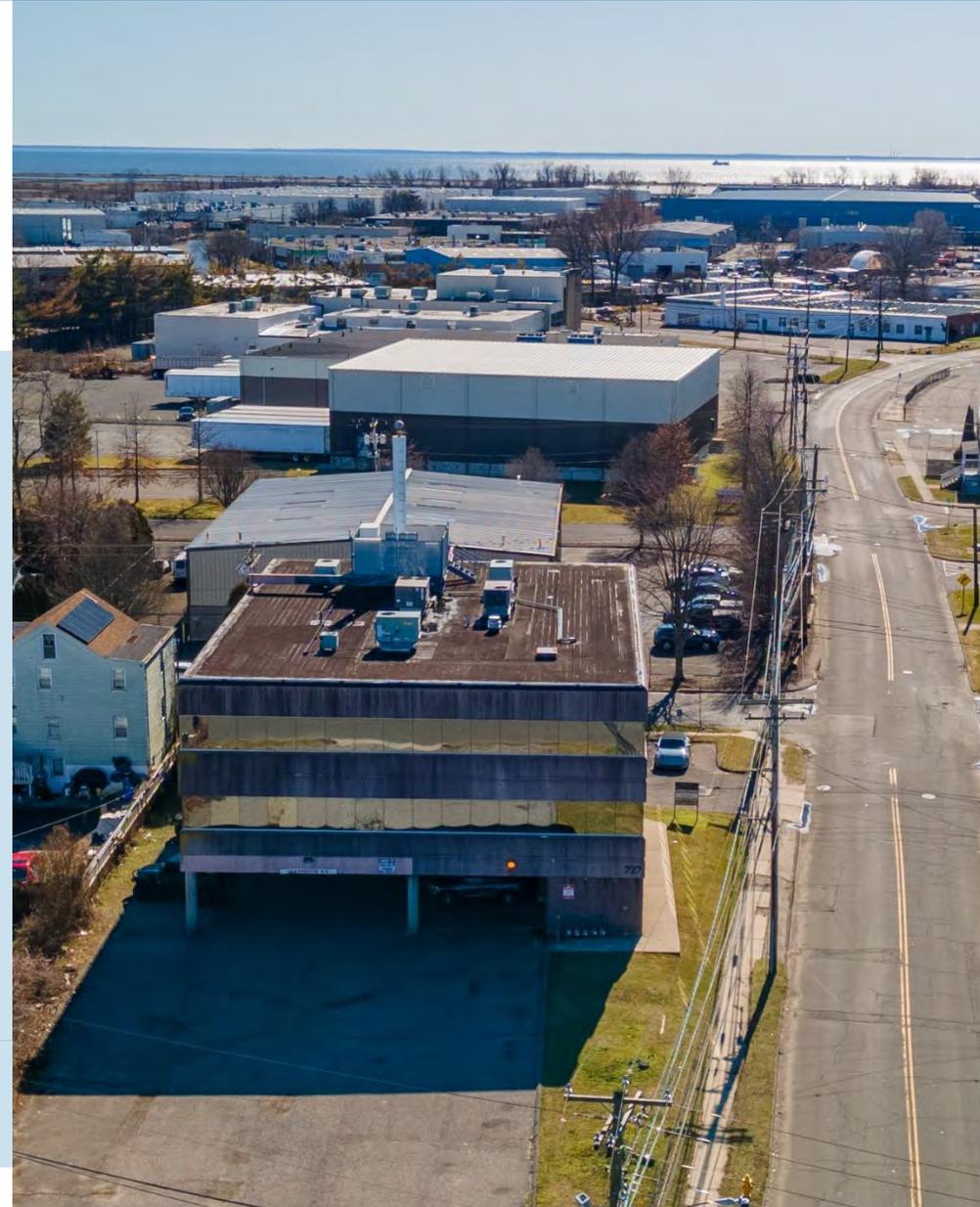
FABULOUS OPPORTUNITY FOR OWNER/USER

Pay yourself rent instead of paying a landlord

- 10 ft Height
- Elevator Building
- Fully Vacant
- 3-Story Office Building
- Frame Type: Masonry
- The property is in a Flood zone
- The property is in an Opportunity Zone



Location: Convenient to exit 30 & 31 of I-95



727 Honeyspot Road, Stratford, CT



SIOR Individual Members
Society of Industrial & Office Realtors

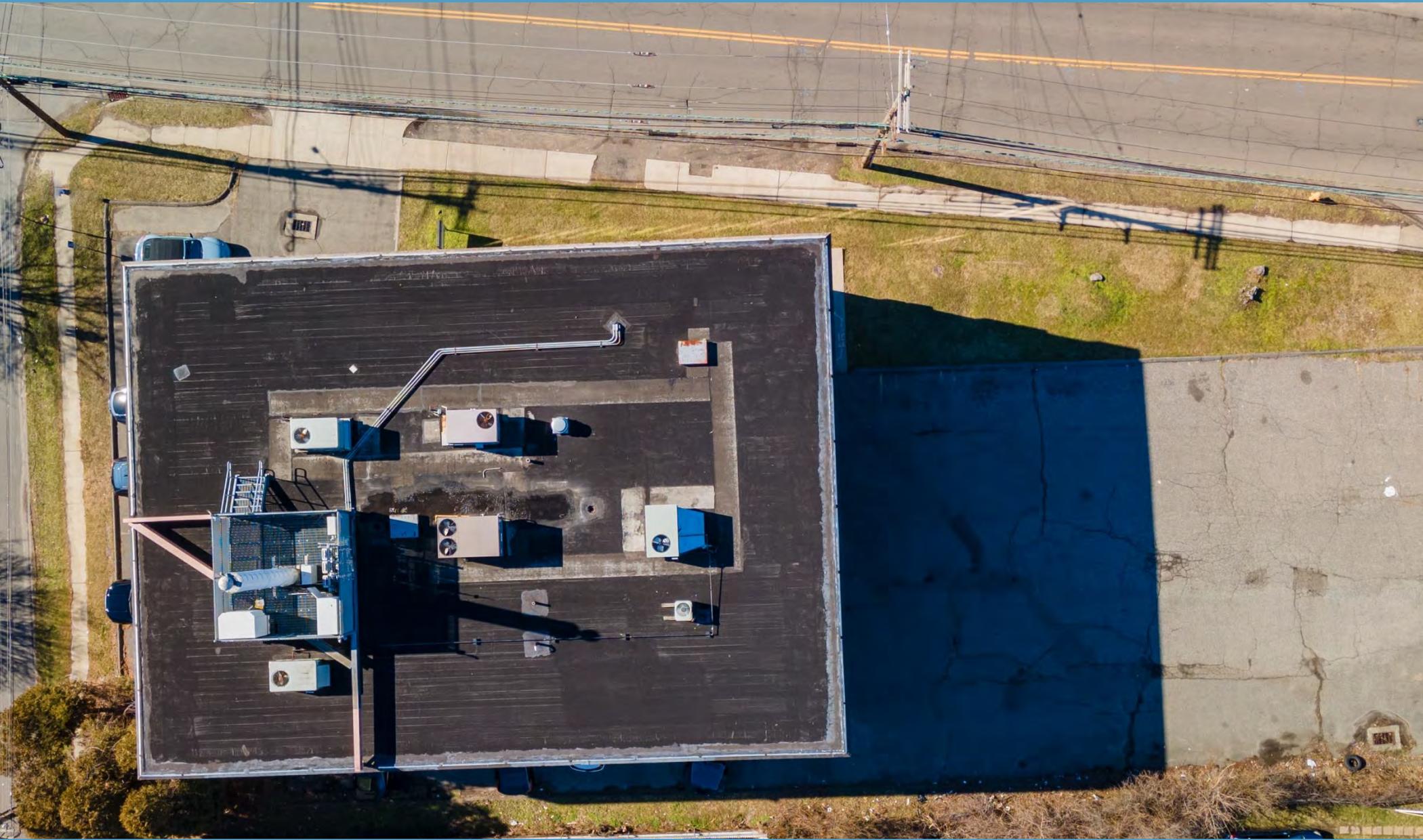
VIDAL/WETTENSTEIN, LLC



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.

727 Honeyspot Road, Stratford, CT




SIOR Individual Members
Society of Industrial & Office Realtors

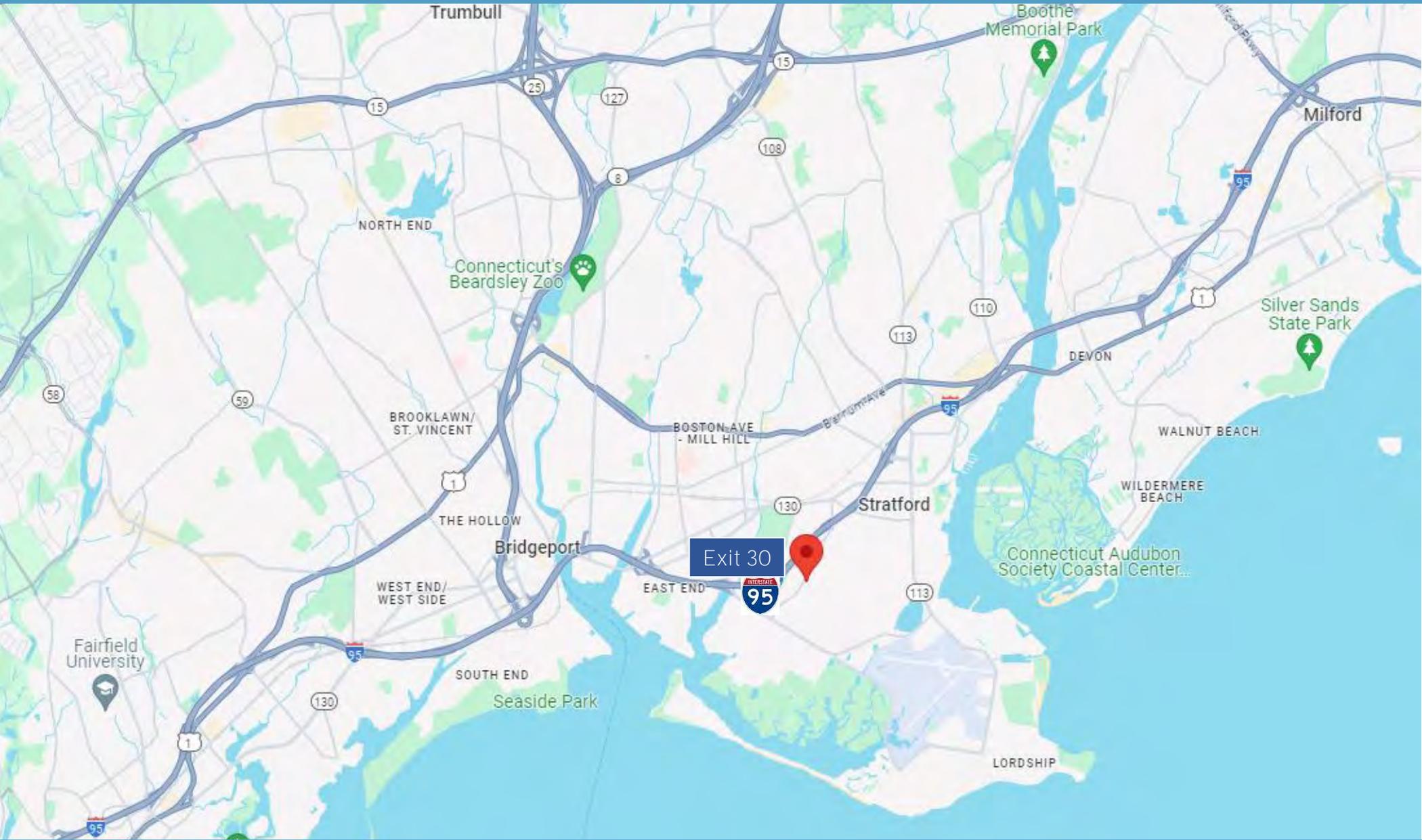
VIDAL/WETTENSTEIN, LLC

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

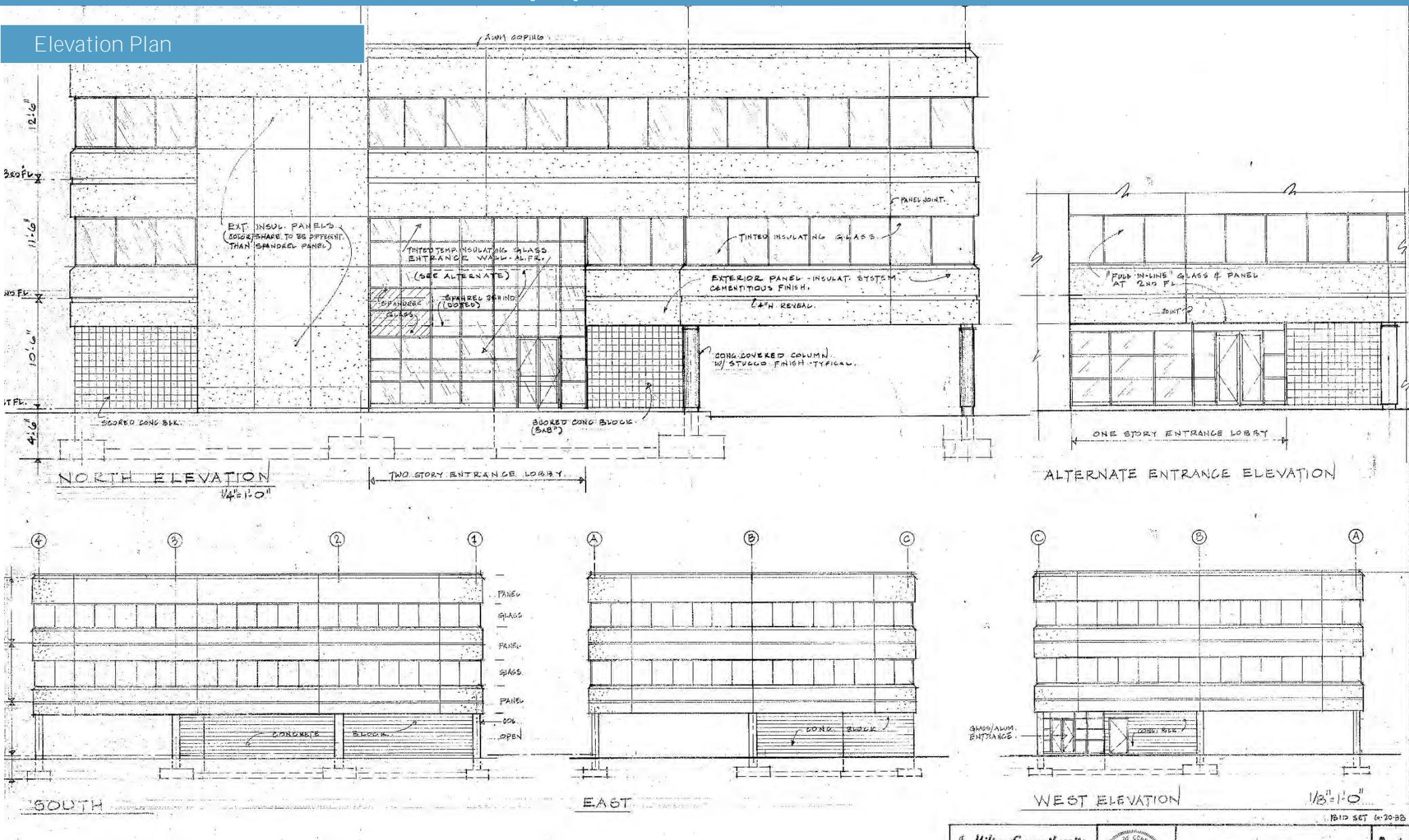
All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

727 Honeyspot Road, Stratford, CT



727 Honeyspot Road, Stratford, CT

Elevation Plan



SIOR Individual Members
 Society of Industrial & Office Realtors

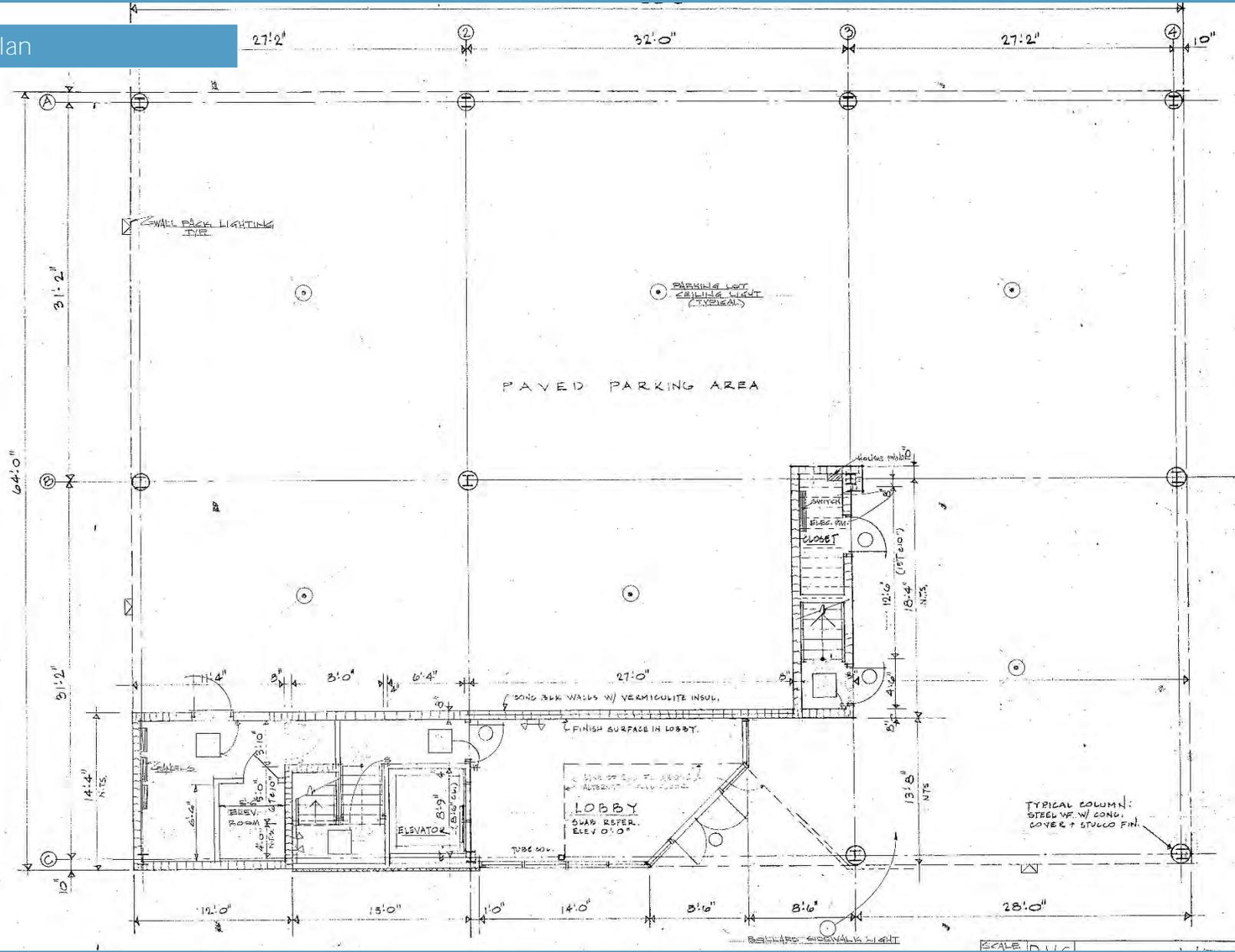
VIDAL/WETTENSTEIN, LLC



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

727 Honeyspot Road, Stratford, CT

First Floor Plan



SIOR Individual Members
Society of Industrial & Office Realtors

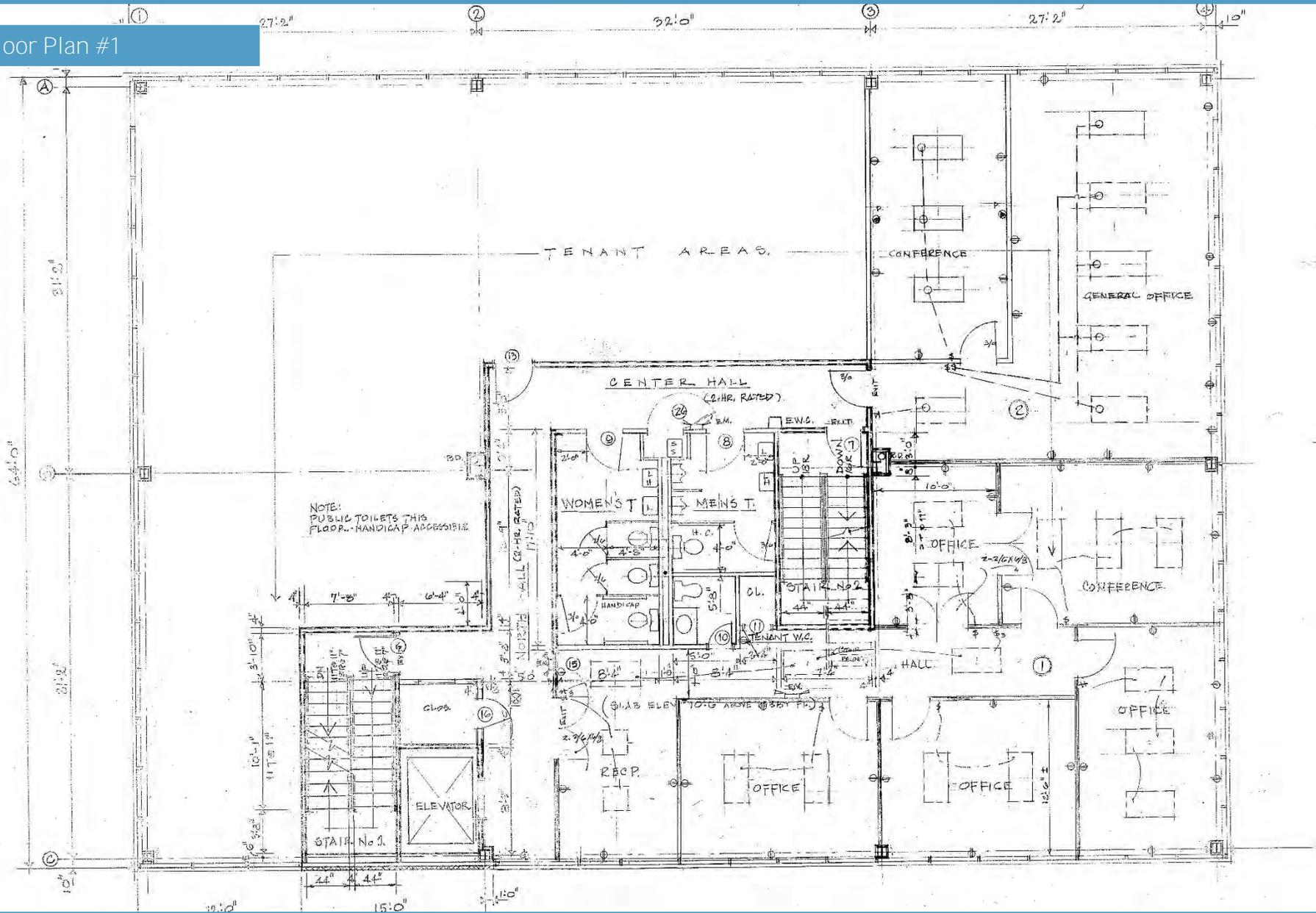
VIDAL/WETTENSTEIN, LLC



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

727 Honeyspot Road, Stratford, CT

Second Floor Plan #1



SIOR Individual Members
Society of Industrial & Office Realtors

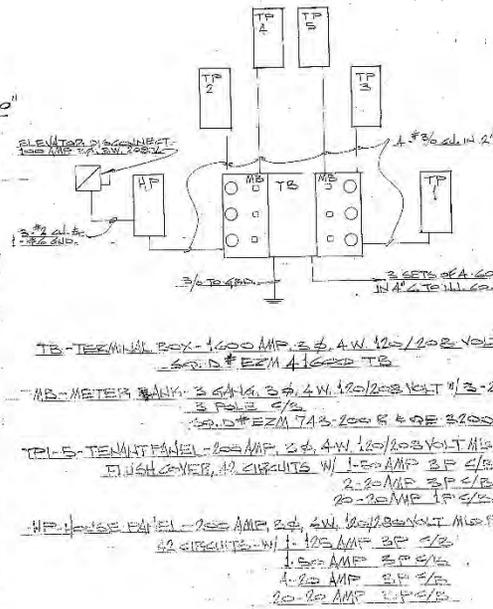
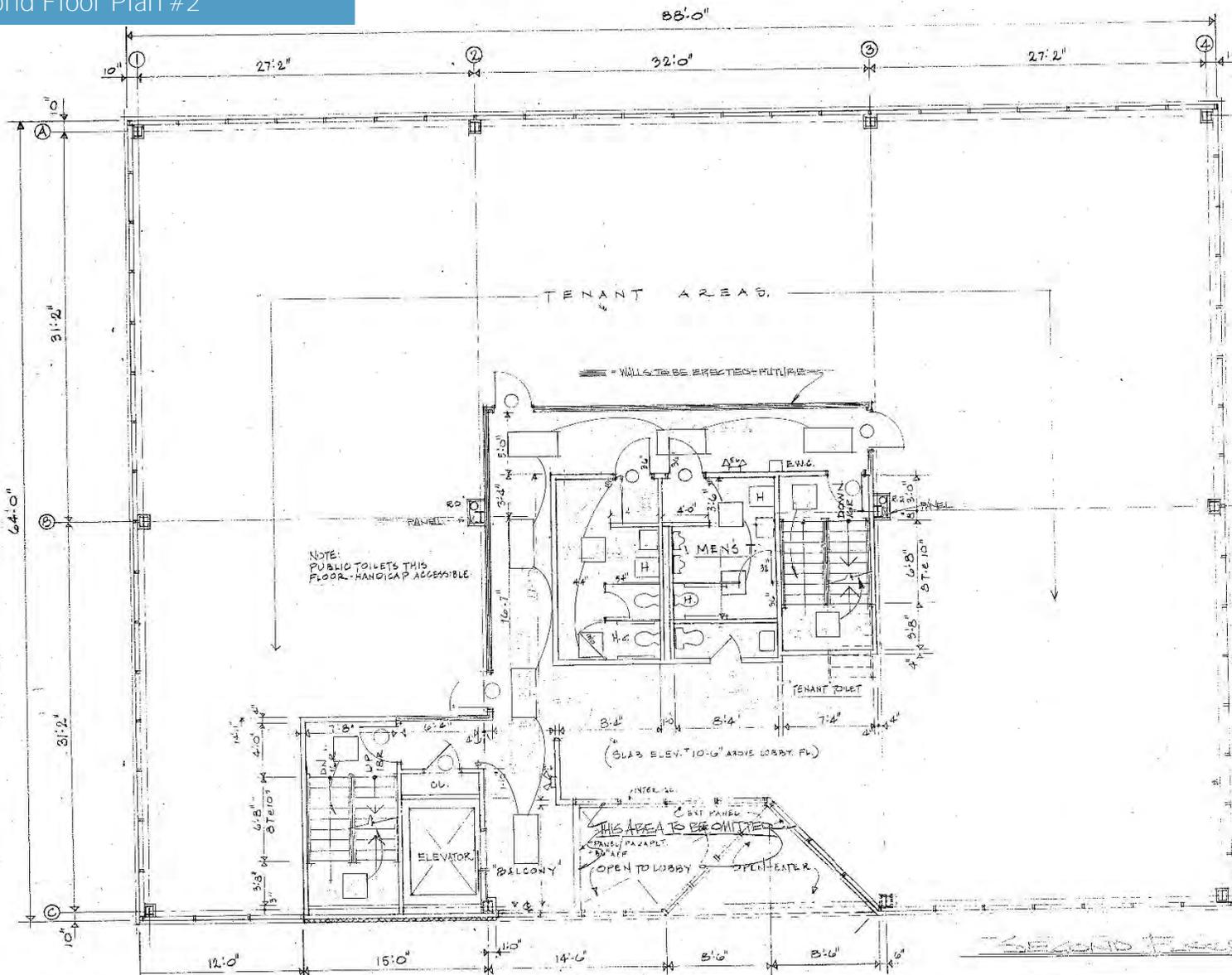
VIDAL/WETTENSTEIN, LLC



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

727 Honeyspot Road, Stratford, CT

Second Floor Plan #2

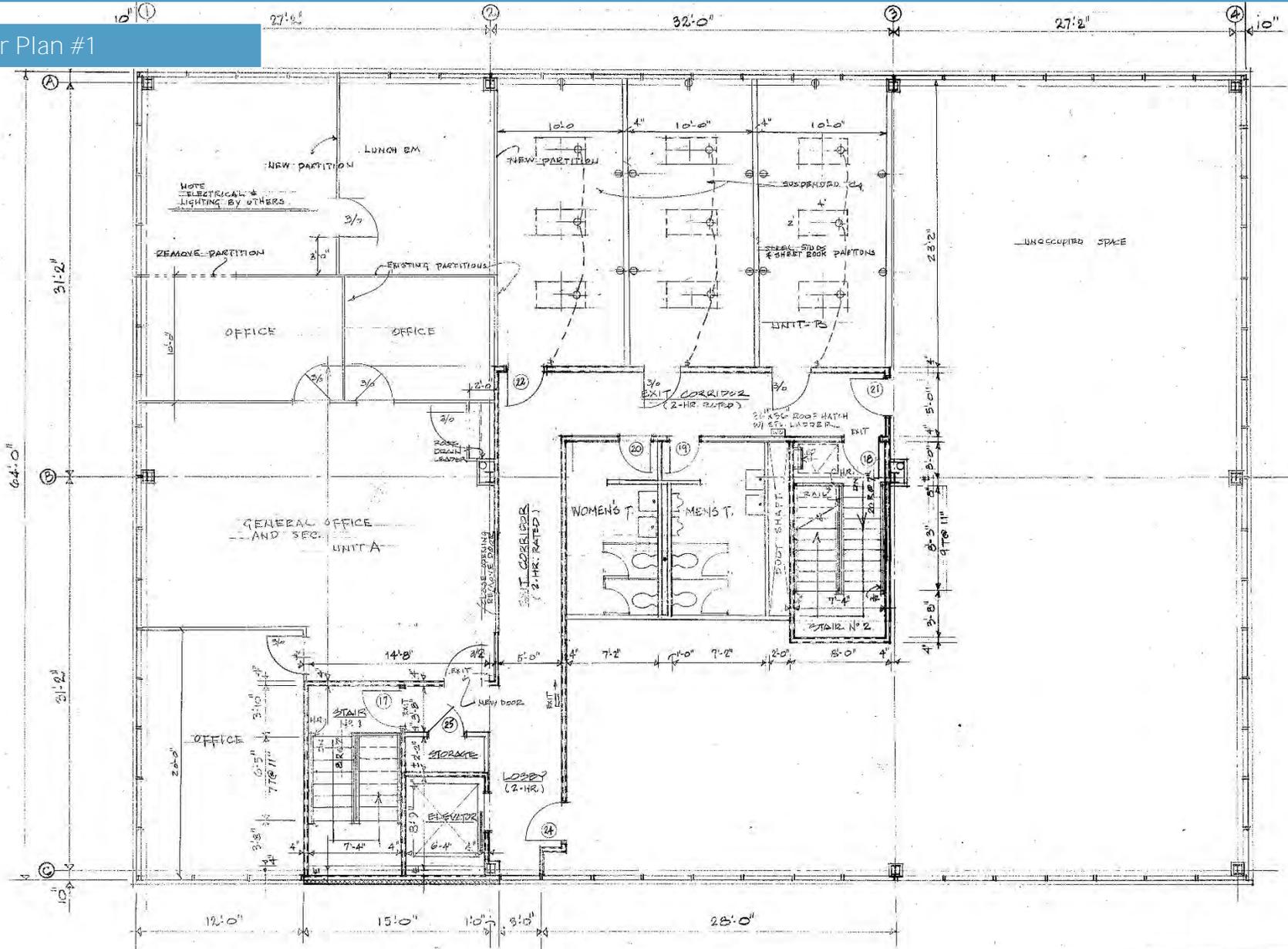


SERVICE RISERS
NO SCALE

SECOND FLOOR PLAN

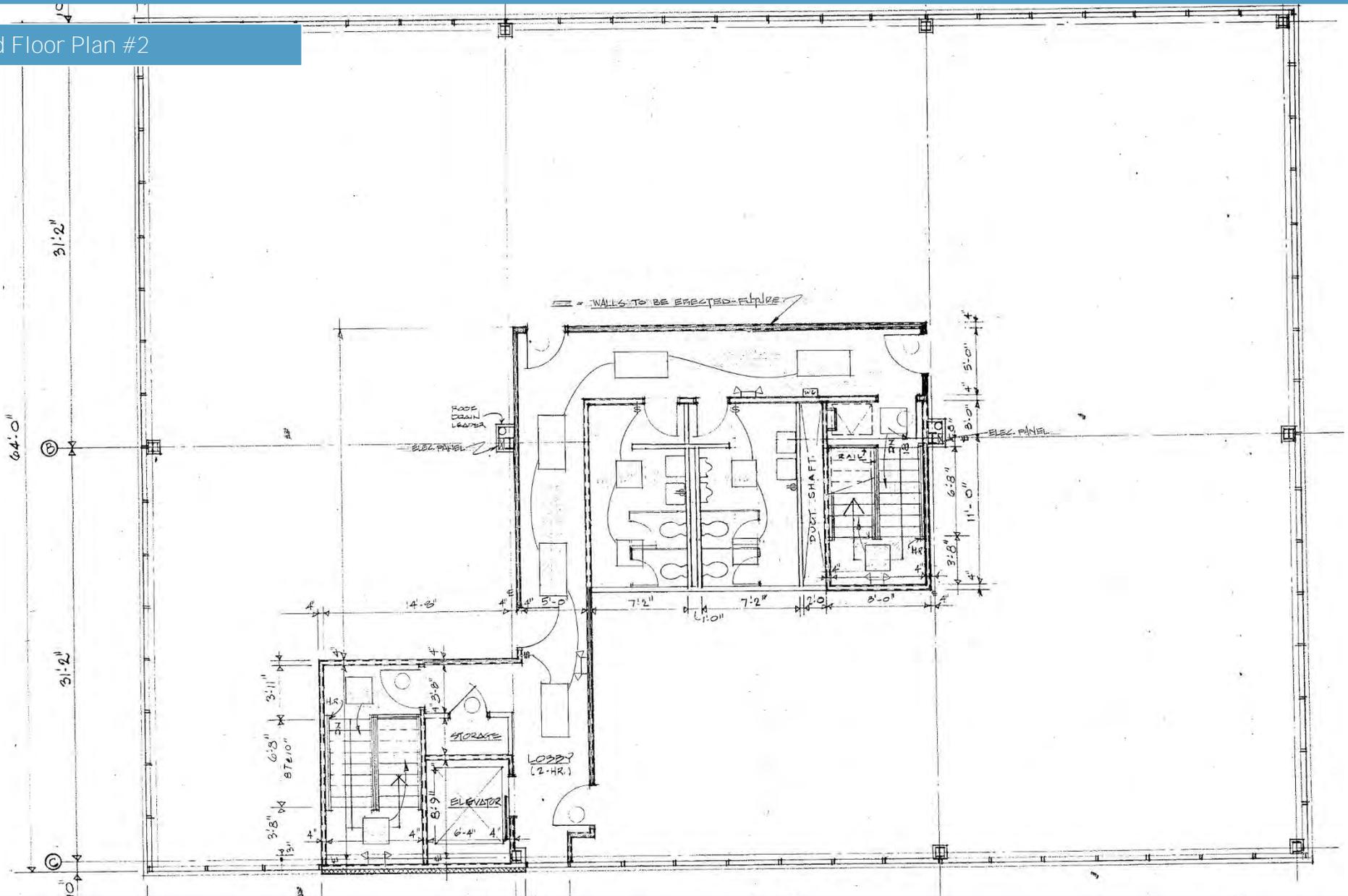
727 Honeyspot Road, Stratford, CT

Third Floor Plan #1



727 Honeyspot Road, Stratford, CT

Third Floor Plan #2



SIOR Individual Members
Society of Industrial & Office Realtors

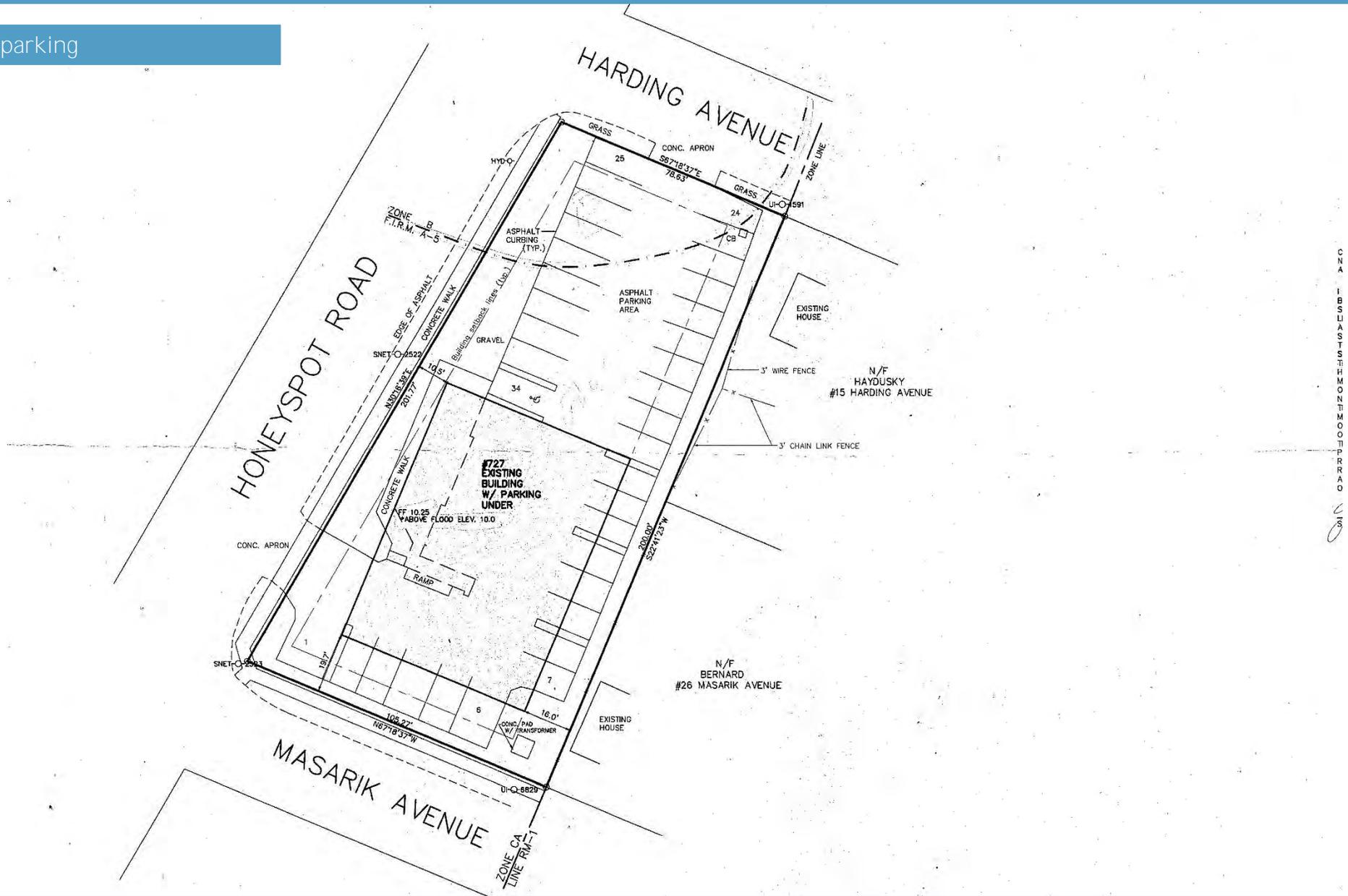
VIDAL/WETTENSTEIN, LLC



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

727 Honeyspot Road, Stratford, CT

Existing parking



SIOR Individual Members
Society of Industrial & Office Realtors

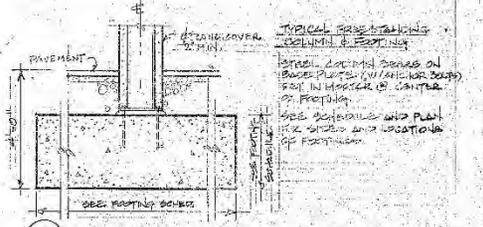
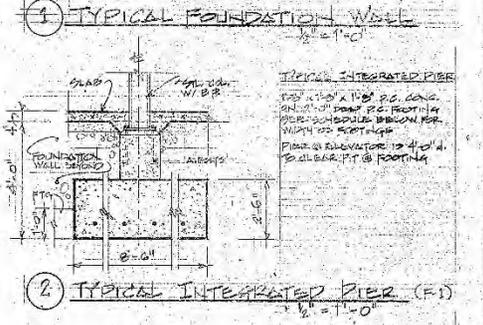
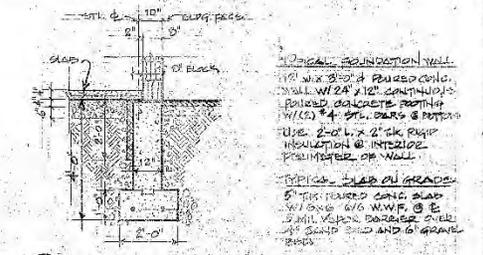
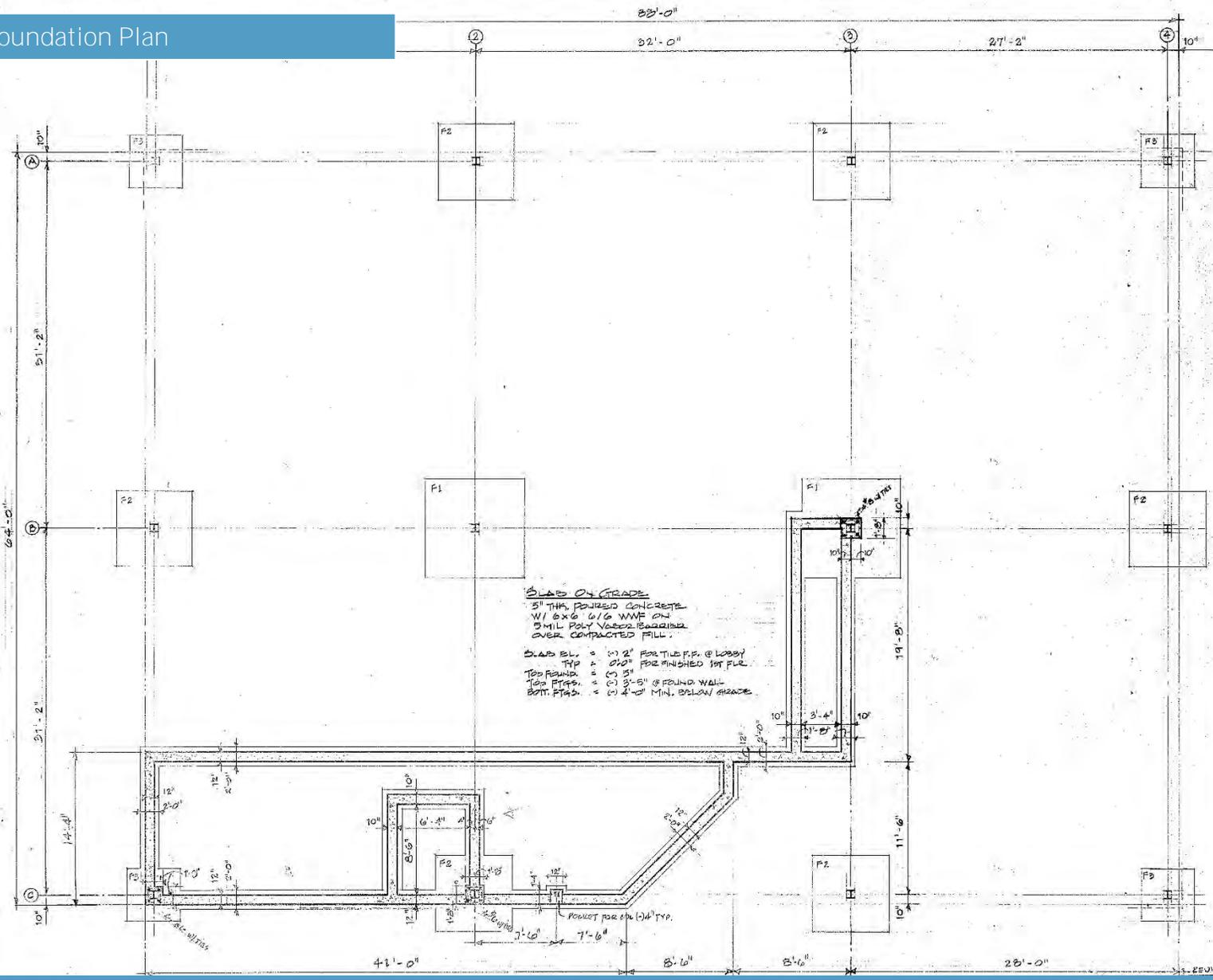
VIDAL/WETTENSTEIN, LLC



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

727 Honeyspot Road, Stratford, CT

Foundation Plan



MARK	LOCATION (GRID)	SIZE & REINFORCING	LOUIS	COLUMN DISE
F1	2B, 2B	6" x 6" x 2'-0" W/ 4 #4 BARS	215 X	10" x 10" TO 2ND 8" x 8" @ 2ND FLOOR
F2	1B, 2A, 3A, 4B, 2D, 3C	6" x 6" x 2'-0" W/ 4 #4 BARS	155 X	10" x 10" TO 2ND 8" x 8" @ 2ND FLOOR
F3	1A, 4A, 1C, 4C	6" x 6" x 2'-0" W/ 4 #4 BARS	81 X	10" x 10" TO 2ND 8" x 8" @ 2ND FLOOR

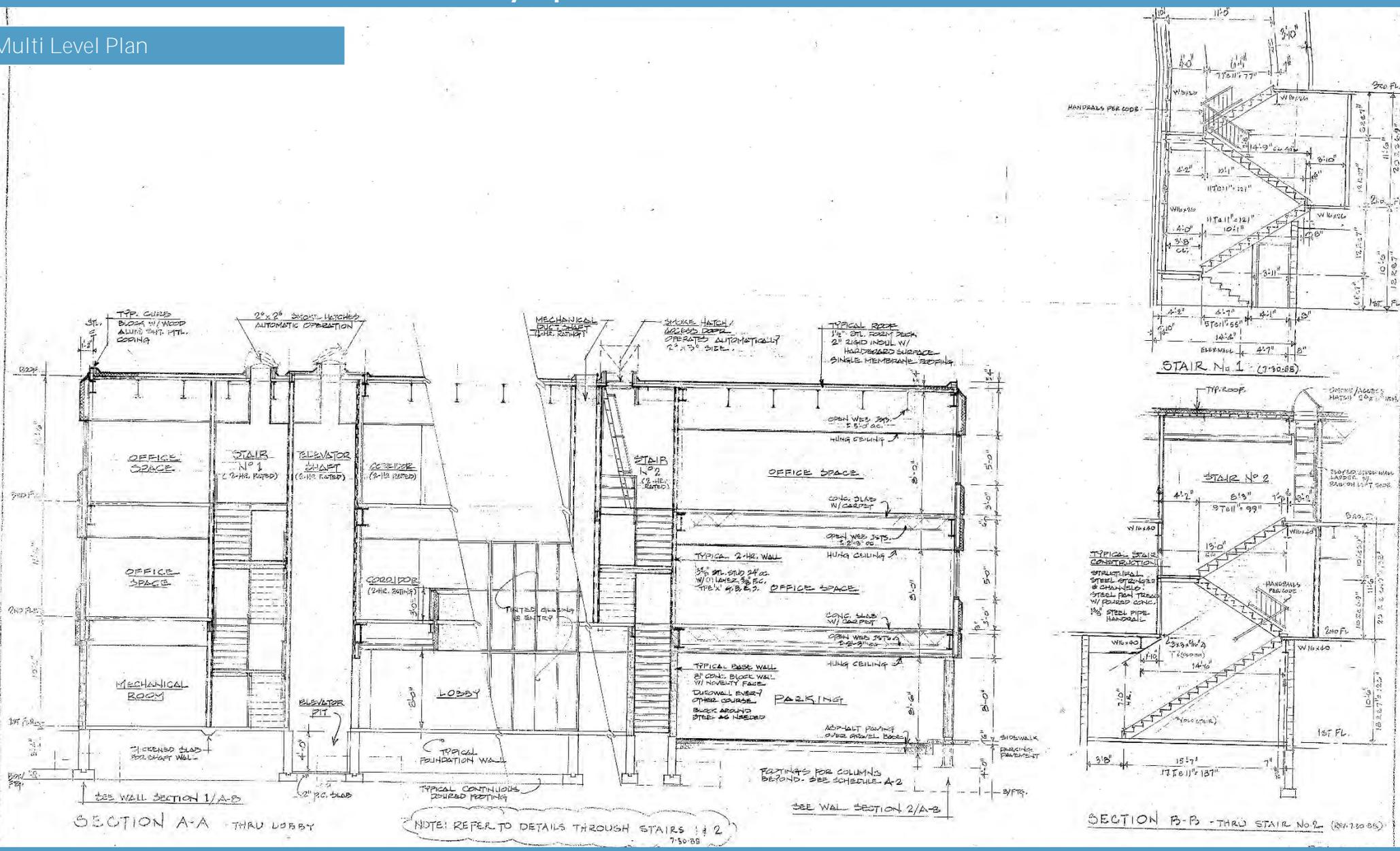
DESIGN NOTES: (Assume 2 TYP./S.P. SOIL BASELINE DATA)
 BASE LL 40 P.S.F. INR. P.L.R. LL 50 P.S.F. CONC. STRENGTH
 RL 20 P.S.F. RL 70 P.S.F. 3000 P.S.I.
 FL 60 P.S.F. FL 70 P.S.F. 4000 P.S.I.



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

727 Honeyspot Road, Stratford, CT

Multi Level Plan



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

7.1. Uses permitted in CA district.

7.1.1 Any use permitted in an RM or LB district including residence apartments subject to all provisions of Sections 5.1, 5.3 and 6.1.

7.1.1.1 Residential developments of three to seven residential units or mixed-use developments which combine other uses permitted in the CA District with residential developments of three to seven units, subject to a determination by the Zoning Commission that such uses comply with the standards for Special Case approval under Section 20 of the Zoning Regulations and the following additional standards: [Effective 6-17-1998]

- 1) The lot area for such uses shall be a minimum of 3,750 square feet per dwelling unit.
- 2) A minimum of 400 square feet of land area per dwelling unit shall be established for outdoor recreational purposes to serve the residents of said development. The land set aside for this purpose shall be generally flat, provided in a contiguous location, and of such character that it is conducive to its intended recreational use. In no case will land intended to meet the minimum open space requirements of these Regulations for CA Districts be utilized to fulfill the recreation requirements.
- 3) The proposed use must meet the off-street parking standards of Section 12.5.1.1.
- 4) Since CA Districts exist in such a wide variety of locations in Stratford, the Zoning Commission shall, in approving such uses, give full consideration to the character of existing land uses and zoning districts in the vicinity of this proposed use to assure the feasibility of providing a quality residential environment.

7.1.2 For purpose of clarification, all those areas of the Town of Stratford legally zoned as Business 1, Business 2, Business A, are declared to be a CA District. All uses existing in these business zones are conforming uses at the time of the adoption of the respective regulations may be continued as conforming uses at the same locations, but none may be extended except in conformance with all the requirements of these Regulations for CA Districts.

7.1.3 Retail services, agencies or stores conducted indoors which do not have for sale on the premises any merchandise or service giving off any objectionable noise, odor, smoke or dust noticeable off the premises; excluding the manufacture, processing or servicing of materials except as customarily incidental to a retail use, the sale of alcoholic beverages except as permitted under Section 15 of these Regulations, and those uses named in Section 7.2 of these Regulations.

7.1.3.1 Retail display or sales of article associated with landscaping, nursery, home supply retail centers, sales of seasonal products or garden centers out of doors shall be permitted in the Retail Commercial Districts (CA) and (CF) on lots with over 50,000 square feet of retail building space providing the articles of such display or sales areas are limited to two outdoor sales/display area per shopping center complex and shall be limited to the regulations of Section 7 of this chapter and the following limitations:

- A. Any article for outdoor display or sales shall be suitable and compatible with the principal use of the parcel. The use of the area shall be used to display and inventory materials for retail sale and not for warehousing.
- B. The area intended for use as outdoor display or sales shall be contiguous to the principal building and clearly screened or buffered from the public way by fencing or landscaping.
- C. The total square footage of outdoor display and sales area may not exceed 12% of the square footage of the indoor floor area of the store to which the outdoor sales area is subordinate without special case approval. Minor temporary landscaping sidewalk sale displays, reviewed under Section 3.26 of the Zoning Regulations are exempt from this requirement.
- D. The setback for outdoor display and sales areas shall meet the general requirements of 3.26 and shall have a minimum setback of 75 feet from any public right-of-way.
- E. Outdoor display, sales or storage of any nonhazardous chemical or fertilizers (e.g., compost, manure and peat moss) shall be properly contained, lighted and protected from rain, snow or inclement weather and must be contained at all times in the designated fenced in area.
- F. The area intended for outdoor display or sales shall not interfere with vehicular or pedestrian circulation. All loading/unloading areas required to service the outdoor display area shall be serviced only from designated loading areas as shown on the site plan.
- G. A photometrics plan shall be provided detailing light type and wattage, installation location, mounting height, and ground level lighting intensity of all lighting in the outdoor sales area within the parcel and at adjacent property lines. Unless otherwise approved, the ground level lighting intensity caused by lighting of outdoor sales areas shall not exceed one footcandle at the property line.
- H. Materials which are stacked or stored in the outdoor sales and display area shall meet all federal, state and local safety codes and shall in no case exceed the height of the fence which shall be limited in height to a maximum of 24 feet.
- I. The area of outdoor sales shall require the same minimum number of parking spaces and will be permitted the same signage as the standards for indoor sales in the district in accordance with Sections 12 and 16 of this chapter. Any such sign shall only identify the business conducted therein.
- J. Materials for roofs, screens or coverings shall be aesthetically compatible with the principal building.

7.1.3.2 The plans demonstrating compliance with Section 7.1.3.1 of this chapter shall be subject to site plan review by the Zoning Commission.

7.1.4 Public garages, motor vehicle service stations with limited and general repairers license, and automobile sales rooms or outdoor sales areas for these uses; provided, however, a self-

service gasoline station shall be subject to the approval of the Zoning Commission as a special case. [Effective 6-13-1976; 4-27-1980]

7.1.5 Theaters for indoor motion picture projection, indoor dramatic or musical productions, radio and television broadcasting studios.

7.1.6 Assembly halls, dance halls and bowling alleys.

7.1.6.1 Billiard and pool parlors and similar inclosed places of amusement which contain more than three mechanical amusement devices as defined in Section 1.1 shall be heard as a special case in accordance with Section 20 of these Regulations. [Effective 4-27-1982]

7.1.7 Hotels, motels and restaurants. Hotels and motels are subject to the approval of the Zoning Commission as a special case as provided under Section 20 of these Regulations.

7.1.7.1 Drive-in restaurants subject to the approval of the Zoning Commission as a special case as provided under Section 20 of these Regulations. [Effective 9-23-1969]

7.1.7.2 Outside dining regulation. Outside dining subject to and in compliance with the following standards: **[Effective 12-29-2021]**

- (a) Outside dining areas containing more than 16 seats are subject to the parking requirements of Subsection 12.5.7. Outside dining areas with less than 16 seats are exempt from parking requirements although the staff may consider existing parking conditions in evaluating each request.
- (b) Outside dining is permitted year-round subject to all Health Department Regulations; however, all canopies, umbrellas and tables shall be removed during extended periods when seating is not in use or during snowfall events to allow for proper snow removal.
- (c) The outdoor dining area shall be contiguous to the establishment to which it is accessory.
- (d) Any establishment providing outside dining shall provide to the Office of Planning and Zoning a certificate of insurance indicating liability coverage.
- (e) All outdoor seating must allow for pedestrian circulation and must not interfere with or impede pedestrian traffic on public sidewalks, restrict access to any portion of the building by emergency services, and must not impede vehicular traffic entering driveways or accessways.
- (f) Outdoor eating areas shall provide adequate trash receptacles.
- (g) Extended retractable awnings, canopies, or large umbrellas shall be permitted and located to provide shade for patrons and shall be safely anchored. Umbrellas are to be closed when the outdoor eating area is not in use.
- (h) Outdoor eating areas are not entitled to additional signage, beyond that permitted for the use.

- 7.1.8 Public parking lots or buildings operated as a business for renting parking space to the public. No part of such lots or buildings may be counted toward the minimum required under this section, or Section 12, for other business establishments.
- 7.1.9 Newspaper establishments, job printing shop or an electric or gas substation, subject to the provisions of Section 7.1.3 as to objectionable noise, odor, smoke or dust.
- 7.1.10 Accessory uses customarily incidental to a permitted use, including private garages for the storage of motor vehicles used in connection with a permitted use, but not in violation of back or side yard requirements.
- 7.1.11 A nursing home subject to the provisions set forth in Section 6.1.12.
- 7.1.12 Affordable housing developments subject to the requirements of Section 5.4 and Section 20 of the Zoning Regulations.
- 7.1.13 Adult oriented, body-piercing and/or tattoo establishments subject to the following distance and size limitation.
- A) All adult-oriented, body-piercing and/or tattoo establishments shall be located a minimum of 1,000 feet from a residential district, church, park, playground, library, day-care establishment, school for the instruction of children under 16 years of age or any place frequented by minors and a minimum of 2,000 feet between any of these uses.
 - B) All distances shall be measured in a straight line from property line to property line containing the above uses representing the shortest distance between the two lots.
 - C) Adult-oriented, body-piercing and/or tattoo establishments shall not exceed a total floor area of 5,000 square feet.
 - D) Body-piercing and/or tattoo establishments are subject to the approval of the Zoning Commission as a special case under Section 20 of these Regulations.
- 7.1.14 Assisted living residential facilities, subject to the same standards as set forth in Section 6.1.13.
- 7.1.15 A car wash subject to the approval of the Zoning Commission as a special case as provided under Section 20 of these Regulations. **[Adopted 7-9-2001]**
- 7.1.16 A self-storage facility subject to the approval of the Zoning Commission as a special case, as provided for under Section 20 of these Regulations, provided that the following standards shall apply:
- (a) The facility shall be located on a lot of not less than 10 acres in size under one ownership.
 - (b) The facility shall be part of a mixed-use building, or buildings, into which are incorporated other permitted uses in the underlying zone.
 - (c) The height limitations of the underlying zone are suspended subject to the Zoning Commission establishing an appropriate height for the facility on a case-by-case basis, given the topography of the site, its proximity to other existing structures, the height of

same, and the relationship of the height of the proposed facility to infrastructure or transportation facilities adjacent thereto, but in no event shall exceed 50 feet in height or four stories.

7.1.17 A commercial sign which has been relocated pursuant to the provisions of Section 16.6.5.3.

7.1.18 Professional offices, business offices, medical offices, financial institutions or uses considered to be similar by the Zoning Commission.

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 Manufacturing	8,572	
<i>Transportation Equipment Manufacturing</i>		76%
2 Health Care and Social Assistance	3,553	
<i>Ambulatory Health Care Services</i>		42%
3 Government	2,850	
<i>Local Government</i>		75%
4 Transportation and Warehousing	2,684	
<i>Transit, Ground Passenger Transport</i>		27%
5 Retail Trade	1,922	
<i>Food and Beverage Stores</i>		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

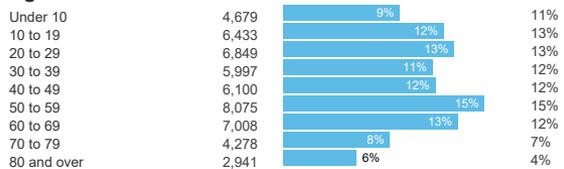
Data from Municipalities, 2023

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

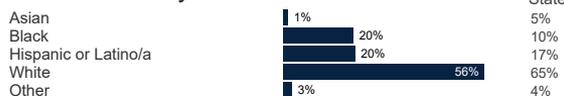
Demographics

ACS, 2017–2021

Age Distribution

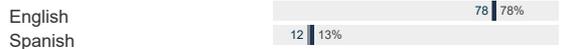


Race and Ethnicity

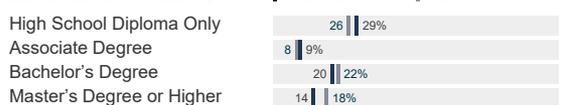


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



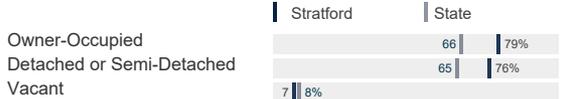
Educational Attainment



Housing

ACS, 2017–2021

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



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%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

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

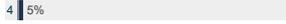
Stratford, Connecticut

Labor Force

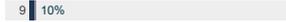
CT Department of Labor, 2022

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

Unemployment Rate



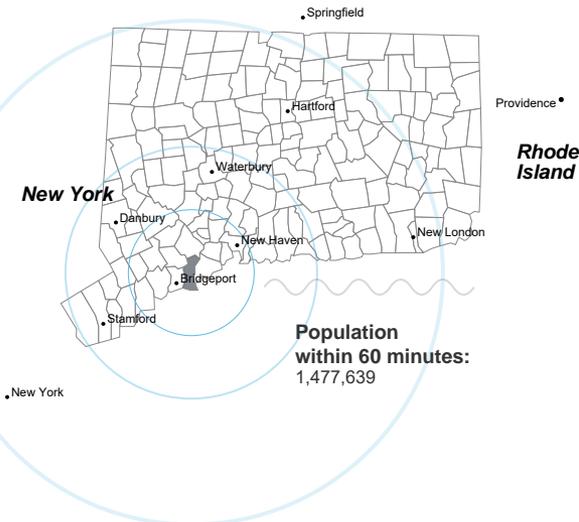
Self-Employment Rate*



*ACS, 2017–2021

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

Massachusetts



Population within 60 minutes: 1,477,639

Access

ACS, 2017–2021

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

Commute Mode



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%



Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties. advancect.org/site-selection/ct-sitefinder

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

Feedback is welcome, and should be directed to info@ctdata.org

These Profiles can be used free of charge by external organizations, as long as *AdvanceCT* and *CTData Collaborative* are cited. No representation or warranties, expressed or implied, are given regarding the accuracy of this information.