

1110 Broadbridge Avenue, Stratford, CT

AVAILABLE FOR SALE

3,104± Square Feet

The building is in pristine condition.

Ideal for many professional firms. Attorneys, Accountants, Marketing and Advertising firms, etc.

Attractive pricing as compared to lower Fairfield County.

Abundant workforce with an easy commute.

Central location. Walking distance to banks, restaurants, public transportation and Metro North Rail.

Stratford a business-friendly community.

For information contact Randy Vidal
203-226-7101 Ext 3
randy@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.



SIOR

Individual Members
Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

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

1110 Broadbridge Avenue, Stratford, CT

AVAILABLE FOR SALE

3,104± Square Feet

1st floor: breakroom, lavatory, four offices and one conference room

2nd floor: dual hallways, two lavatories, six offices; two with an alcove and can be used as conference rooms.

Walk-up attic and full basement.

200 amp electric. Split HVAC system with two zones on the 1st floor and 1 zone on the 2nd floor.

Total renovation done in 2008 including new roof.

Parking for 12

Handicapped accessible ramp



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Data Sheet

Building Info				Utilities	
Total Bldg. Sq FT:	3104	Heating Type:	Hot Air	Amps:	200
Available Sq Ft:	3,104	AC Main Bldg:	Yes	Water:	City
Acres:	0.19	AC Office:	Yes	Sewer:	City
Zoning:	LB Light Biz.	Construction Type:	Wood Frame	Gas:	Yes
Number of Floors:	2	Year Built:	1941/2008	Fiber Optic.	Yes
Occupancy:	Immediate				
Tax Assessment:	\$356,440			Transportation	
Taxes:	\$14,400			Distance to Hwy:	1/4 mile
Asking Sale Price:	\$389,500			Nearest Hwy:	I-95
				Public Transportation:	
				Bus	walking distance
				Railroad	walking distance

Fire and Security system. Building and grounds in pristine condition. Ideal for any professional user.
Walk to banks, shopping and public transportation.

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1st Floor



Offices



Offices



Front Porch and Entrance

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2nd Floor



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Additional Exterior Photos



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¼ mile to I-95 and 10 minutes to
Merritt parkway and Routes 8 and 25.



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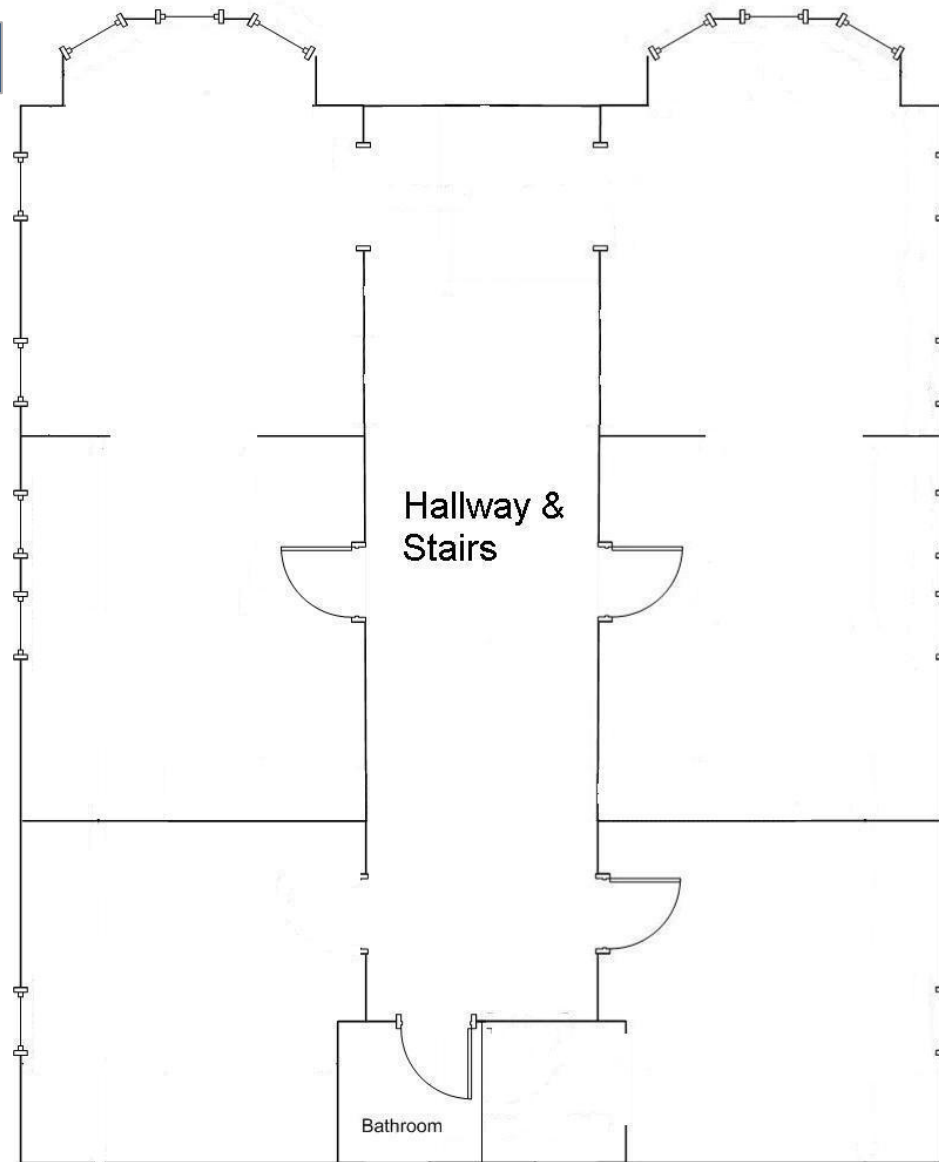
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1st Floor Plans



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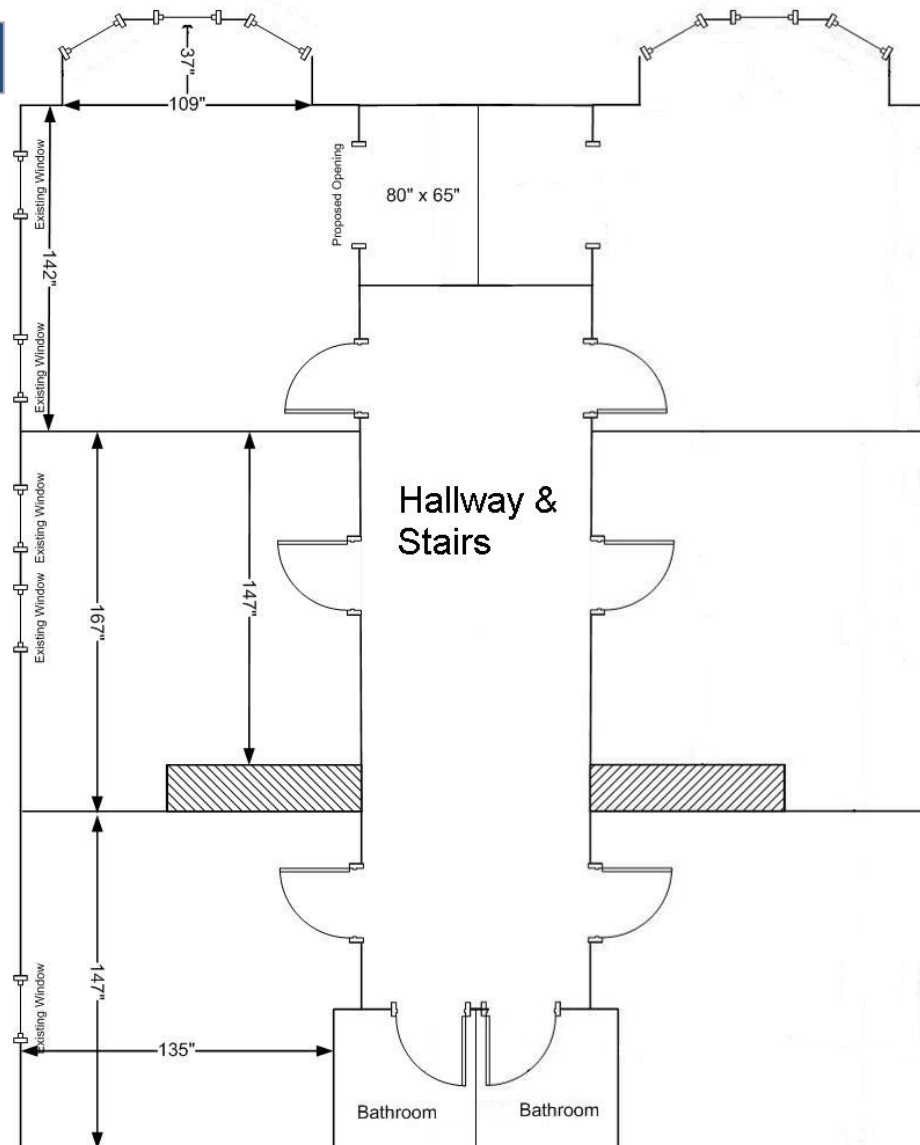
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2nd Floor Plans



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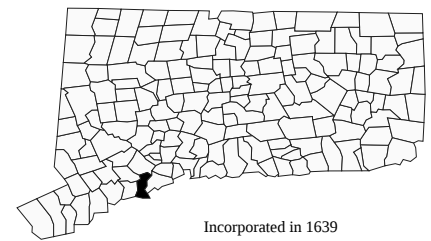
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Stratford, Connecticut

CERC Town Profile 2019 *Produced by Connecticut Data Collaborative*

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

Belongs To
Fairfield County
LMA Bridgeport - Stamford
Metropolitan Planning Area



Incorporated in 1639

Demographics

Population

	Town	County	State
2000	49,976	882,567	3,405,565
2010	51,384	916,829	3,574,097
2013-2017	52,529	947,328	3,594,478
2020	51,903	944,692	3,604,591
'17 - '20 Growth / Yr	-0.4%	-0.1%	0.1%

	Town	County	State
Land Area (sq. miles)	17	625	4,842
Pop./Sq. Mile (2013-2017)	3,005	1,516	742
Median Age (2013-2017)	44	40	41
Households (2013-2017)	20,179	337,678	1,361,755
Med. HH Inc. (2013-2017)	\$72,757	\$89,773	\$73,781

	Town	State
Veterans (2013-2017)	2,865	180,111

Age Distribution (2013-2017)

	0-4	5-14	15-24	25-44	45-64	65+	Total
Town	2,329 4%	5,409 10%	6,361 12%	12,758 24%	15,439 29%	10,233 19%	52,529 100%
County	53,055 6%	125,776 13%	126,096 13%	229,587 24%	271,888 29%	140,926 15%	947,328 100%
State	186,188 5%	432,367 12%	495,626 14%	872,640 24%	1,031,900 29%	575,757 16%	3,594,478 100%

Race/Ethnicity (2013-2017)

	Town	County	State
White Non-Hisp	33,813	595,323	2,446,049
Black Non-Hisp	7,531	98,931	350,820
Asian Non-Hisp	1,700	48,421	154,910
Native American Non-Hisp	336	1,372	5,201
Other/Multi-Race Non-Hisp	1,103	22,669	84,955
Hispanic or Latino	8,046	180,379	551,916

	Town	County	State
Poverty Rate (2013-2017)	8.2%	8.8%	10.1%

Educational Attainment (2013-2017)

	Town		State	
High School Graduate	11,778	31%	673,582	27%
Associates Degree	3,478	9%	188,481	8%
Bachelors or Higher	12,837	33%	953,199	38%

Economics

Business Profile (2018)

Sector	Units	Employment
Total - All Industries	1,397	24,926
23 - Construction	122	1,366
31-33 - Manufacturing	75	8,238
44-45 - Retail Trade	142	2,088
48-49 - Transportation and Warehousing	46	1,772
62 - Health Care and Social Assistance	147	2,949
Total Government	26	1,854

Top Five Grand List (2018)

	Amount
Sikorsky, A Lockheed Martin Company	\$74,430,930
Second Avenue Development LLC	\$21,192,150
Stonybrook Gardens Cooperative, Inc.	\$19,099,710
UB Dockside, LLC	\$17,097,220
Avalon at Stratford LLC	\$16,277,170
Net Grand List (SFY 2016-2017)	\$4,478,991,696

Major Employers (2018)

Sikorsky, A Lockheed Martin Company	Town of Stratford
United Parcel Service	Lord Chamberlain Nursing & Rehabilitation Center
Ashcroft, Inc.	

Education

2018-2019 School Year

	Grades	Enrollment
Stratford School District	PK-12	6816

Smarter Balanced Test Percent Above Goal (2017-2018)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	45.6%	53.8%	43.2%	51.3%	23.3%	43.0%
ELA	45.2%	53.1%	51.0%	54.9%	43.7%	56.1%

Pre-K Enrollment (PSIS)

	2018-2019
Stratford School District	179

Rate of Chronic Absenteeism (2017-2018)

	All
Connecticut	10.7%
Stratford School District	12.8%

4-Year Cohort Graduation Rate (2017-2018)

	All	Female	Male
Connecticut	88.3%	91.8%	85.1%
Stratford School District	92.2%	95.6%	88.8%

Public vs Private Enrollment (2013-2017)

	Town	County	State
Public	87.2%	82.2%	86.8%
Private	12.8%	17.8%	13.2%

Stratford, Connecticut

CERC Town Profile 2019



Connecticut
Economic
Resource Center

Government

Government Form: Mayor - Council

Total Revenue (2017)	\$229,788,440	Total Expenditures (2017)	\$231,734,864	Annual Debt Service (2017)	\$33,098,966
Tax Revenue	\$174,120,628	Education	\$125,907,159	As % of Expenditures	14.3%
Non-tax Revenue	\$55,667,812	Other	\$105,827,705	Eq. Net Grand List (2017)	\$6,666,989,582
Intergovernmental	\$49,234,555	Total Indebtedness (2017)	\$285,060,417	Per Capita	\$127,366
Per Capita Tax (2017)	\$3,300	As % of Expenditures	123.0%	As % of State Average	84.4%
As % of State Average	112.6%	Per Capita	\$5,446	Moody's Bond Rating (2017)	A1
		As % of State Average	216.6%	Actual Mill Rate (2017)	38.99
				Equalized Mill Rate (2017)	25.91
				% of Net Grand List Com/Ind (2017)	17.7%

Housing/Real Estate

Housing Stock (2013-2017)

	Town	County	State
Total Units	21,745	369,044	1,507,711
% Single Unit (2013-2017)	65.8%	58.0%	59.2%
New Permits Auth (2017)	84	1,719	4,547
As % Existing Units	0.4%	0.5%	0.3%
Demolitions (2017)	6	538	1,403
Home Sales (2017)	479	5,187	21,880
Median Price	\$250,700	\$417,800	\$270,100
Built Pre-1950 share	32.9%	29.0%	29.3%
Owner Occupied Dwellings	16,080	228,666	906,798
As % Total Dwellings	79.7%	67.7%	66.6%
Subsidized Housing (2018)	1,343	34,037	167,879

Distribution of House Sales (2017)

	Town	County	State
Less than \$100,000	4	34	536
\$100,000-\$199,999	67	343	5,237
\$200,000-\$299,999	249	749	6,681
\$300,000-\$399,999	114	865	3,863
\$400,000 or More	45	3,196	5,563

Rental (2013-2017)

	Town	County	State
Median Rent	\$1,224	\$1,439	\$1,123
Cost-burdened Renters	63.5%	54.6%	52.3%

Labor Force

	Town	County	State
Residents Employed	26,070	461,750	1,827,070
Residents Unemployed	1,280	19,017	78,242
Unemployment Rate	4.7%	4.0%	4.1%
Self-Employed Rate	7.8%	13.0%	10.0%
Total Employers	1,397	36,389	122,067
Total Employed	24,926	420,674	1,673,867

Connecticut Commuters (2015)

Commuters Into Town From:	Town Residents Commuting To:
Stratford, CT	4,032
Bridgeport, CT	3,915
Milford, CT	1,999
Shelton, CT	1,584
West Haven, CT	892
Trumbull, CT	827
Seymour, CT	626
	Shelton, CT
	1,341

Quality of Life

Crime Rates (per 100,000 residents) (2017)

	Town	State
Property	2,123	1,777
Violent	171	228

Disengaged Youth (2013-2017)

	Town	State
Female	5.7%	4.2%
Male	4.1%	5.6%

	Town
Library circulation per capita	6.10

Distance to Major Cities

	Miles
Hartford	45
New York City	57
Providence	98
Boston	134
Montreal	300

Residential Utilities

Electric Provider
The United Illuminating Co. (800) 257-0141
Gas Provider
Southern Connecticut Gas Company (800) 659-8299
Water Provider
Aquarion Water Company (800) 732-9678
Cable Provider
Cablevisions Systems of Southern CT (203) 336-2225