

# Professional Office Space Available

999 Oronoque Lane, Stratford, CT

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



## VIDAL/WETTENSTEIN, LLC



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



# 999 Oronoque Lane, Stratford, CT

22,505 Total Square Feet

*Contiguous from 944 sq. ft. to 6,550 sq. ft.*

## PROPERTY DETAILS

Location strong for commuters

3/1000 parking

Elevator

Immediate Occupancy

Property manager is onsite

Lease rate: \$14.00-\$18.00 PSF  
.75 psf cam, plus electric (\$2.75 psf)



Location: Exit 53 from CT-15/ Merritt Parkway.



**SIOR** Individual Members  
Society of Industrial & Office Realtors

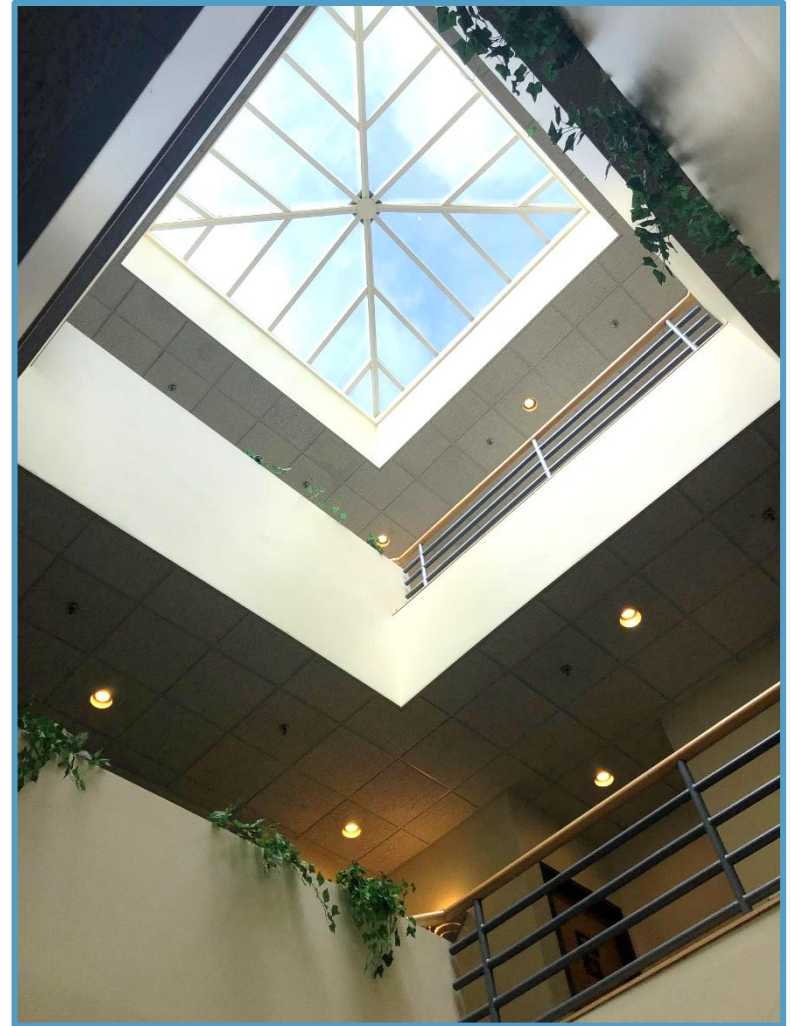
**VIDAL/WETTENSTEIN, LLC**



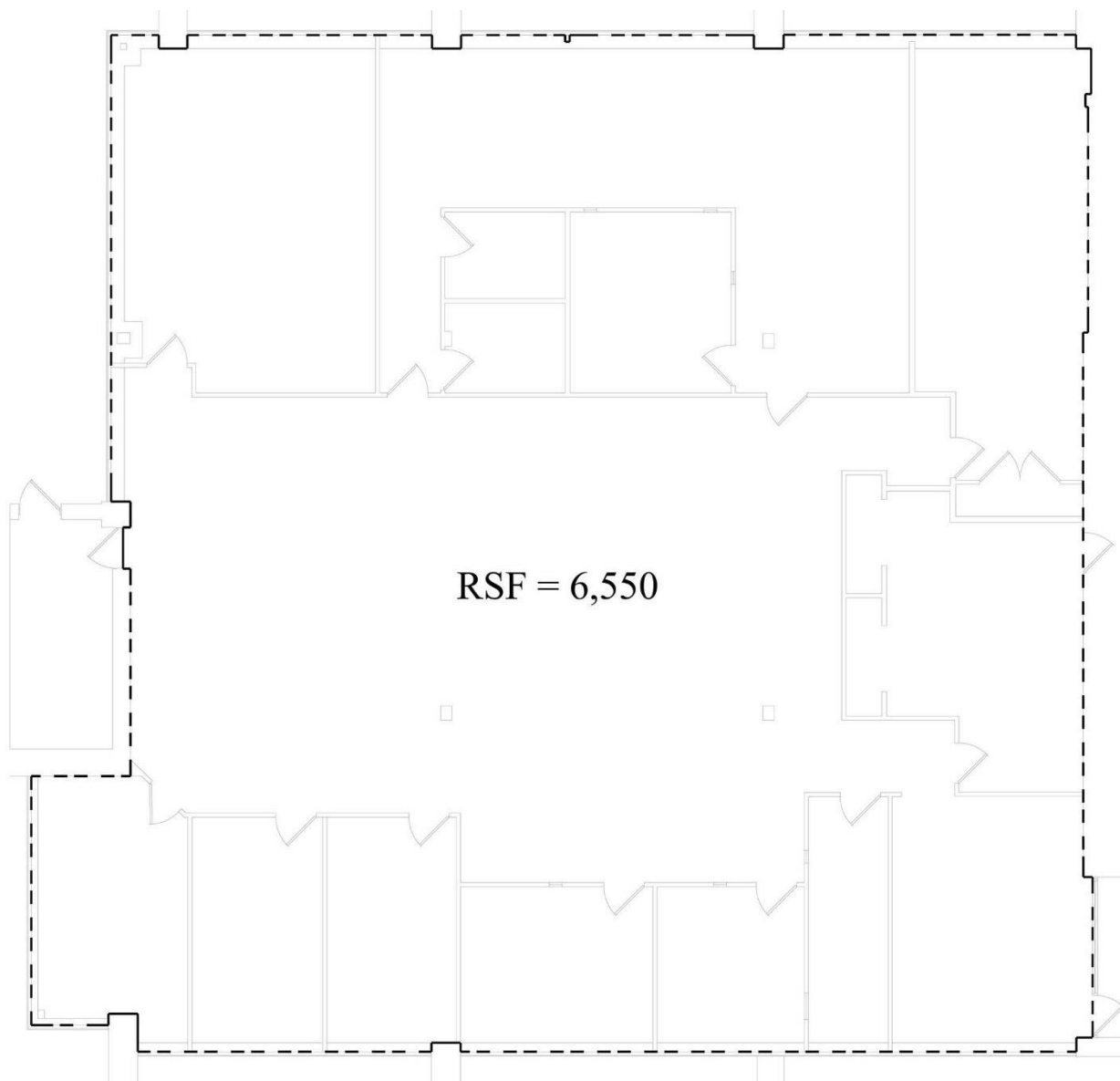
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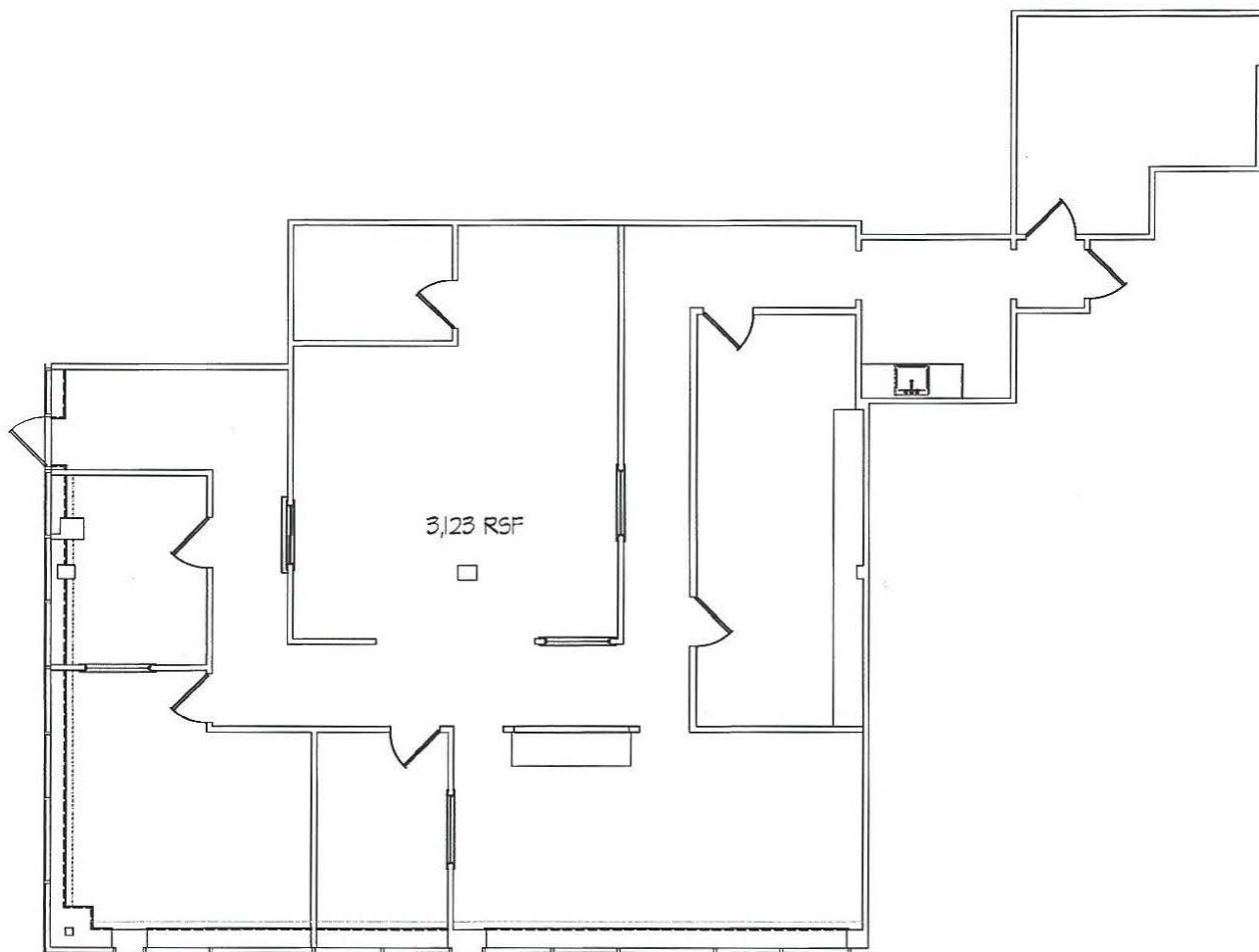
# 999 Oronoque Lane, Stratford, CT



1ST FLOOR OFF THE LOBBY

RSF = 6,550

# 999 Oronoque Lane, Stratford, CT



EXISTING PARTIAL FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"



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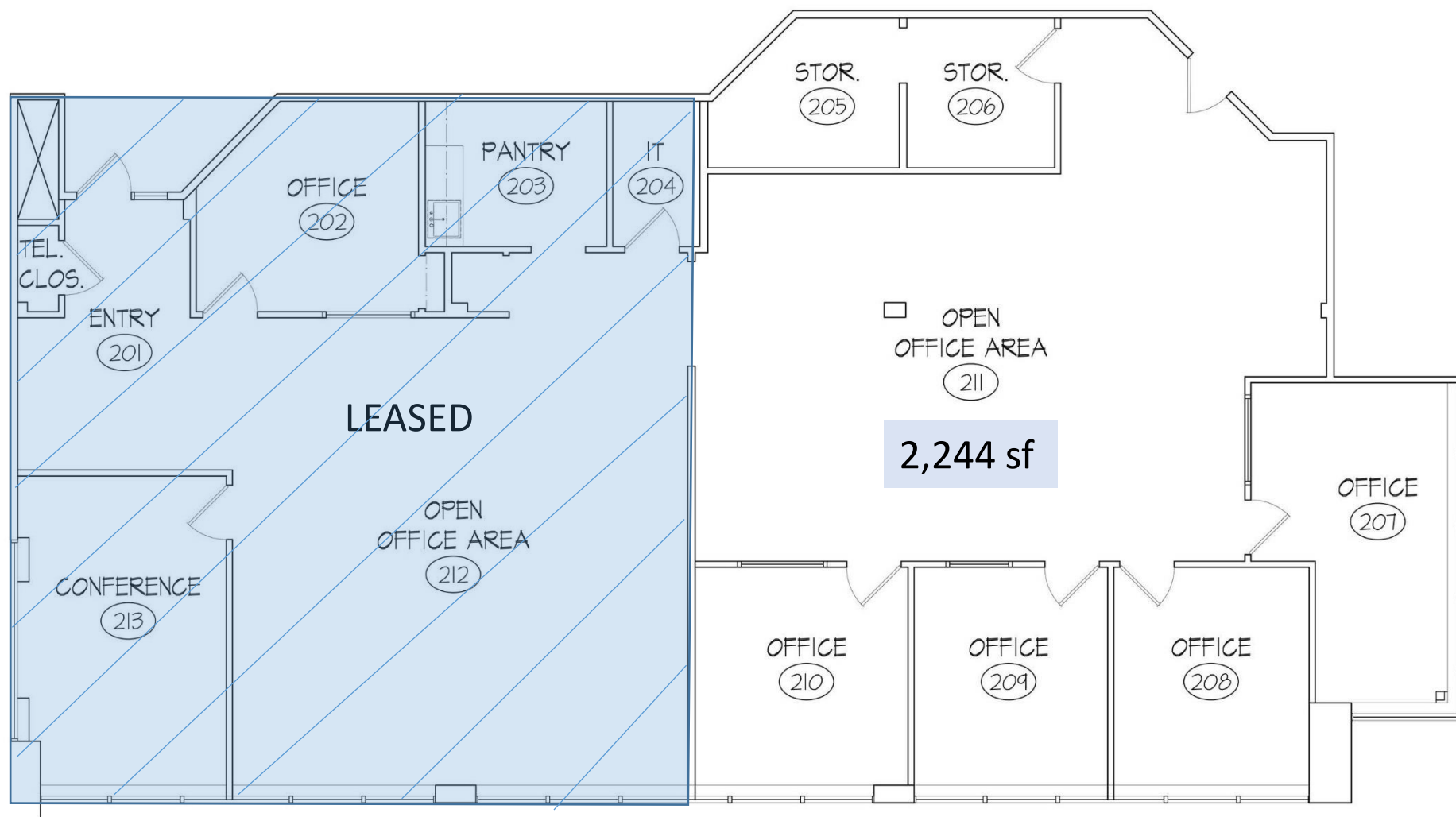


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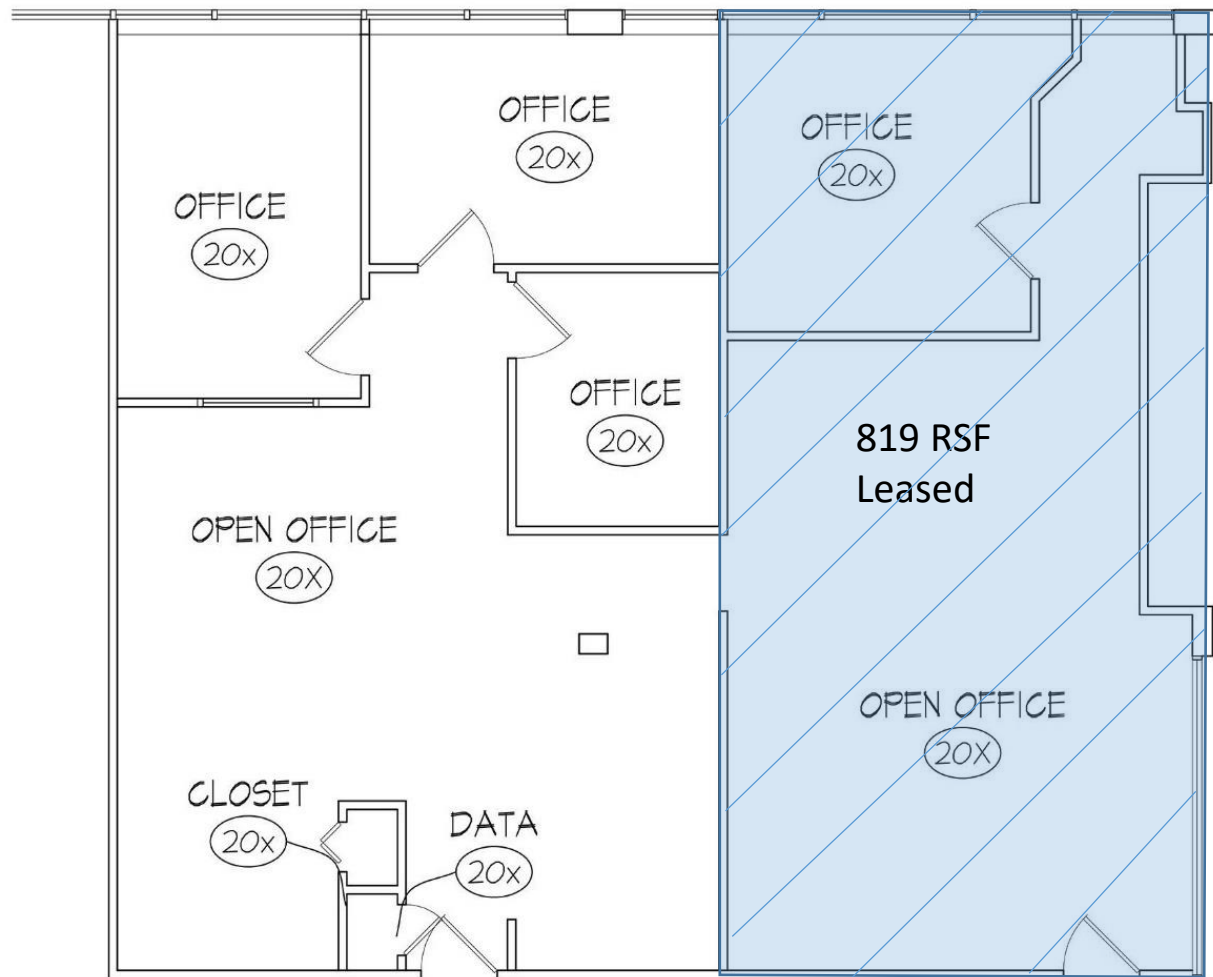
# 999 Oronoque Lane, Stratford, CT



Suite 207

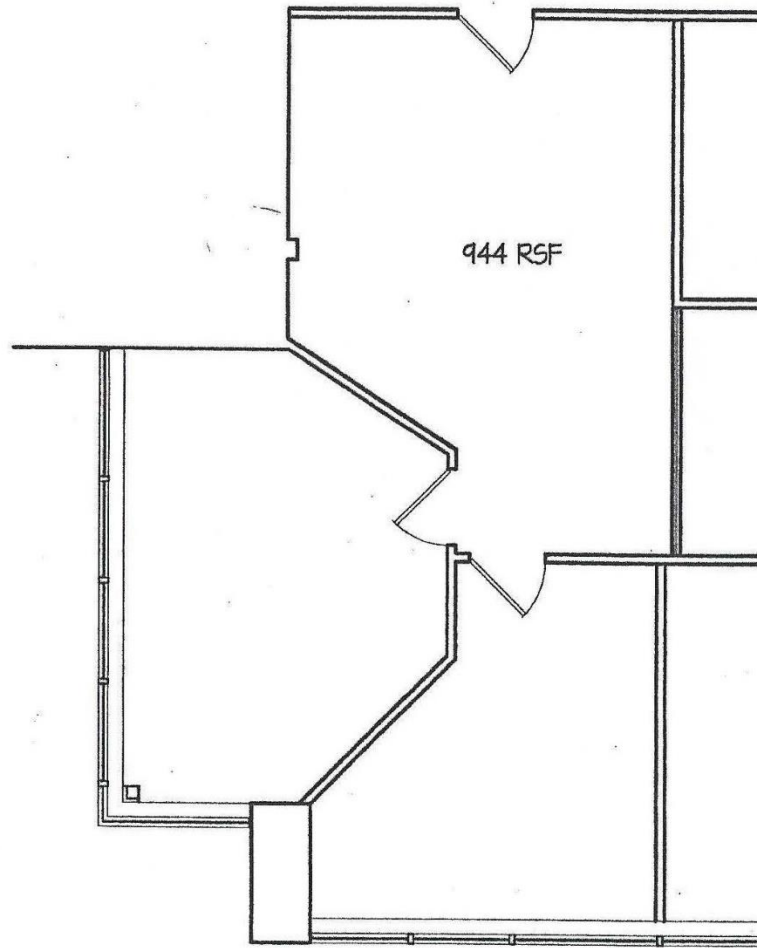
# 999 Oronoque Lane, Stratford, CT

Suite 204



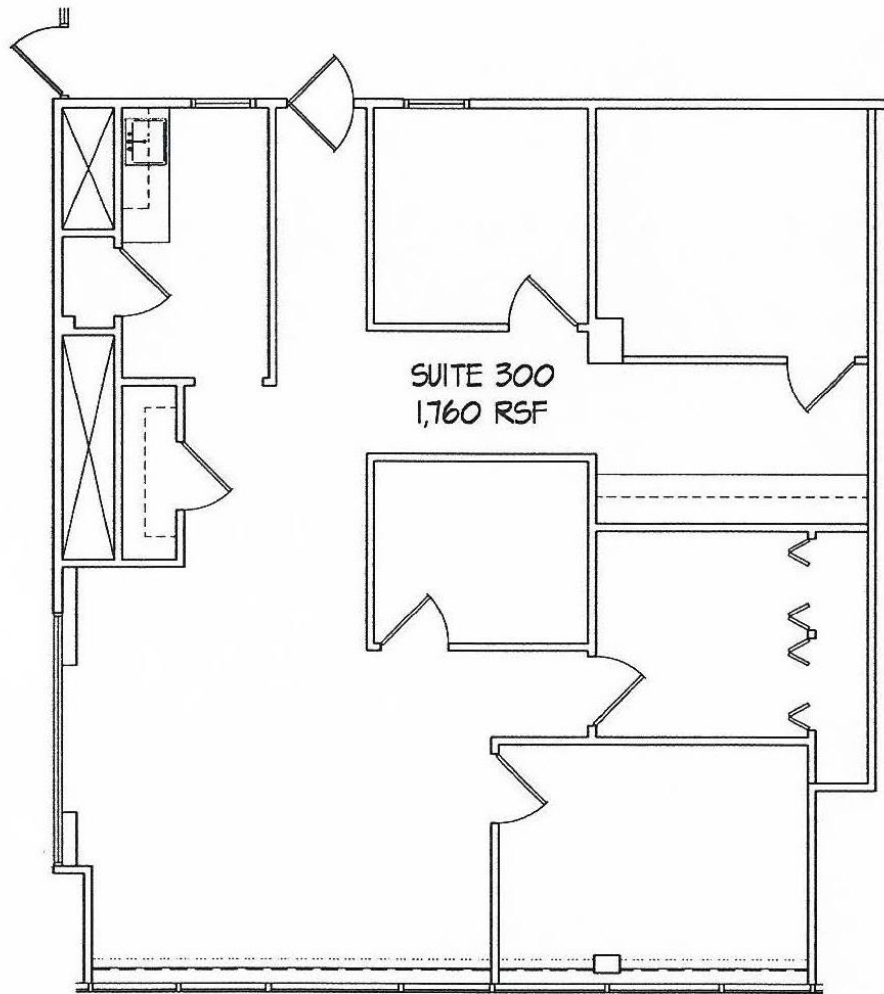
Existing floor plan, 1,171  
SF remaining

## SUITE 201



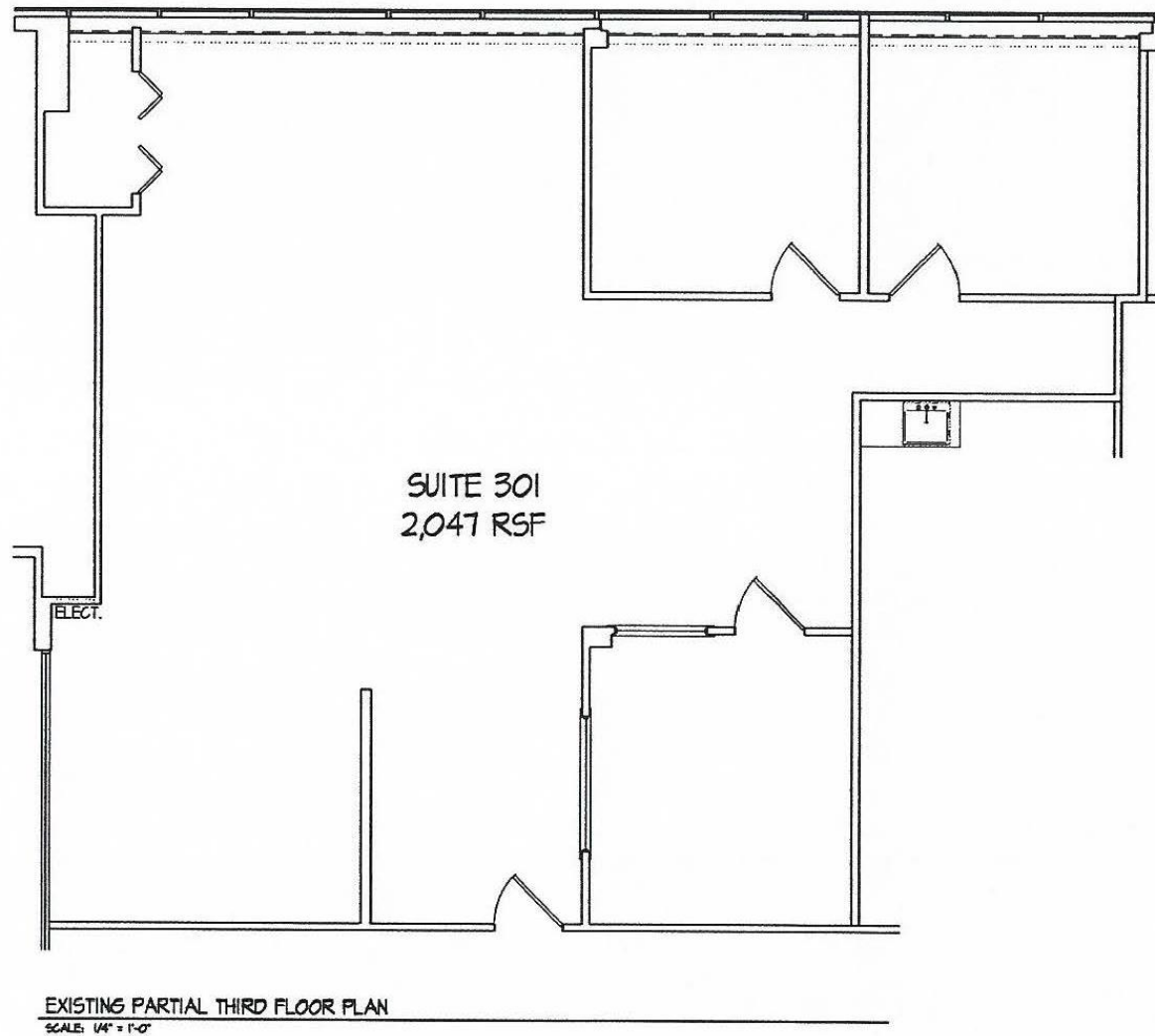


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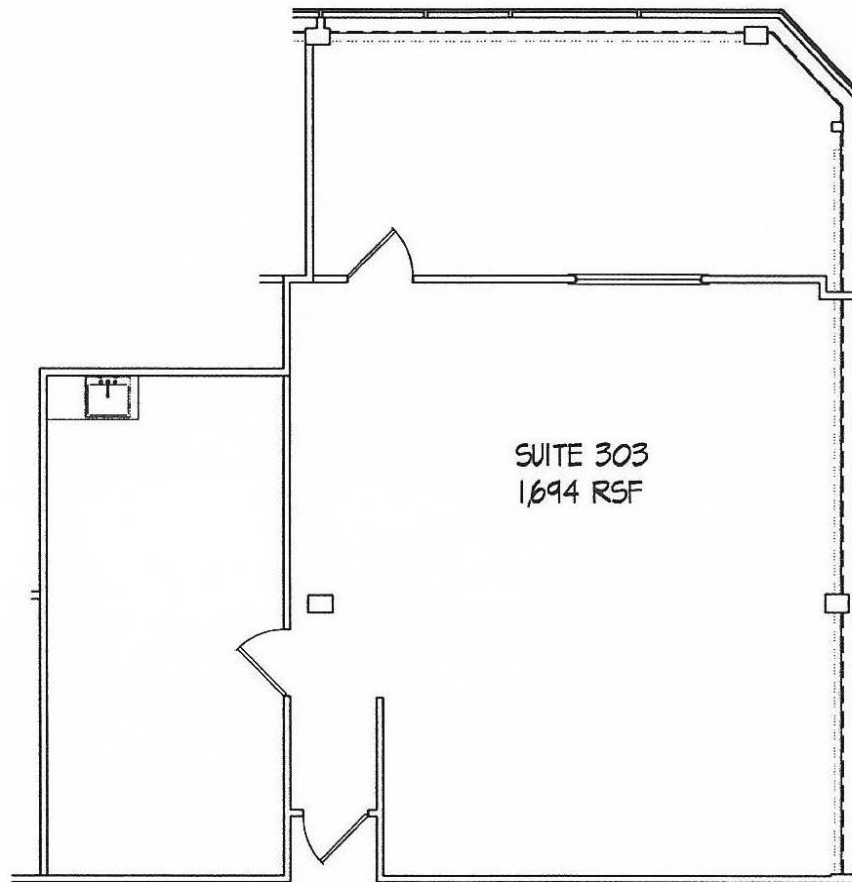


EXISTING PARTIAL THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"

# 999 Oronoque Lane, Stratford, CT



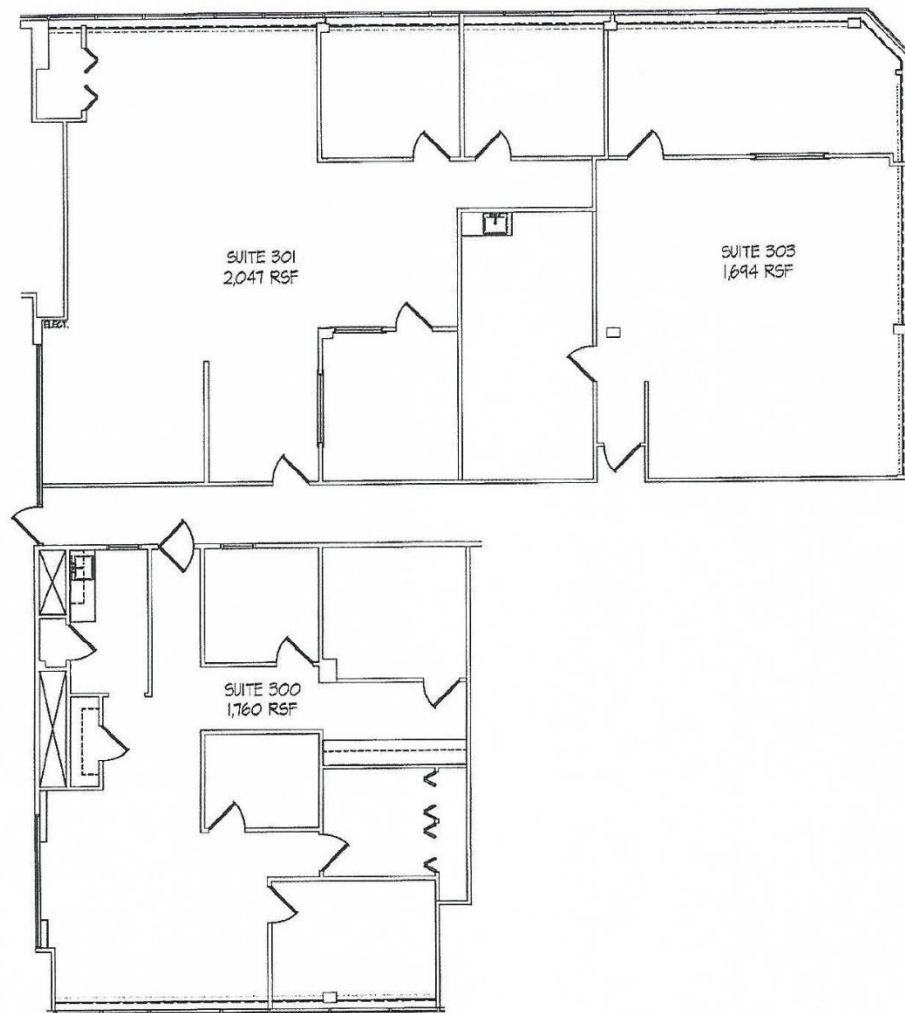
# 999 Oronoque Lane, Stratford, CT



EXISTING PARTIAL THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"



# 999 Oronoque Lane, Stratford, CT



RYDER'S PROPERTY MANAGEMENT

999 ORONOQUE LANE

STRATFORD, CONNECTICUT

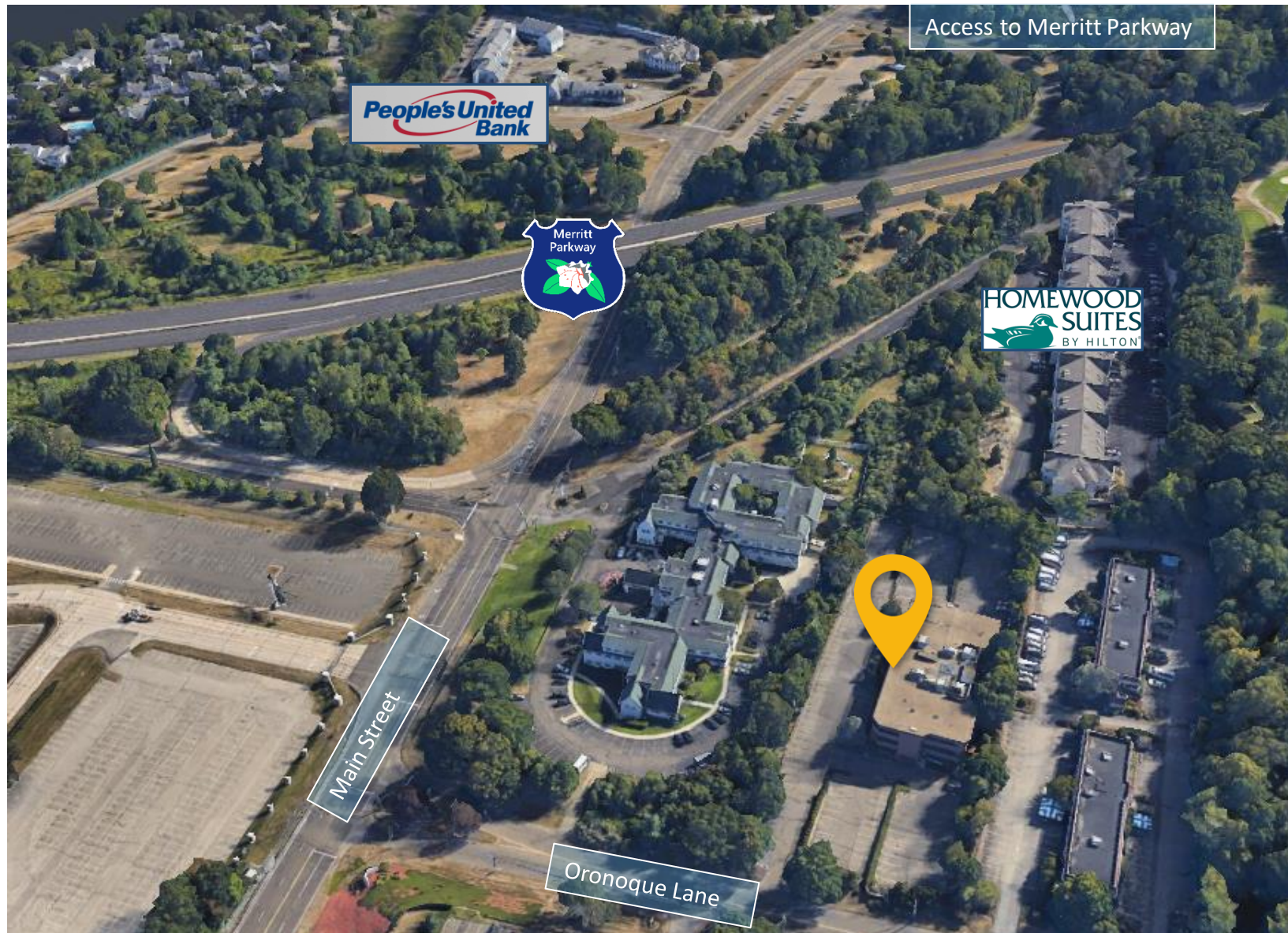
EXISTING PARTIAL THIRD FLOOR PLAN

07 DECEMBER 2021

#21-081



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# Stratford, Connecticut

## General

ACS, 2017–2021	Stratford	State
Current Population	52,360	3,605,330
Land Area <i>mi</i> <sup>2</sup>	17	4,842
Population Density <i>people per mi</i> <sup>2</sup>	2,995	745
Number of Households	20,187	1,397,324
Median Age	43	41
Median Household Income	\$86,113	\$83,572
Poverty Rate	7%	10%

## Economy

### Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Government	8,572	76%
2 Wholesale Trade	3,553	42%
3 Health Care and Social Assistance	2,850	75%
4 Manufacturing	2,684	27%
5 Retail Trade	1,922	24%
6 Food and Beverage Stores		
Total Jobs, All Industries	26,728	

### SOTS Business Registrations

Secretary of the State, August 2023

#### New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	410	386	539	665	702

Total Active Businesses 5,115

### Key Employers

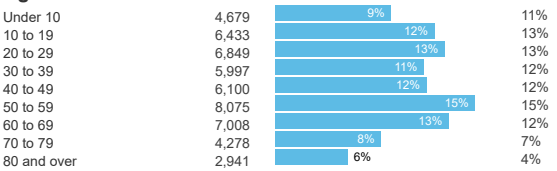
Data from Municipalities, 2023

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

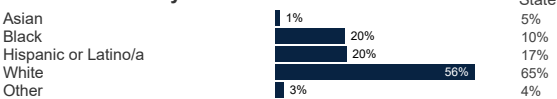
## Demographics

ACS, 2017–2021

### Age Distribution



### Race and Ethnicity

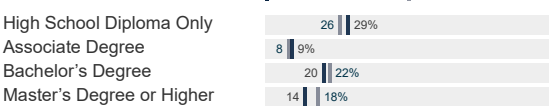


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

### Language Spoken at Home



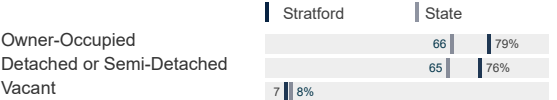
### Educational Attainment



## Housing

ACS, 2017–2021

	Stratford	State
Median Home Value	\$274,400	\$286,700
Median Rent	\$1,401	\$1,260
Housing Units	21,675	1,527,039



## Schools

CT Department of Education, 2022-23

### School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Stratford School District	PK-12	6,699	132	92%
Statewide	-	513,079	15,300	88%

### Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

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

# Stratford, Connecticut

## Labor Force

CT Department of Labor, 2022

	Stratford	State
Employed	26,242	1,851,993
Unemployed	1,349	80,470

Unemployment Rate

Self-Employment Rate\*

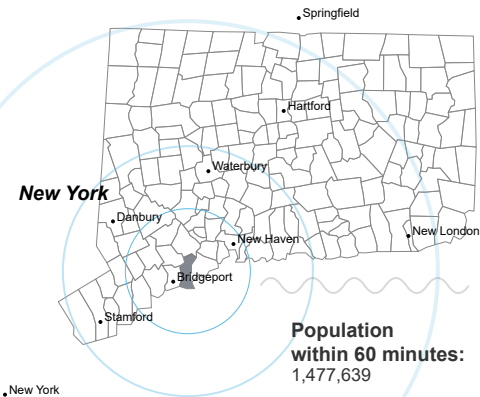
\*ACS, 2017–2021

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

Massachusetts

Rhode Island

New York



## Access

ACS, 2017–2021

	Stratford	State
Mean Commute Time *	31 min	26 min

No Access to a Car

No Internet Access

## Commute Mode

Public Transport

Walking or Cycling

Driving

Working From Home \*

## Public Transit

CT transit Service

Other Public Bus Operations

Train Service

\* 5 year estimates include pre-pandemic data

## Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

### Municipal Revenue

Total Revenue	\$245,146,997
Property Tax Revenue	\$190,726,606
per capita	\$3,616
per capita, as % of state avg.	113%
Intergovernmental Revenue	\$49,714,746
Revenue to Expenditure Ratio	1%

### Municipal Expenditure

Total Expenditure	\$245,028,124
Educational	\$132,123,348
Other	\$112,904,776

### Grand List

Equalized Net Grand List	\$6,820,084,632
per capita	\$130,483
per capita, as % of state avg.	80%
Commercial/Industrial Share of Net Grand List	0%
Actual Mill Rate	39.64
Equalized Mill Rate	27.71

### Municipal Debt

Moody's Rating (2023)	A2
S&P Rating (2023)	AA-
Total Indebtedness	\$293,162,209
per capita	\$5,609
per capita, as % of state avg.	206%
as percent of expenditures	120%
Annual Debt Service	\$32,953,327
as % of expenditures	13%



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

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

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