

Available for Lease

727 Honeyspot Road
Stratford, CT



To arrange a tour contact:
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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

2nd Floor Space: 5,632± SF

3rd Floor Space: 5,632± SF

Land Area: .43 acre

Zoning: CA

Parking: 40± spaces

Age: 1989±

HVAC: Central

Gas: Yes, gas heat

Water/ Sewer: City

Lease Price Reduced! \$12.00 NNN

Also Available for Sale



727 Honeyspot Road, Stratford, CT

FABULOUS OPPORTUNITY

- Cell Tower available
- 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



SIOR Individual Members
Society of Industrial & Office Realtors

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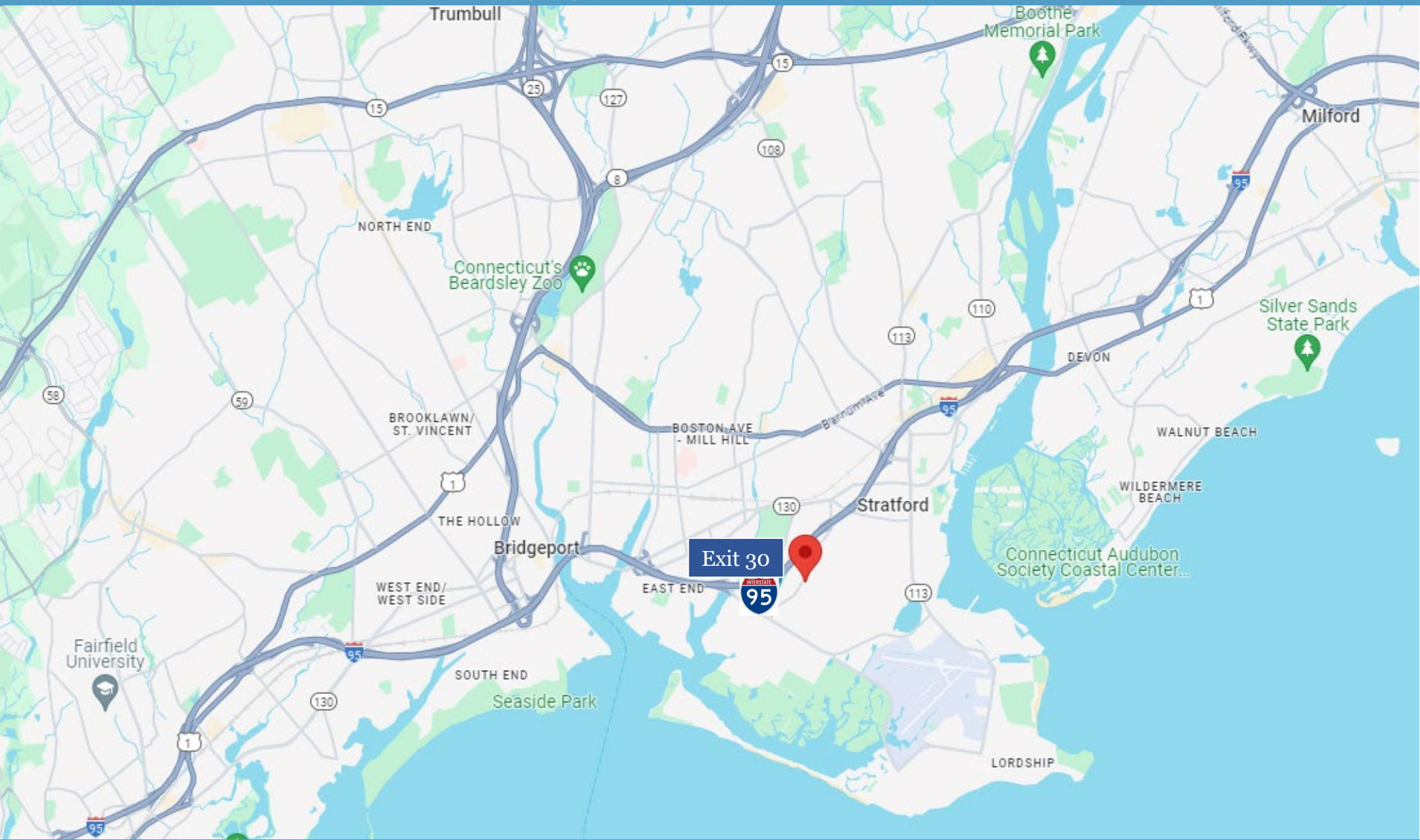
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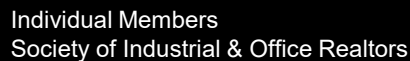
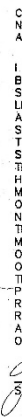
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Existing parking



f in 

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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, 2019–2023	Stratford	State
Current Population	52,403	3,598,348
Land Area <i>mi</i> ²	17	4,842
Population Density <i>people per mi</i> ²	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	
Transportation Equip Mfg		61%
2 Government	6,430	
Local Government		80%
3 Health Care and Social Assistance	3,384	
Ambulatory Health Care Services		37%
4 Transportation and Warehousing	2,947	
Transit & Ground Passenger Transp		34%
5 Retail Trade	2,301	
General Merchandise Retailers		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

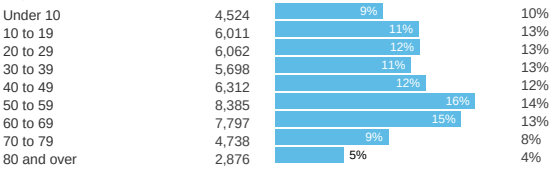
Data from Municipalities, 2025

- 1 Sikorsky, A Lockheed Martin Company
- 2 Two Roads Brewing Company
- 3 Ashcroft Industries
- 4 Nuovo Pasta
- 5 Kubtec

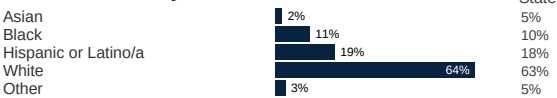
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

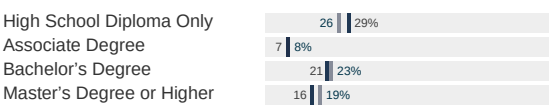


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



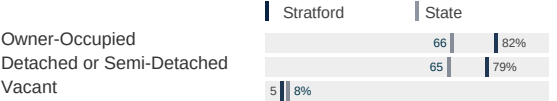
Educational Attainment



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

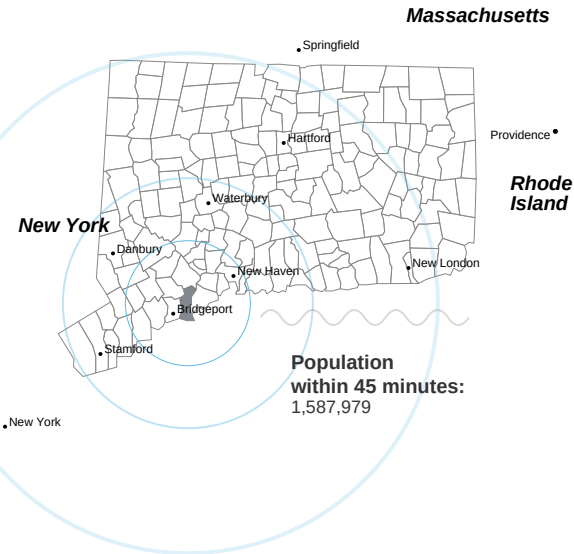
CT Department of Labor, 2024

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

Unemployment Rate	4%
Self-Employment Rate*	10%

*ACS, 2019–2023

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



Access

ACS, 2019–2023

	Stratford	State
Mean Commute Time *	29 min	26 min
No Access to a Car	6%	9%
No Internet Access	7%	7%

Commute Mode

Public Transport	3%
Walking or Cycling	1%
Driving	78%
Working From Home *	13%

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

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

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