



VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

LAND AVAILABLE FOR SALE



**1019 Main Street
Stratford, Connecticut**

Acres: .82

Great spot to build your own or investment project!

Zone: CA, variety of commercial & multifamily uses

Frontage: 150 feet · Depth: 246 feet

Utilities: city water, city sewer, natural gas

Excellent sight line · High traffic count · Level lot · Ready to develop

Bridgeport Sikorsky airport 1/2 mile

1 hour to Major New York airports

5 minute drive to Stratford RR station

Convenient to exits 30 and 31 on I-95

Price: \$269,000

For additional information please contact: Randy Vidal

Email · randy@vidalwettenstein.com



Individual Members
Society of Industrial and Office

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Phone: (203) 226-7101 · Ext 3

www.vidalwettenstein.com

13

12

11

10

N 14° 20' 54" W 150.00

S 80° 57' 18" W

N 80° 48' 22" E 246.41

TOTAL AREA
35,906 m^2
0.82 AC.



asphalt

ASPHALT ENCROACHES
MAX. 1.3'

233.34

150.00

S 09° 20' 43" E

360

← 347.95' to CHD

MAIN

STREET

ESTATE

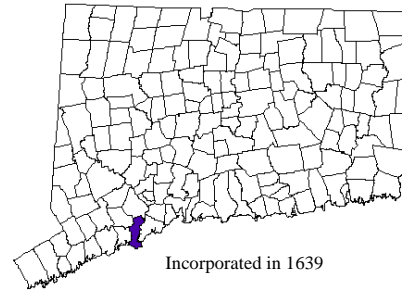
Handwritten notes:
959
- 11/1/11

Stratford, Connecticut

CERC Town Profile 2011

Town Hall
2725 Main Street
Stratford, CT 06615
(203) 385-4001

Belongs to
Fairfield County
LMA Bridgeport - Stamford
Greater Bridgeport Economic Dev. Region
Greater Bridgeport Planning Area



Incorporated in 1639

Demographics

<i>Population (2010)</i>	<i>Town</i>	<i>County</i>	<i>State</i>	<i>Race/Ethnicity (2010)</i>	<i>Town</i>	<i>County</i>	<i>State</i>
1990	49,389	827,645	3,287,116	White	40,641	696,534	2,786,761
2000	49,976	882,567	3,405,565	Black	4,819	91,016	337,299
2010	48,817	898,137	3,511,137	Asian Pacific	1,101	40,545	128,651
2015	47,447	908,999	3,545,169	Native American	40	907	6,418
'10-'15 Growth / Yr	-0.6%	0.2%	0.2%	Other/Multi-Race	2,216	69,135	252,008
				Hispanic (any race)	4,420	137,979	411,629
Land Area (sq. miles)	18	626	5,009	<i>Poverty Rate (2009)</i>	4.7%	7.5%	8.7%
Pop./ Sq. Mile (2010)	2,777	1,435	701	<i>Educational Attainment (2010)</i>			
Median Age (2010)	43	40	40	Persons Age 25 or Older	<i>Town</i>	<i>%</i>	<i>State</i>
Households (2010)	19,276	327,670	1,337,758	High School Graduate	11,540	34%	689,864
Med HH Inc. (2010)	\$60,461	\$77,620	\$65,686	Some College	8,141	24%	585,203
				Bachelors or More	10,394	30%	842,517
<i>Age Distribution (2010)</i>							
	<i>0-4</i>	<i>5-17</i>	<i>18-24</i>	<i>25-49</i>	<i>50-64</i>	<i>65+</i>	<i>Total</i>
Male	1,335 3%	4,137 8%	1,954 4%	7,266 15%	4,881 10%	3,778 8%	23,351
Female	1,348 3%	4,039 8%	1,866 4%	7,524 15%	5,386 11%	5,303 11%	25,466
County Total	57,382 6%	160,277 18%	81,440 9%	291,013 32%	183,490 20%	124,535 14%	898,137
State Total	211,807 6%	586,571 17%	330,532 9%	1,173,203 33%	708,910 20%	500,114 14%	3,511,137

Economics

<i>Business Profile (2005)</i>	<i>% of Total</i>		<i>Top Five Grand List (2009)</i>	<i>Amount</i>	<i>% of Net</i>
<i>Sector</i>	<i>Establishments</i>	<i>Employment</i>	Grand list data not provided		
Agriculture	2.0%	0.8%			
Const. and Mining	13.0%	7.0%			
Manufacturing	6.4%	12.1%			
Trans. and Utilities	3.6%	5.3%			
Trade	22.7%	20.1%			
Finance, Ins. and Real Estate	7.5%	4.8%			
Services	41.8%	41.0%			
Government	3.1%	8.9%			
			Net Grand List ()		
			<i>Top Five Major Employers (2006)</i>		
			Sikorsky Aircraft Corporation	Dresser Instrument	
			Town of Stratford	United Parcel Services	
			Stratford Retailers Condo Associa		
				<i>Town</i>	<i>State</i>
			<i>Retail Sales (2007)</i>	\$7,981,471,188	\$136,936,194,241
			<i>All Outlets</i>		

Education

<i>2009-2010 School Year</i>	<i>Town</i>	<i>State</i>	<i>Connecticut Mastery Test Percent Above Goal</i>							
			<i>Grade 4</i>		<i>Grade 6</i>		<i>Grade 8</i>			
			<i>Town</i>	<i>State</i>	<i>Town</i>	<i>State</i>	<i>Town</i>	<i>State</i>		
Total Town School Enrollment	7,590	552,782	Reading	62	61	72	69	68	69	
Most public school students in Stratford attend Stratford School District, which has 7,288 students.			Math	63	64	74	69	62	65	
			Writing	64	64	70	62	70	67	
			<i>Average SAT Score</i>							
			<i>Average Class Size</i>			<i>Town</i>			<i>State</i>	
For more education data please see:	<i>Students per Computer</i>	<i>Town</i>	<i>State</i>	Grade K	Grade 2	Grade 7	Reading	461	503	
http://www.state.ct.us/sde/	Elementary:	3.6	4.1	Grade 5	20.9	Grade 7	23.4	Writing	469	506
	Middle:	2.9	2.8	High School	20.6	Math	468	508		
	Secondary:	3.1	2.7							

Government

Government Form: Council-Manager

Total Revenue (2009)	\$182,651,151	Total Expenditures (2009)	\$182,124,913	Annual Debt Service (2009)	\$18,731,130
Tax Revenue	\$139,314,290	Education	\$95,522,351	As % of Expenditures	10.3%
Non-tax Revenue	\$43,336,861	Other	\$67,871,432	Eq. Net Grand List (2007)	\$7,495,976,591
Intergovernmental	\$35,293,644	Total Indebtness (2009)	\$136,816,743	Per Capita	\$149,956
Per Capita Tax (2009)	\$2,912	As % of Expenditures	75.1%	As % of State Average	90%
As % of State Average	119.5%	Per Capita	\$2,860	Date of Last Revaluation (2009)	2004
		As % of State Average	134.9%	Moody's Bond Rating (2009)	A1
				Actual Mill Rate (2007)	28.86
				Equalized Mill Rate (2007)	16.17
				% of Grand List Com/Ind (2007)	13.8%

Housing/Real Estate

<i>Housing Stock (2009)</i>	Town	County	State	Owner Occupied Dwellings (2009)	13,059	204,640	812,964
Existing Units (total)	20,931	352,621	1,452,007	As % Total Dwellings	66%	58%	57%
% Single Unit	75.4%	65.1%	64.8%	Subsidize Housing (2008)	1,123	28,382	149,355
New Permits Auth. (2009)	15	1,199	3,786	<i>Distribution of House Sales (2009)</i>			
As % Existing Units	0.07%	0.34%	0.26%	Town	County	State	
Demolitions (2009)	5	384	1,219	Number of Sales			
House Sales (2009)	308	3,045	14,696	Less than \$100,000	4	24	346
Median Price	\$250,000	\$495,000	\$265,000	\$100,000-\$199,999	53	89	3,539
Built Pre 1950 share (2000)	38.8%	31.5%	31.5%	\$200,000-\$299,999	179	452	4,847
				\$300,000-\$399,999	56	561	2,510
				\$400,000 or More	16	1,919	3,454

Labor Force

<i>Place of Residence (2009)</i>				<i>Commuters (2000)</i>			
	Town	County	State	Commuters into Town from:	Town Residents Commuting to:		
Labor Force	26,261	471,964	1,889,947	Stratford	5,958	Stratford	5,958
Employed	23,913	435,361	1,734,291	Bridgeport	4,419	Bridgeport	3,997
Unemployed	2,348	36,603	155,656	Milford	1,832	Fairfield	1,581
Unemployment Rate	8.9%	7.8%	8.2%	Shelton	1,600	Milford	1,428
<i>Place of Work (2009)</i>				Trumbull	911	Shelton	1,366
# of Units	1,272	32,886	104,314	West Haven	715	Trumbull	1,281
Total Employment	24,238	399,983	1,615,355	Fairfield	633	Norwalk	1,149
2000-'09 Growth AAGR	-1.0%	-0.7%	-0.4%	Ansonia	533	Stamford	1,050
Mfg Employment	n.a.			Stamford	518	New Haven	732
				Norwalk	474	Westport	705

Other Information

<i>Banks (2007)</i>	Town	State	<i>Residential Utilities</i>				
	8	1,029	Electric Provider				
<i>Crime Rate (2009)</i>			The United Illuminating Co.				
Per 100,000 Residents	312	298	<i>Distance to Major Cities</i>	<i>Miles</i>	(800) 257-0141		
			Hartford	45	Gas Provider		
			Boston	134	Southern Connecticut Gas Company		
<i>Library (2010)</i>	Town		New York City	57	(203) 382-8111		
Total Volumes	166,500		Providence	98	Water Provider		
Circulation Per Capita	9.8				Aquarion Water Company		
					(800) 732-9678		
					Cable Provider		
					CABLEVISION SYSTEMS OF SOUTHER		
					(203) 336-2225		