

MEDICAL/PROFESSIONAL UNIT FOR SALE

2499 Main Street 2D, Stratford, CT



To arrange a tour contact:
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All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

2499 Main Street, 2D, Stratford, CT

VERY DESIRABLE DOWNTOWN LOCATION!

Space includes large waiting/reception area, 5 private offices, breakroom, 2 in-suite lavatories

- Prominent signage on Main Street and ample parking in large lot for customers/clients with reserved spaces available.
- A stand-up finished attic with a private staircase offers an additional 450sqft.
- This condo offers a working dental air compressor and evacuation motor.
- There is a private parking area, for the owner's vehicle only, behind the building, and a rear staircase to the condo, for undisclosed entry if desired.



Location: Directly across from train station in desirable downtown Stratford proximate to restaurants, shopping and other professional offices.
Easy on/off access to I-95 and minutes to Merritt Parkway (Route 15) via Main Street Stratford.

PROPERTY DETAILS

Building Area: 2,480± SF

Established orthodontist office with an open floor plan concept.

Easily converted to professional office needing both private offices and bullpen area.

Security System: Yes

Age: 1985±

HVAC: Electric

Heating: Oil - (city gas also available)

Gas: Yes natural gas

Water/ Sewer: City

Taxes: \$9,682.28 annual, est. common charges \$981/mo., est. sewer; \$580 annual

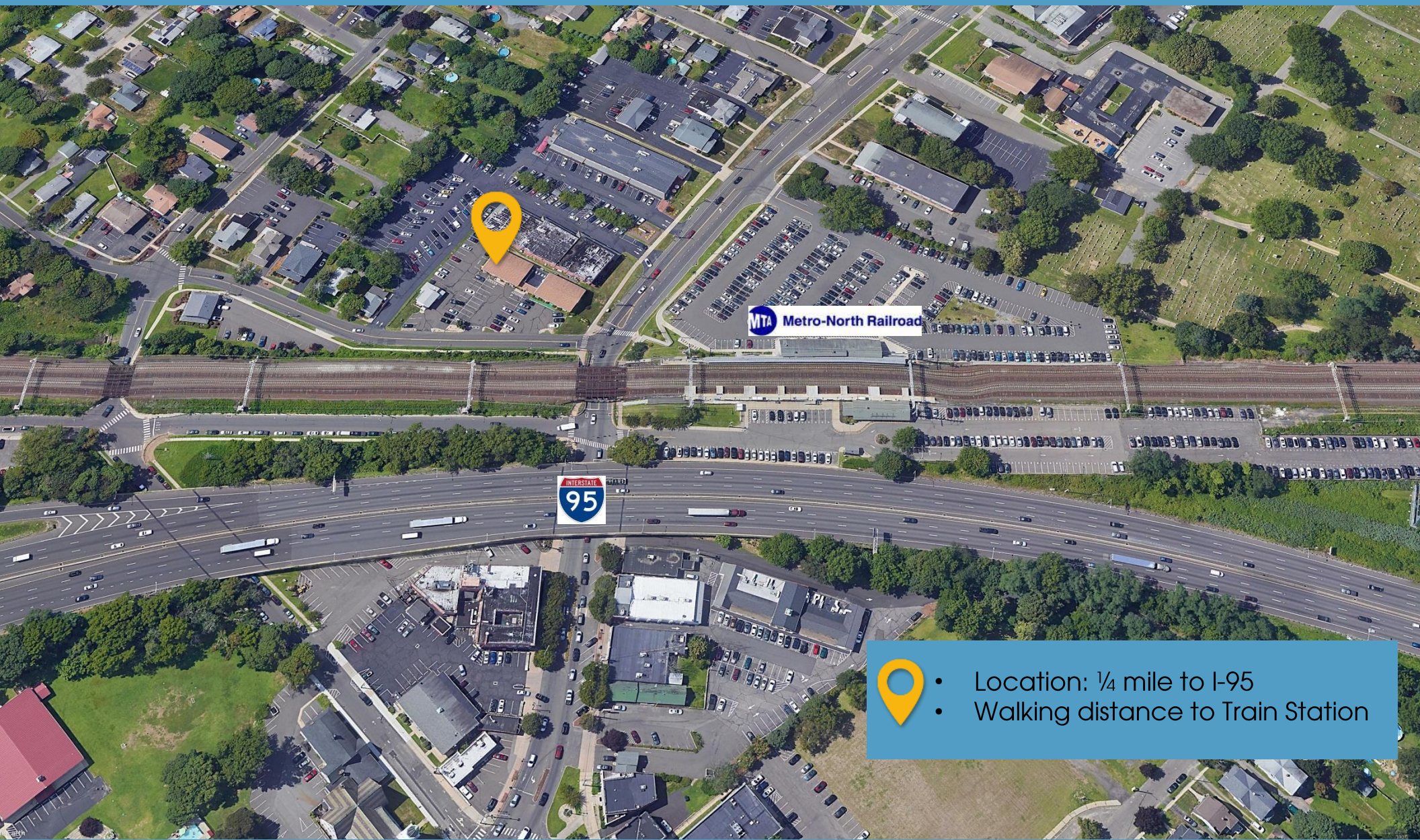
Sale Price: \$299,999

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*Space offers 11 chairs and ready for General Dentist.
Pedodontist or Pediatric Dentist.
Orthodontist.
Periodontist or Gum Specialist.
Endodontist or Root Canal Specialist.
Oral Pathologist or Oral Surgeon.
Prosthodontist.*



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

General

ACS, 2015–2019	Stratford	State
Land Area <i>mi</i> ²	17	4,842
Population Density <i>people per mi</i> ²	2,982	738
Number of Households	19,857	1,370,746
Median Age	42.6	41.0
Median Household Income	\$79,430	\$78,444
Poverty Rate	8%	10%

Economy

Top Industries

CT Department of Labor, 2019	Employment	Employers	Av. Wages
1 Manufacturing	7,961	73	\$108,089
2 Health Care & Social Assistance	3,024	153	\$47,793
3 Retail Trade	2,064	146	\$33,444
4 Transportation & Warehousing	1,882	48	\$52,739
5 Local Government	1,658	20	\$72,768
All Industries	24,431	1,428	\$70,373

SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses				5,689			
New Business Registrations by Year							
2001	254	2006	312	2011	309	2016	318
2002	291	2007	351	2012	285	2017	376
2003	279	2008	320	2013	273	2018	411
2004	309	2009	279	2014	290	2019	396
2005	353	2010	262	2015	334	2020	520

Key Employers

Data from municipalities, 2021

- 1 Sikorsky, A Lockheed Martin Company
- 2 Two Roads Brewery
- 3 Athletic Brewing
- 4 Bridgeport Fittings
- 5 Ashcroft, Inc.

Demographics

ACS, 2015–2019

Age Distribution

	Stratford	State
Under 10	5,305 10%	11%
10 to 19	5,626 11%	13%
20 to 29	7,176 14%	13%
30 to 39	6,184 12%	12%
40 to 49	6,397 12%	13%
50 to 59	7,987 15%	15%
60 to 69	6,543 13%	12%
70 to 79	4,043 8%	7%
80 and over	2,859 5%	5%

Race and Ethnicity

	Stratford	State
Asian <i>Non-Hispanic (NH)</i>	2%	4%
Black <i>NH</i>	16%	10%
Hispanic or Latino/a <i>Of any race</i>	18%	16%
White <i>NH</i>	62%	67%
Other <i>NH, incl. American Indian, Alaska Native, Native Hawaiian or Pacific Islander</i>	2%	3%

Language Spoken at Home

	Stratford	State
English	78	80%
Spanish	12	12%

Educational Attainment

	Stratford	State
High School Diploma Only	27	31%
Associate Degree	8	10%
Bachelor's Degree	20	22%
Master's Degree or Higher	13	17%

Housing

ACS, 2015–2019

	Stratford	State
Median Home Value	\$258,400	\$275,400
Median Rent	\$1,285	\$1,180
Housing Units	21,735	1,516,629
Owner-Occupied		
Detached or Semi-Detached	66	79%
Vacant	9	10%

Schools

CT Department of Education, 2020-21

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
Stratford School District	PK-12	6,699	132	92%
Statewide	-	513,079	15,300	88%

Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

	Math	ELA
Stratford School District	36%	48%
Statewide	48%	56%

Labor Force

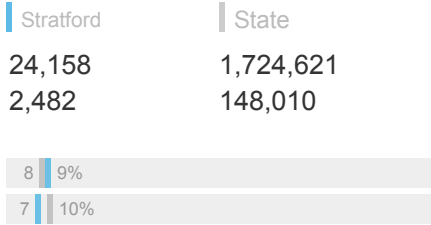
CT Department of Labor, 2020

	Stratford	State
Employed	24,158	1,724,621
Unemployed	2,482	148,010

Unemployment Rate

Self-Employment Rate*

*ACS, 2015–2019



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



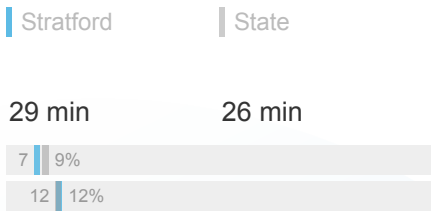
Access

ACS, 2015–2019

Mean Commute Time *Pre-Covid* 29 min 26 min

No Access to a Car

No Internet Access



Commute Mode

Public Transport

Walking or Cycling

Driving

Working From Home *Pre-Covid*



Public Transit

CTtransit Service

Other Public Bus Operations

Train Service

-
Greater Bridgeport Transit Authority
Metro-North

Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

Municipal Revenue

Total Revenue	\$234,041,729
Property Tax Revenue	\$180,421,843
per capita	\$3,456
per capita, as % of state av.	114%
Intergovernmental Revenue	\$48,171,466
Revenue to Expenditure Ratio	98%

Boston*

Municipal Expenditure

Total Expenditure	\$238,921,347
Educational	\$128,126,498
Other	\$110,794,849

Grand List

Equalized Net Grand List	\$6,585,078,288
per capita	\$126,717
per capita, as % of state av.	82%
Comm./Indust. Share of Net Grand List	17%

Actual Mill Rate	39.97
Equalized Mill Rate	27.28

Municipal Debt

Moody's Rating	A2
Total Indebtness	\$262,758,088
per capita	\$5,056
per capita, as % of state av.	196%
as percent of expenditures	110%

Annual Debt Service	\$35,380,372
as % of expenditures	15%

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ctdata.org/sitefinder

About Town Profiles

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