

# AVAILABLE FOR SALE

720 Barnum Avenue Cut-off, Stratford, CT



To arrange a tour contact:  
Bruce Wettstein, SIOR 203-226-7101 Ext 2  
[bruce@vidalwettstein.com](mailto:bruce@vidalwettstein.com)



VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880  
[www.vidalwettstein.com](http://www.vidalwettstein.com)

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

# 720 Barnum Avenue Cut-off, Stratford, CT

## Three-Level Office Building with Distinctive “Driveit” Façade

This well-designed office facility features an “Open Span” layout, allowing for flexible interior configurations. The building boasts abundant natural light through numerous windows and includes stylish architectural details. A 2,000 lb. ADA-compliant elevator services all three levels. The property is 90% occupied, approximately 2,500 sq/ft on the 3rd floor available.

### Also Included:

A single-family residence with 1,502 sq ft of living space.



# 720 Barnum Avenue Cut-off, Stratford, CT

## Three Level Office Building Plus a Residential Investment Property

### PROPERTY DETAILS

Office Building: 17,400± SF + Single Family Home

Land Area: .85 acres

Zone: RS-4

A/C: 100% air conditioned, 7 roof tops units

Parking: 79 off street spaces, additional are possible.

Roof: December 2024

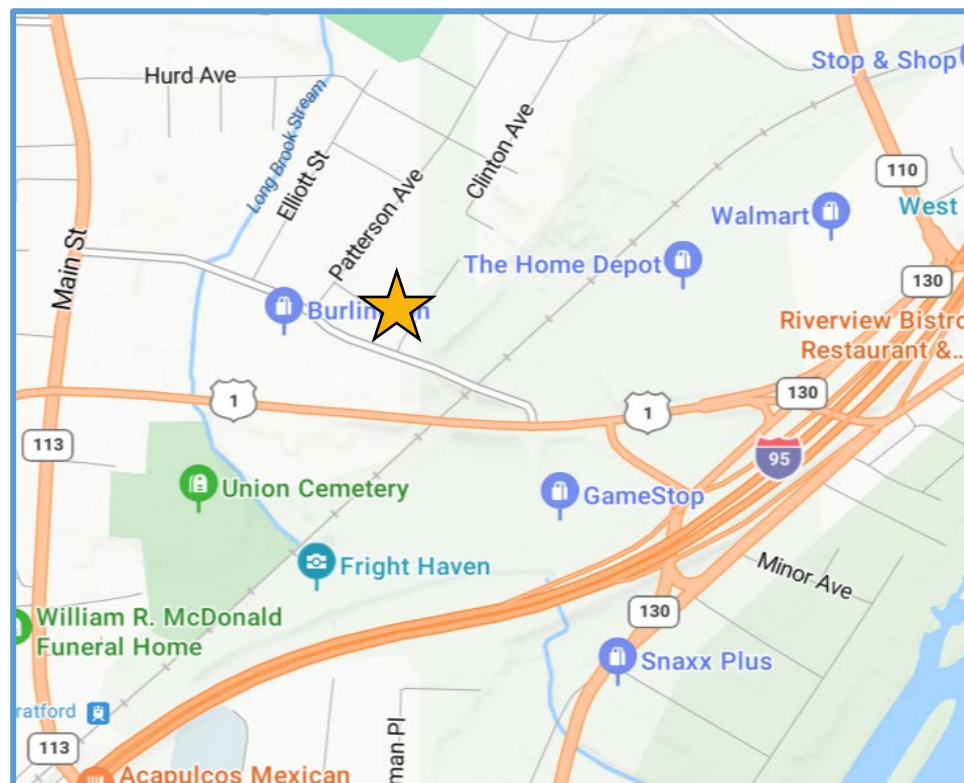
Water/ Sewer: City

Natural Gas : yes , forced air system

Electric: 600 amps, 208 volts, 3 phase

Sale Price: \$3,200,000.

## 2,000 SF Vacant on Upper Level



Location: Convenient to exit 32 & 33 of I-95

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## 605 Longbrook Avenue- Residential Investment Property Included



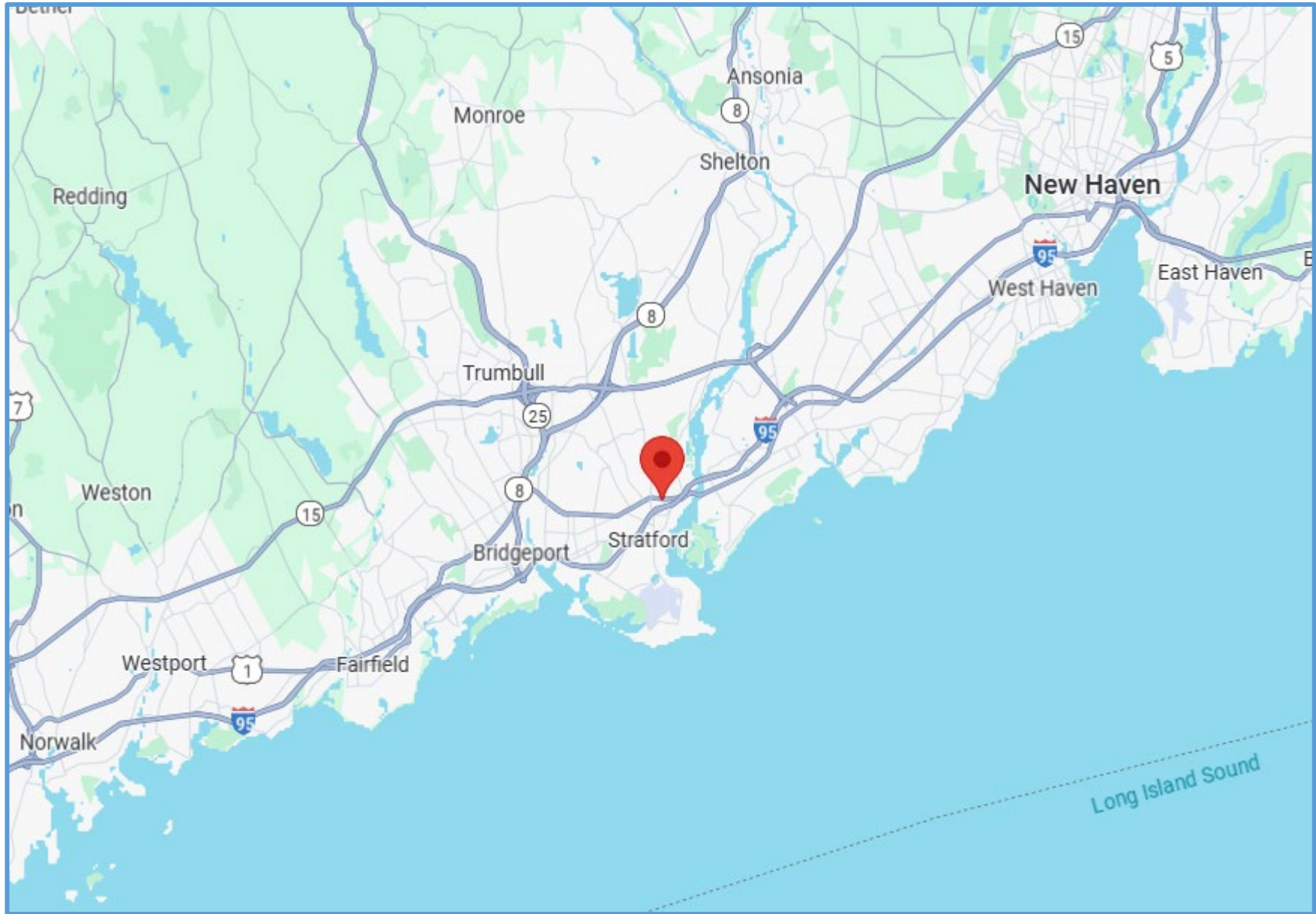
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# Stratford, Connecticut

## General

	Stratford	State
ACS, 2019–2023		
Current Population	52,403	3,598,348
Land Area <i>mi</i> <sup>2</sup>	17	4,842
Population Density <i>people per mi</i> <sup>2</sup>	2,998	743
Number of Households	20,679	1,420,170
Median Age	46	41
Median Household Income	\$93,820	\$93,760
Poverty Rate	7%	10%

## Economy

### Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Manufacturing	8,974	
<i>Transportation Equip Mfg</i>		61%
2 Government	6,430	
<i>Local Government</i>		80%
3 Health Care and Social Assistance	3,384	
<i>Ambulatory Health Care Services</i>		37%
4 Transportation and Warehousing	2,947	
<i>Transit &amp; Ground Passenger Transp</i>		34%
5 Retail Trade	2,301	
<i>General Merchandise Retailers</i>		28%
Total Jobs, All Industries	32,738	

### SOTS Business Registrations

Secretary of the State, March 2025

#### New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	545	665	703	728	674

Total Active Businesses 4,642

### Key Employers

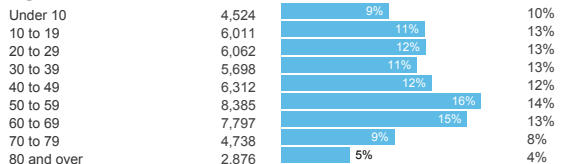
Data from Municipalities, 2025

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

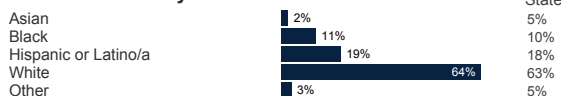
## Demographics

ACS, 2019–2023

### Age Distribution



### Race and Ethnicity

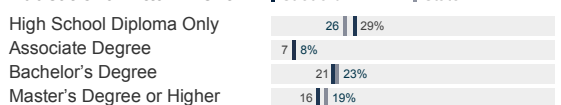


*Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.*

### Language Spoken at Home



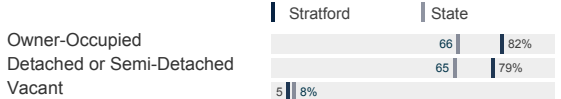
### Educational Attainment



## Housing

ACS, 2019–2023

	Stratford	State
Median Home Value	\$344,200	\$343,200
Median Rent	\$1,610	\$1,431
Housing Units	21,880	1,536,049



## Schools

CT Department of Education, 2024-25

### School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Stratford School District	PK-12	6,578	217	87%
Statewide	-	508,402	20,762	88%

### Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Stratford School District	29%	34%
Statewide	44%	49%

# Stratford, Connecticut

## Labor Force

CT Department of Labor, 2024

	Stratford	State
Employed	26,133	1,842,285
Unemployed	1,126	67,181

Unemployment Rate



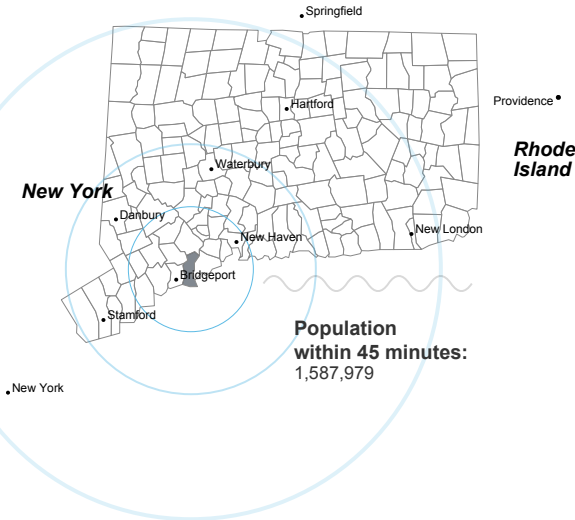
Self-Employment Rate\*



\*ACS, 2019–2023

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

Massachusetts



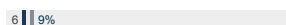
Population within 45 minutes: 1,587,979

## Access

ACS, 2019–2023

	Stratford	State
Mean Commute Time *	29 min	26 min

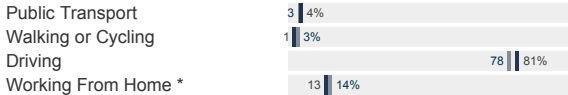
No Access to a Car



No Internet Access



## Commute Mode



## Public Transit

CT <i>transit</i> 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 2021-22

### Municipal Revenue

Total Revenue	\$253,926,420
Property Tax Revenue	\$193,473,157
per capita	\$3,687
per capita, as % of state avg.	113%
Intergovernmental Revenue	\$54,079,573
Revenue to Expenditure Ratio	100%

### Municipal Expenditure

Total Expenditure	\$253,624,911
Educational	\$136,591,658
Other	\$117,033,253

### Grand List

Equalized Net Grand List	\$8,533,418,103
per capita	\$162,613
per capita, as % of state avg.	91%
Commercial/Industrial Share of Net Grand List	18%
Actual Mill Rate	39.47
Equalized Mill Rate	22.52

### Municipal Debt

Moody's Rating (2024)	A2
S&P Rating (2024)	AA-
Total Indebtedness	\$306,612,921
per capita	\$5,843
per capita, as % of state avg.	199%
as percent of expenditures	121%
Annual Debt Service	\$32,869,268
as % of expenditures	13%

## 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](http://profiles.ctdata.org)

Feedback is welcome, and should be directed to [info@ctdata.org](mailto: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.

## 720 BARNUM AVE CUT-OFF

**Location** 720 BARNUM AVE CUT-OFF

**Mblu** 50/10 4/ 3/ /

**Acct#** 0090300

**Owner** RIO MAR LLC

**PBN**

**Assessment** \$1,537,900

**Appraisal** \$2,197,000

**PID** 926

**Building Count** 1

**Sewer Use** BZZ

**EPA Action** YES

### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$1,787,500	\$409,500	\$2,197,000
Assessment			
Valuation Year	Improvements	Land	Total
2019	\$1,251,250	\$286,650	\$1,537,900

### Owner of Record

**Owner** RIO MAR LLC

**Sale Price** \$974,000

**Co-Owner**

**Certificate**

**Address** 720 BARNUM AVE CUT-OFF  
STRATFORD, CT 06614

**Book** 1583

**Page** 0294

**Sale Date** 03/30/2000

**Instrument** UNKQ

### Ownership History


Ownership History						
Owner	Sale Price	Certificate	Instrument	Sale Date	Book	Page
RIO MAR LLC	\$974,000		UNKQ	03/30/2000	1583	0294
ROY JOHN F	\$0				0553	0034

### Building Information

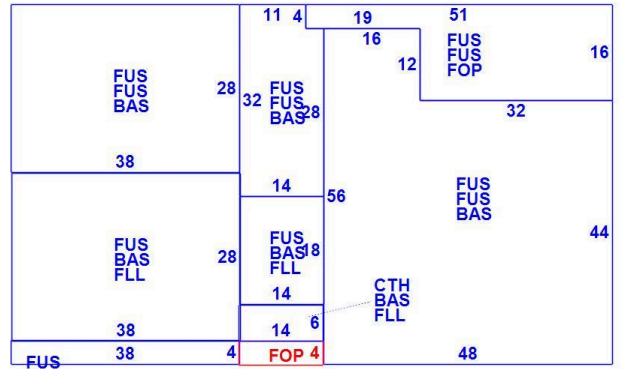
**Building 1 : Section 1**

**Year Built:** 1959  
**Living Area:** 16,856  
**Building Percent Good:** 67

**Building Photo**

 Building Photo  
 (https://images.vgsi.com/photos/StratfordCTPhotos///0091/IMG\_0128\_910:

**Building Layout**



(ParcelSketch.ashx?pid=926&bid=926)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
FUS	Finished Upper Story	10,252	10,252	
BAS	First Floor	5,204	5,204	
FLL	Finished Lower Level	1,400	1,400	
CTH	Cathedral	84	0	
FOP	Finished Open Porch	644	0	
		17,584	16,856	

Building Attributes	
Field	Description
Style:	Profess. Bldg
Model	Commercial
Grade	B-
Stories:	3 Stories
Occupancy	2.00
Exterior Wall 1	Stucco
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Built Up
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	Off Bldg
1st Floor Use:	
Heat/AC	Heat/AC Pkgs
Frame Type	Masonry
Baths/Plumbing	Average
Ceiling/Wall	Ceil & Walls
Rooms/Prtns	Average
Wall Height	9.00
% Comm Wall	

**Extra Features**

Extra Features				Legend
Code	Description	Size	Value	Bldg #
ELV1	Elevator, Pass	1.00 Units	\$41,300	1

**Land**

**Land Use**

Use Code 340

**Land Line Valuation**

Size (Acres) 0.85

**Description** Off Bldg  
**Zone** RS-4  
**Neighborhood** 1  
**Alt Land Appr Category** No

**Frontage** 0  
**Depth** 0  
**Assessed Value** \$286,650  
**Appraised Value** \$409,500

**Outbuildings**

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV	Paving	AS	Asphalt	23600.00 S.F.	\$15,600	1
FNC	FENCE	4	4' High	300.00 L.F.	\$2,700	1
SHD1	Shed	FR	Frame	80.00 S.F.	\$700	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$1,787,500	\$409,500	\$2,197,000
2023	\$1,787,500	\$409,500	\$2,197,000
2022	\$1,818,000	\$409,500	\$2,227,500

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$1,251,250	\$286,650	\$1,537,900
2023	\$1,251,250	\$286,650	\$1,537,900
2022	\$1,272,600	\$286,650	\$1,559,250