

# Office to Apartment Conversion 14 Units

727 Honeyspot Road  
Stratford, CT



To arrange a tour contact:  
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203-226-7101 Ext 6  
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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

Building Area: 12,016± SF

Land Area: .43 acre

Zoning: CA

Parking: 40± spaces

Age: 1989±

HVAC: Central

Gas: Yes, gas heat

Water/ Sewer: City

Sale Price: \$1,600,000.



## 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



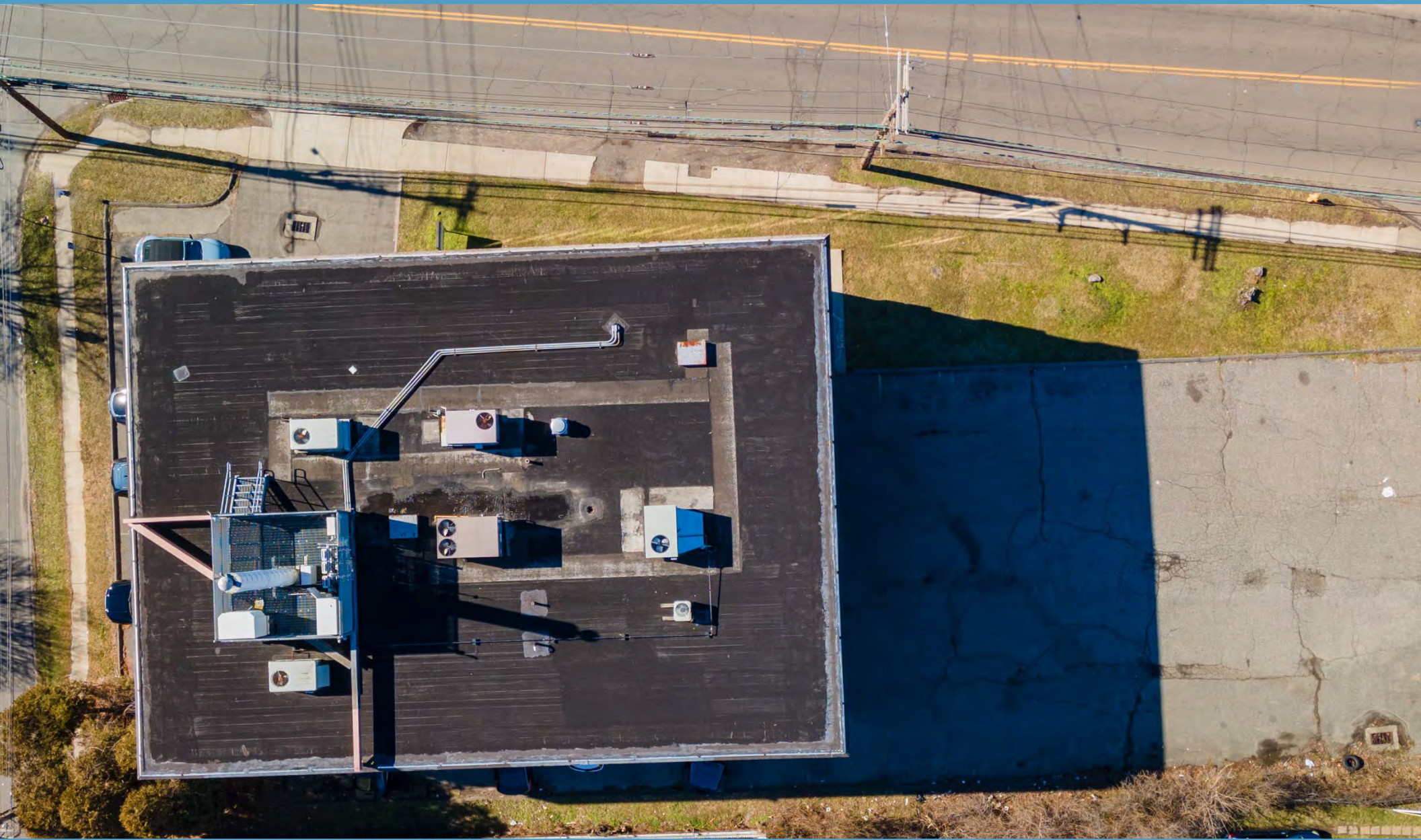
Location: Convenient to exit 30 & 31 of I-95



# 727 Honeyspot Road, Stratford, CT



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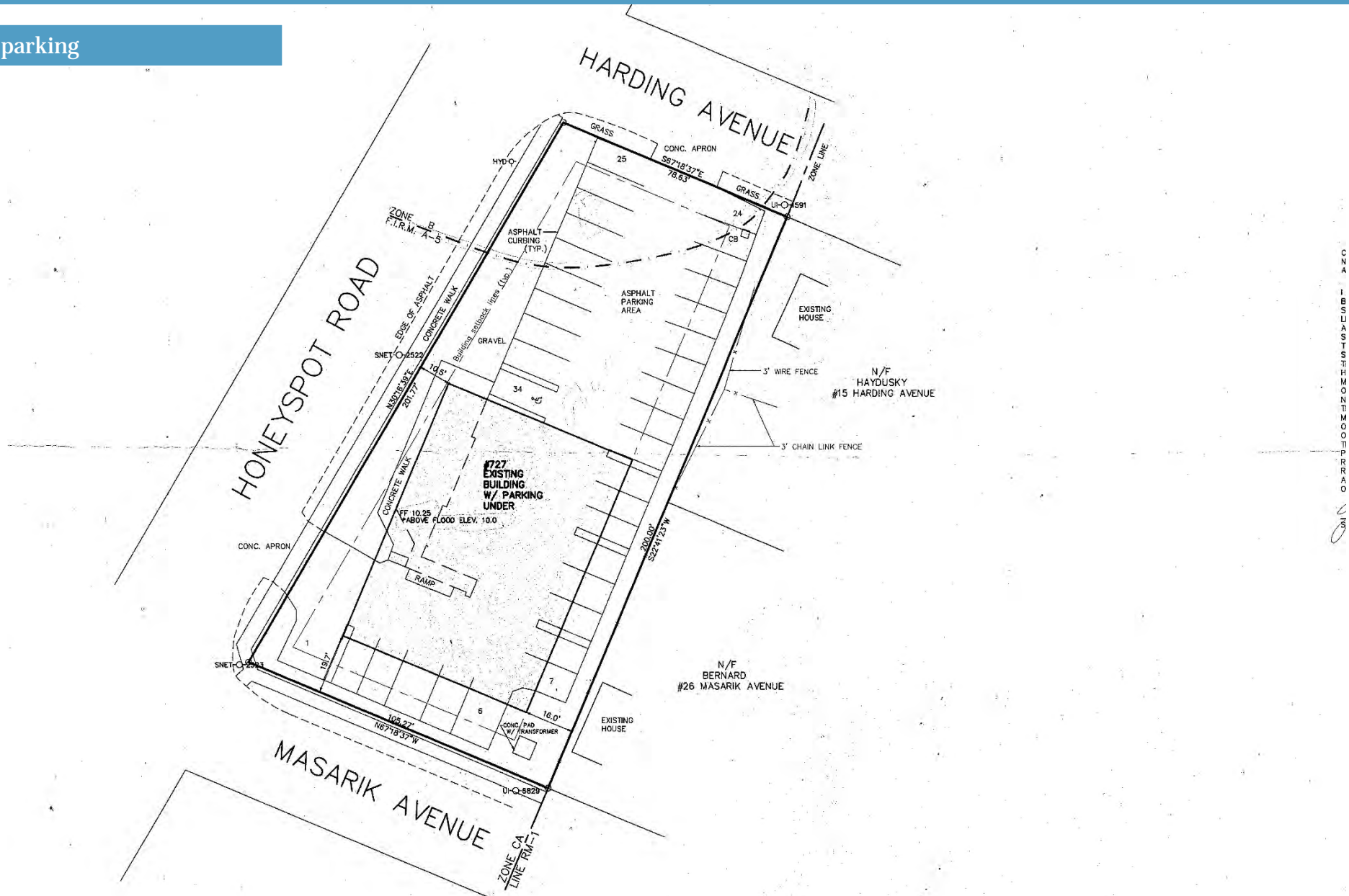
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Existing parking

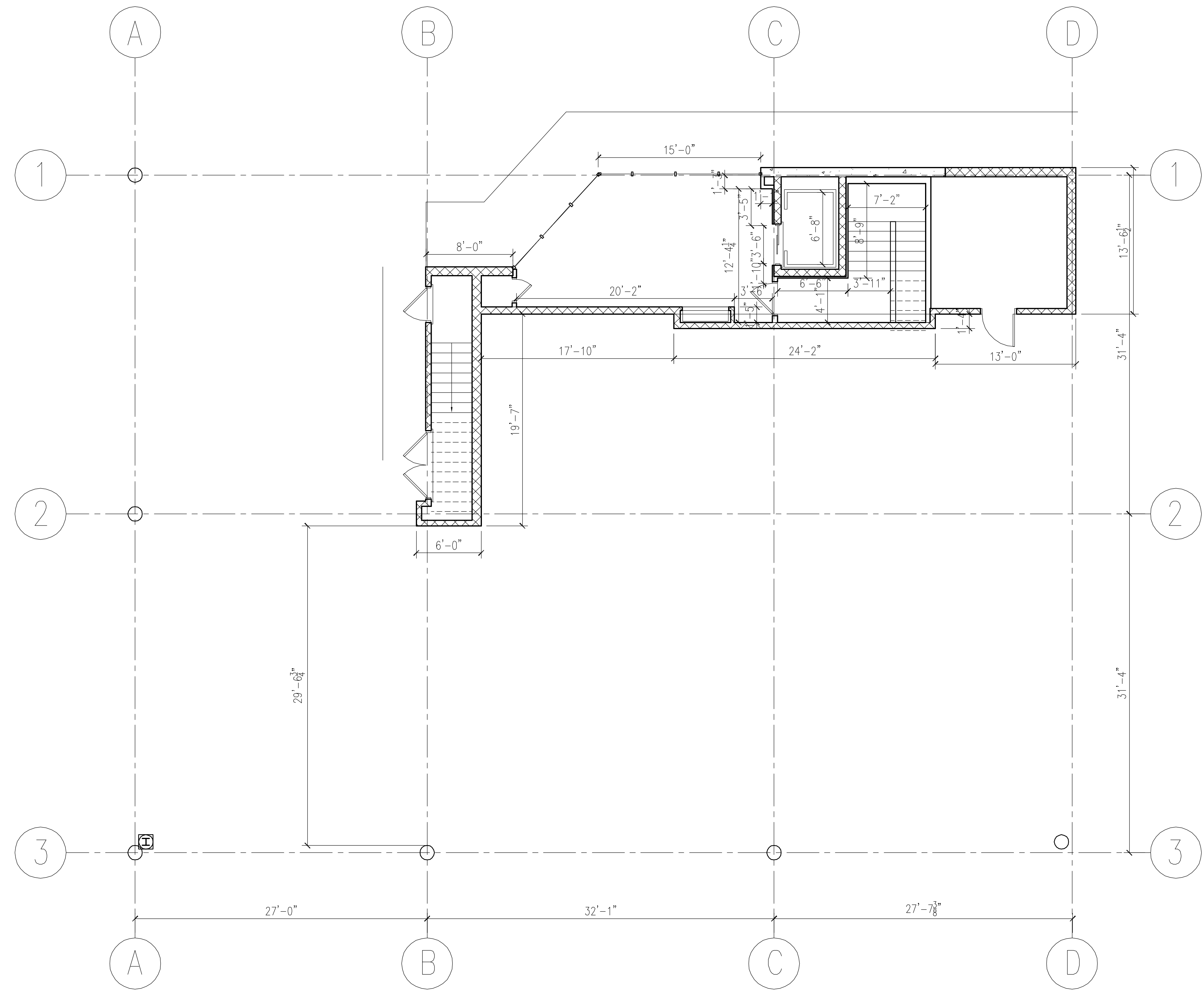
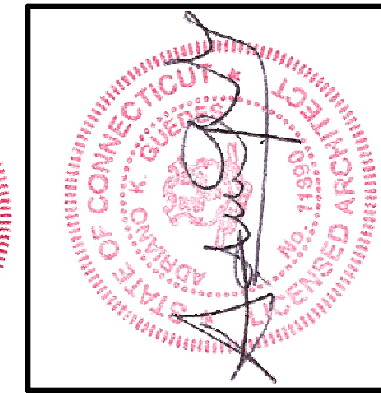


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**FIRST FLOOR PLAN**  
 SCALE - 3/16" = 1'-0"

NUMBER OF RESIDENTIAL FLOORS - 2  
 NUMBER OF APARTMENTS - 14  
 TYPE OF APARTMENTS -  
 2 - EFFICIENCY  
 10 - ONE BEDROOM  
 2 - TWO BEDROOM

REVISIONS					
1					
2					
3					
4					
5					
6					

**GUEDES ASSOCIATES, INC.**  
 Designers, Architects & Project Managers  
 1425 Noble Avenue, Bpt., CT. 06610  
 Tel. 203-367-5180 Fax. 203-367-4961

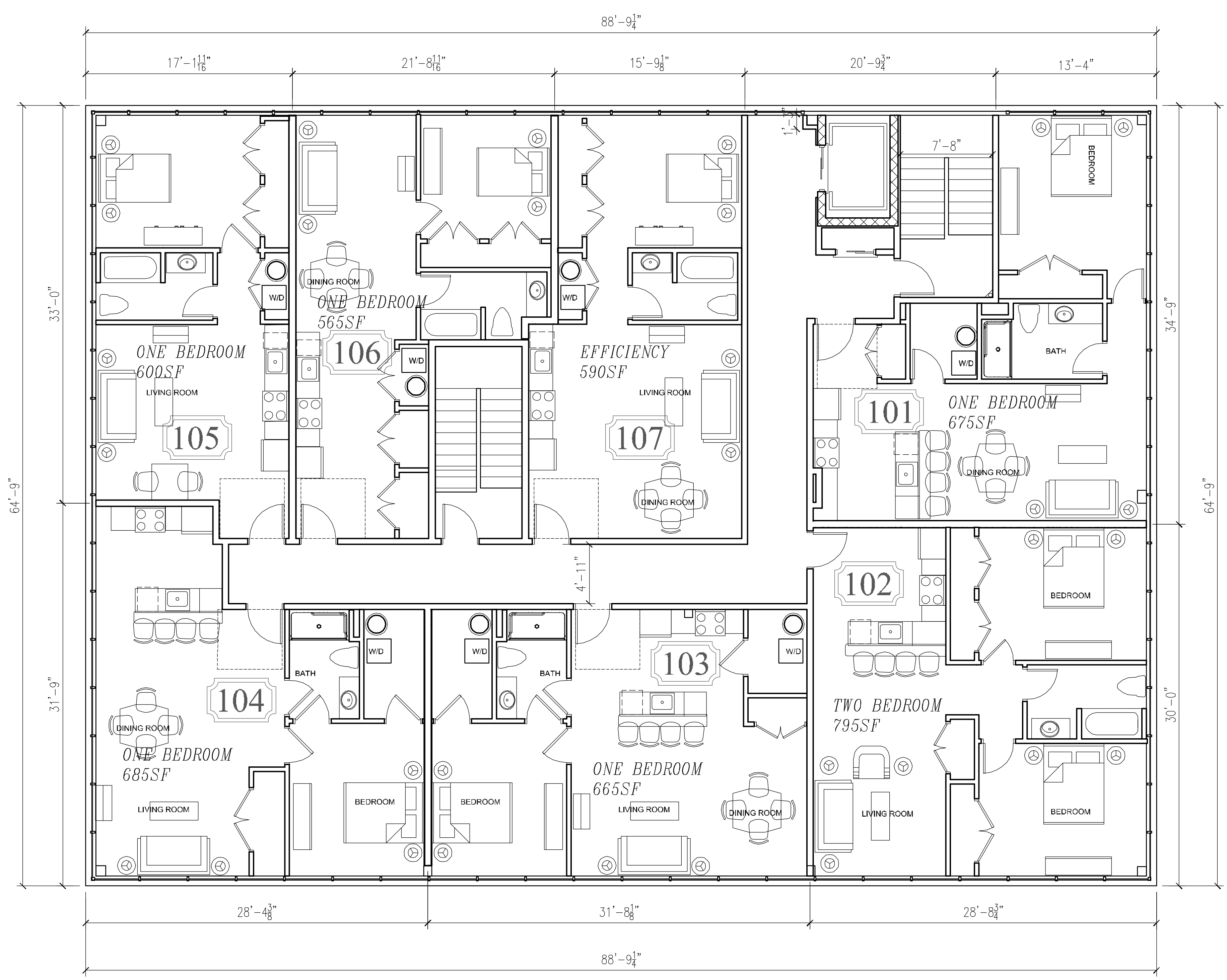
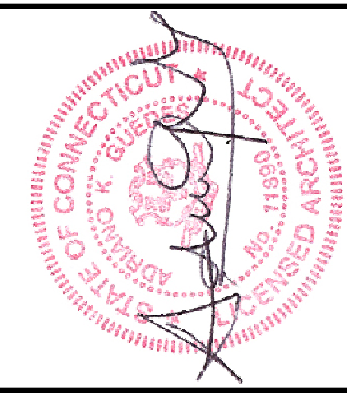
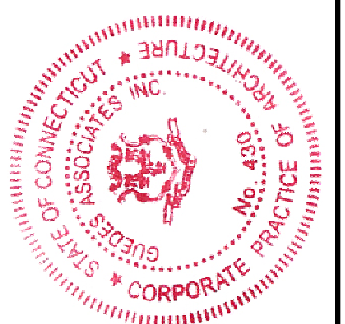


HONEYSPOT ROAD RESIDENTIAL 727 HONEYSPOT ROAD STRATFORD, CT	date: 10-25-24	scale: AS NOTED
	drawn: JN GUEDES	project #:
FIRST FLOOR PLAN		



This drawing is the property of the architect. It has been prepared specifically for the owner of this project at this site and is not to be used for any other purpose, location, or owner without written consent of the architect. Method of construction shown on this drawing should be followed exactly. Any deviation without architect's consent or supervisor, the architect will not be held responsible for damages.

**A-1**



**SECOND FLOOR PLAN**

SCALE - 3/16" = 1'-0"

NUMBER OF APARTMENTS - 7  
 TYPE OF APARTMENTS -  
 1 - EFFICIENCY  
 5 - ONE BEDROOM  
 1 - TWO BEDROOM

REVISIONS					
1	2	3	4	5	6

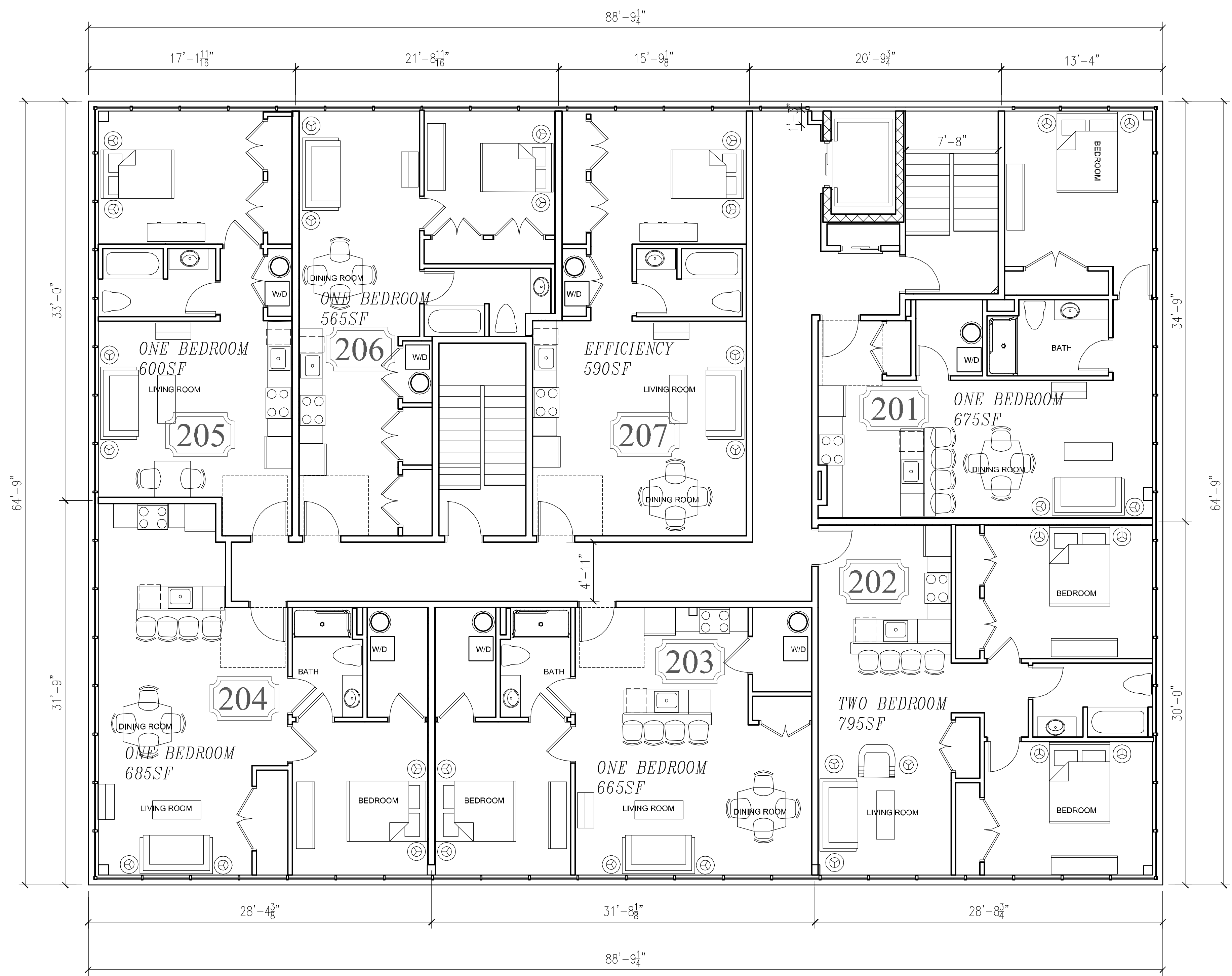
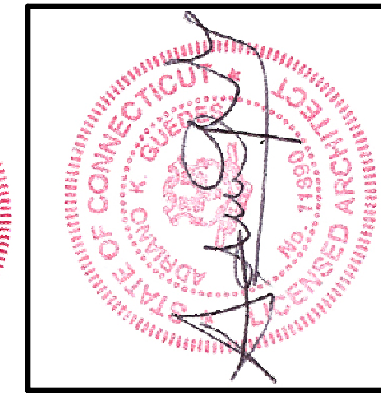
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HONEYSPOT ROAD RESIDENTIAL 727 HONEYSPOT ROAD STRATFORD, CT		date: 10-25-24	scale: AS NOTED
SECOND FLOOR PLAN		drawn: JN GUEDES	project #:



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**A-2**



**THIRD FLOOR PLAN**

SCALE - 3/16" = 1'-0"

NUMBER OF APARTMENTS - 7  
 TYPE OF APARTMENTS -  
 1 - EFFICIENCY  
 5 - ONE BEDROOM  
 1 - TWO BEDROOM

1	2	3	4	5	6
REVISIONS					

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HONEYSPOT ROAD RESIDENTIAL 727 HONEYSPOT ROAD STRATFORD, CT	date: 10-25-24	scale: AS NOTED
	drawn: JN GUEDES	project #:
THIRD FLOOR PLAN		

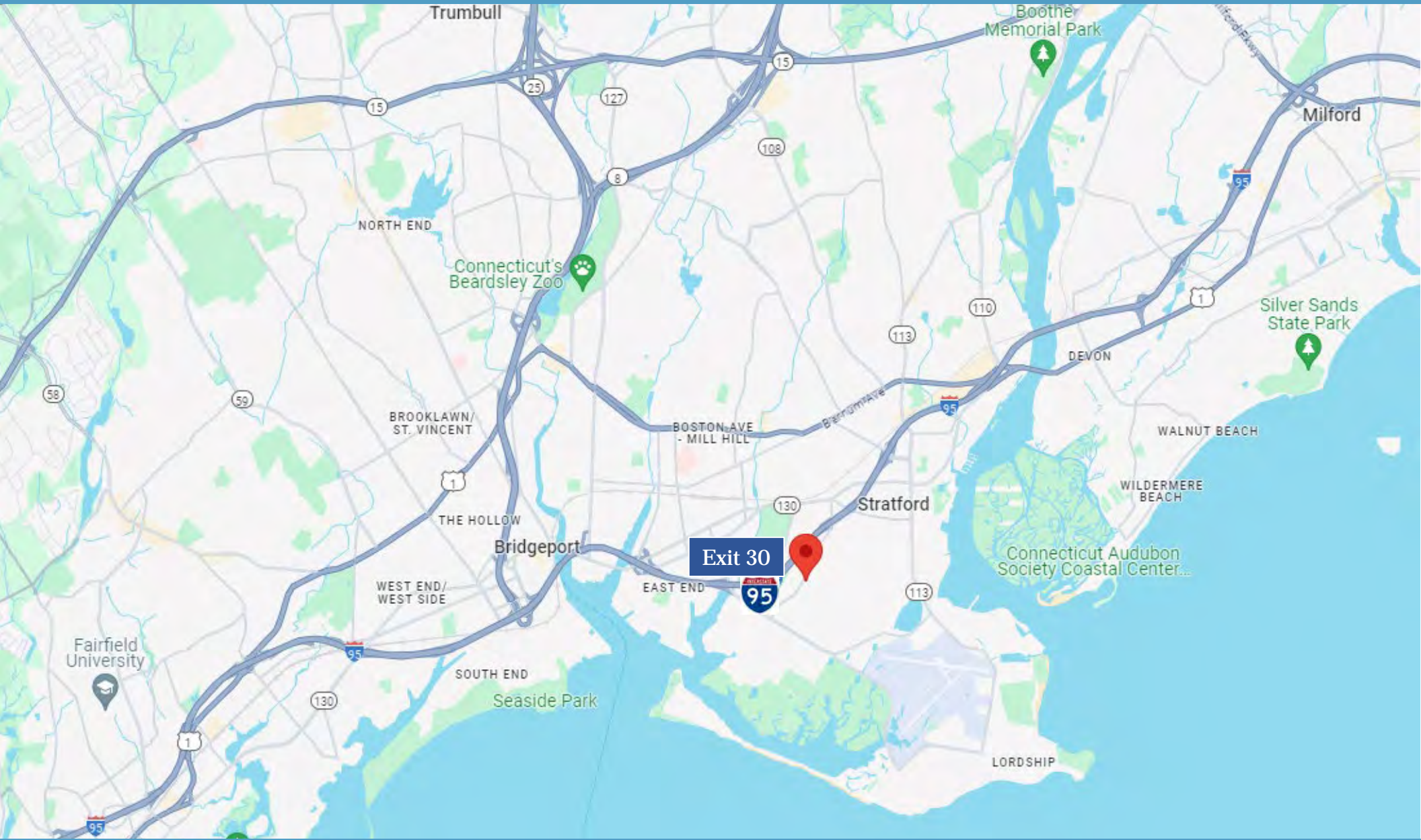


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**A-3**



# 727 Honeyspot Road, Stratford, CT



# 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

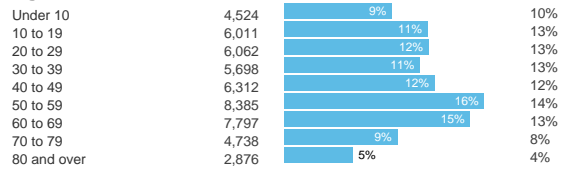
Data from Municipalities, 2025

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

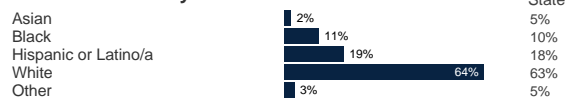
## Demographics

ACS, 2019–2023

### Age Distribution



### Race and Ethnicity

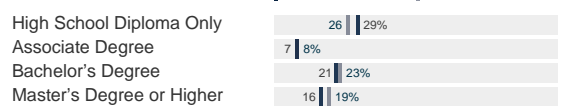


*Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.*

### Language Spoken at Home



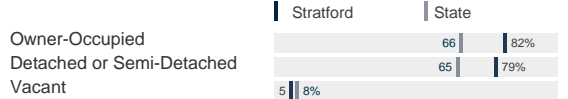
### Educational Attainment



## 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



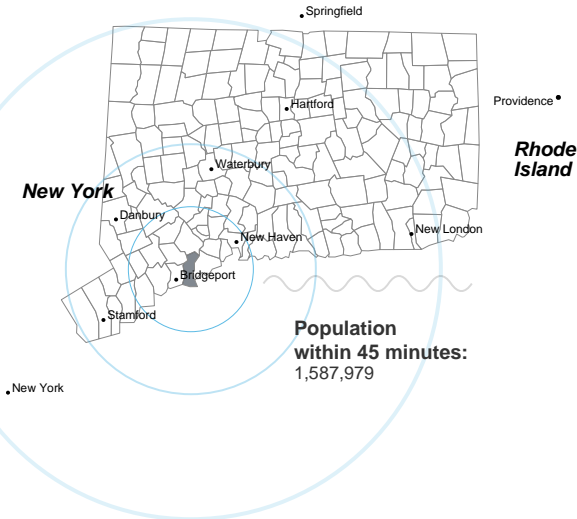
Self-Employment Rate\*



\*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 Transport	3	4%
Walking or Cycling	1	3%
Driving	78	81%
Working From Home *	13	14%

## 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)

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