

300 FERRY BOULEVARD
STRATFORD, CT
06615



ANGEL 
COMMERCIAL, LLC

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

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BROKER

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**10,325 SF
COMMERCIAL PROPERTY
ON 1.61 ACRES FOR SALE
AT \$1,300,000
OR FOR LEASE
AT \$14/SF NNN**



Angel Commercial, LLC, as the exclusive commercial real estate broker, presents **300 Ferry Boulevard in Stratford, Connecticut**, a **10,325 SF freestanding retail property** situated on a highly visible **1.61-acre site**. Offered for sale at **\$1,300,000** or for lease at **\$14.00/SF NNN**, the property represents a compelling opportunity for investors, owner-users, and developers seeking to capitalize on the continued transformation of the Ferry Boulevard corridor.

The **fully air-conditioned building** features an expansive open-concept interior with cathedral ceilings and a highly functional layout. Seven points of egress (five front and two rear) provide exceptional accessibility and flexibility, allowing the space to be easily subdivided for multiple tenants or adapted for a wide range of retail, medical, or service uses.

The property occupies a **proven retail location** that was home to the **Rotary Ski & Snowboard Shop** for more than **40 years**. It benefits from strong visibility along Ferry Boulevard and proximity to major national retailers including CVS Pharmacy, Walgreens, McDonald's, Home Depot, and Walmart, which generate consistent consumer traffic and reinforce the area's status as a dominant commercial corridor.

The area is also experiencing **significant residential growth**, further strengthening the property's long-term investment appeal. Nearby developments include a four-story mixed-use project with **119 apartments at 382 Ferry Boulevard**, **the Lofts at 335 with 71 luxury units**, and **The Cornerstone with 45 modern residences**—bringing approximately **235 new apartments** to the immediate area. Ferry Boulevard runs directly alongside the Housatonic River, **an active hub for boating and waterfront recreation**, with several marinas and marine service centers located along the corridor. This unique waterfront setting enhances the lifestyle appeal of the surrounding residential developments and continues to drive demand for nearby retail, dining, and service businesses.

The **1.61-acre parcel** currently provides **30 surface parking spaces** and includes **additional paved area that could support expanded parking or site improvements**. Beyond its existing retail footprint, the property's oversized lot, strong frontage, and proximity to I-95 and the Stratford Metro-North station create a highly attractive redevelopment opportunity. Stratford's zoning framework allows mixed-use projects that combine commercial and residential uses, positioning the site as a potential candidate for a higher-density multifamily or mixed-use redevelopment.

As Stratford continues to experience rising rents, strong apartment demand, and ongoing transit-oriented development, 300 Ferry Boulevard offers investors the opportunity to acquire a well-located asset with both immediate usability and long-term redevelopment upside in one of Fairfield County's evolving residential and retail corridors.

PROPERTY DETAILS & PARCEL MAP

FINANCIAL DETAILS

Sale Price:	\$1,300,000
Lease Rate:	\$14.00/SF NNN
Real Estate Taxes:	\$25,271.44 (2026)

PROPERTY INFORMATION

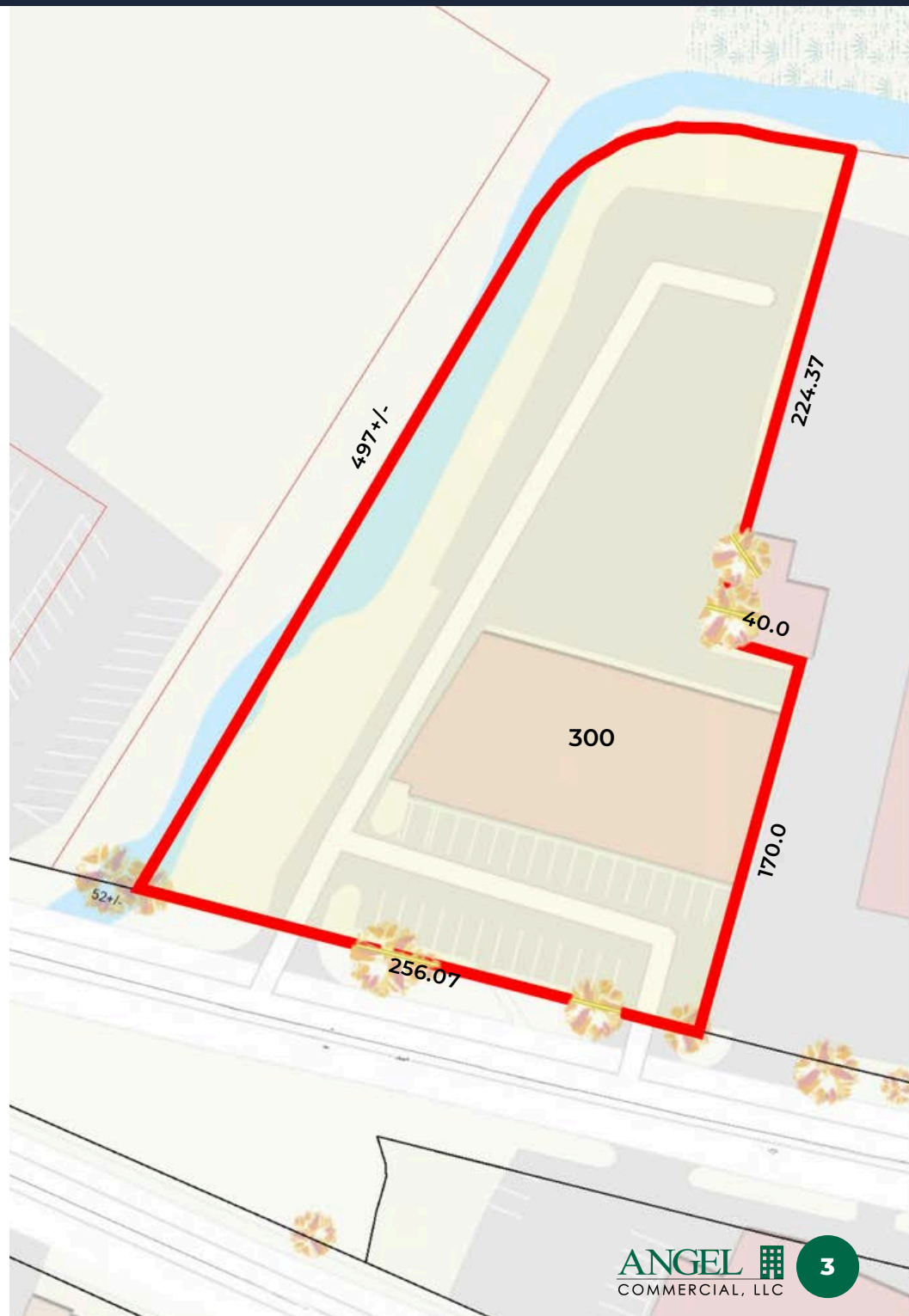
Property Type:	Freestanding Retail
Building Size:	10,325 SF
SF Available:	10,325 SF
Land:	1.61 Acres
Stories:	One
Year Built:	1977
Construction:	Wood Frame
Zoning:	CA Commercial (Retail Commercial A)
Flood Zone:	Zone AE
Tenancy:	Single

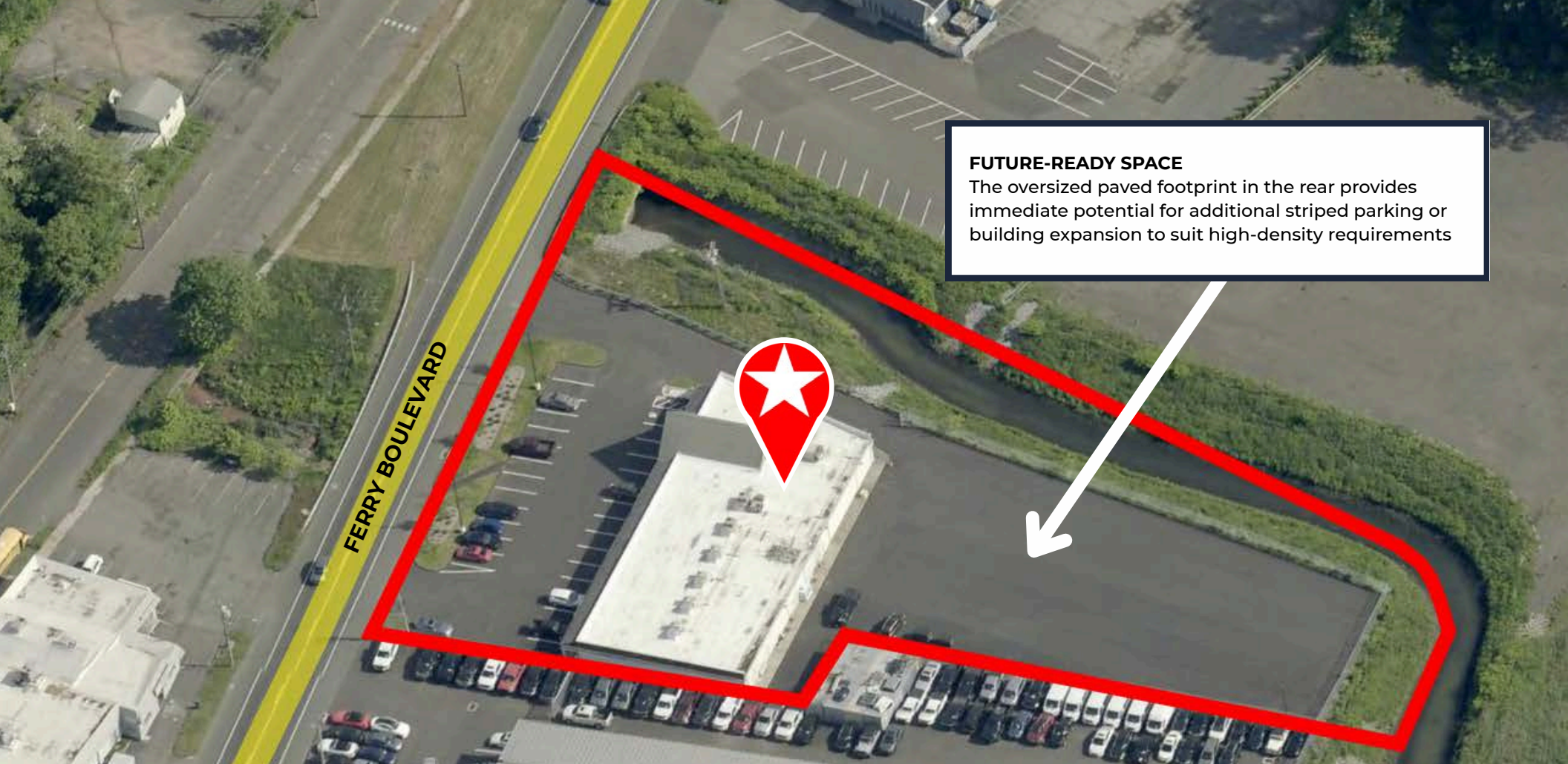
FEATURES

Traffic Count:	13,871 Vehicles Per Day
Parking:	30 Striped Spaces in Front Plus Additional Gated Parking in Paved Rear Lot
Amenities:	Cathedral Ceilings, Kitchenette, Three Restrooms, Signage, Handicap Accessible

UTILITIES

Water/Sewer:	City/City
Heat:	Gas
A/C:	Central Air Conditioning





FUTURE-READY SPACE
The oversized paved footprint in the rear provides immediate potential for additional striped parking or building expansion to suit high-density requirements

SUPERIOR PARKING & LOGISTICAL FLEXIBILITY



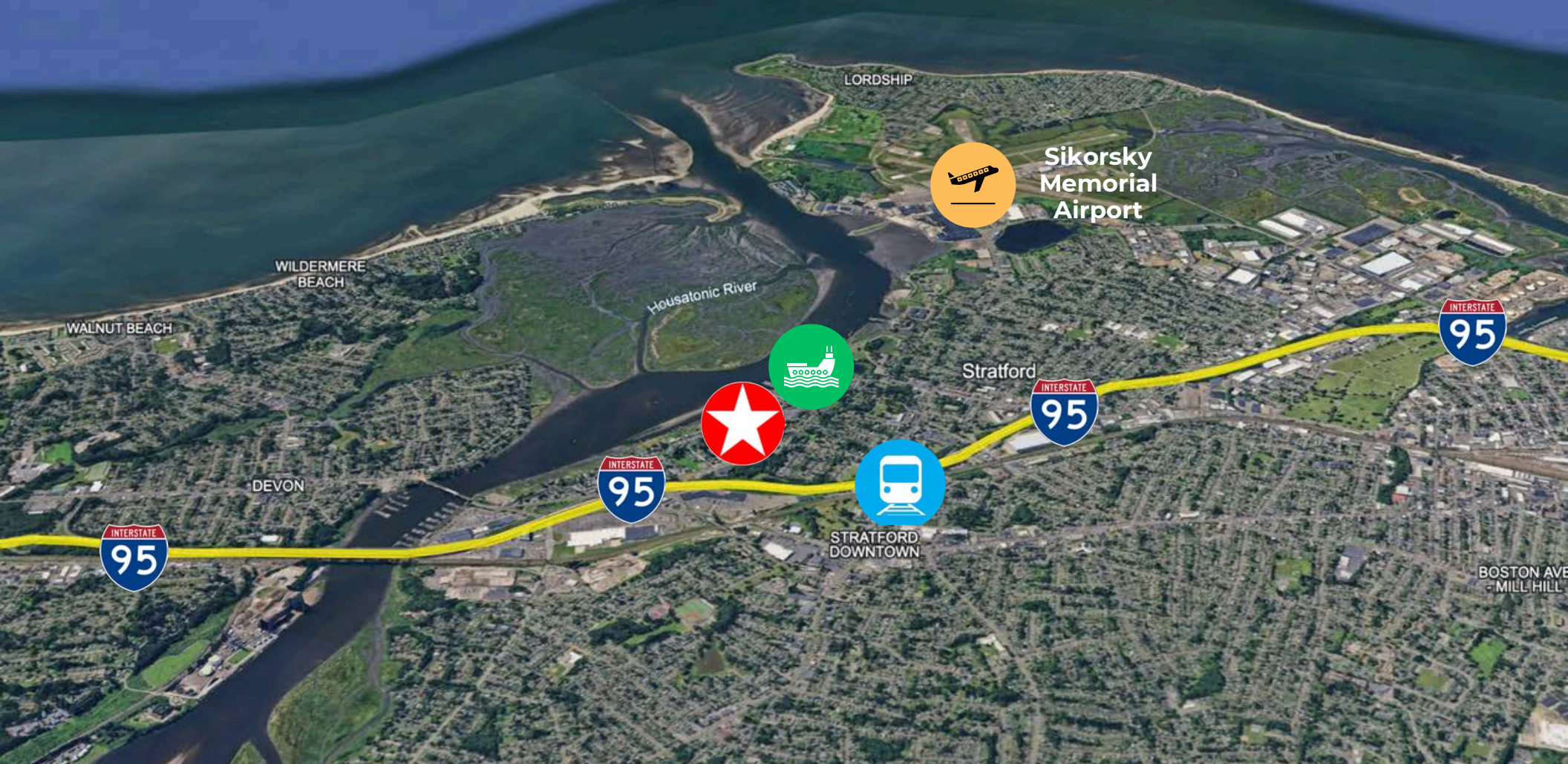
1.61 Acres of Flat
Level Land



30 Striped
Parking Spaces



Gated Rear Lot
Provides Additional Parking



UNMATCHED REGIONAL CONNECTIVITY



< 0.1 miles to
GBT Bus Stop



~1.1 Miles to
Stratford Train Station



Immediate I-95
Access



Next to
Housatonic Marina



~3.7 Miles to
Sikorsky Memorial Airport



PRIME VISIBILITY & ACCESS



BRAND DOMINANCE
Premium Monument and
Building Facade Signage



UNMATCHED FRONTAGE
Boasting 256' of High-Visibility Frontage
Along a High Traffic Corridor



SEAMLESS INGRESS
Two Oversized Curb Cuts
Providing Efficient Entry and Exit



THE FERRY BOULEVARD EPICENTER: 235 ADJACENT LUXURY UNITS

382 FERRY BOULEVARD

- **Status:** Under Construction
- **Details:** A major four-story mixed-use development featuring **119 modern apartments.**
- **Lot Size:** 2.57 Acres

LOFTS AT 335

- **Status:** Stabilized **71 Units** | Built 2019
- **Details:** A four-story residential development featuring 71 luxury apartments.
- **Lot Size:** 1.76 Acres

THE CORNERSTONE

- **Status:** Recently Completed / Stabilized Leasing
- **Details:** A boutique luxury building featuring **45 high-efficiency units.**
- **Lot Size:** 1.75 acres



CLICK IMAGE TO ENLARGE

STRATEGIC RETAIL CORRIDOR

- Surrounded by high-traffic national anchors including Home Depot, Walmart, and ShopRite.
- Minutes from the Stratford Train Station and major regional commuter routes.
- Exceptional visibility within a proven commercial hub that draws shoppers from across the Bridgeport-Stratford line.

ZONING & PERMITTED USES

According to the Stratford Zoning Regulations (updated and effective as of January 1, 2025), the property at **300 Ferry Boulevard** is located in the **CA Commercial (Retail Commercial A)** district.

The CA district is designed to permit a broad range of retail, sales, and service uses. Under the town's Consolidated Use Table, the following uses are generally permitted or allowed by special permit in this zone:

PERMITTED USES (BY-RIGHT)

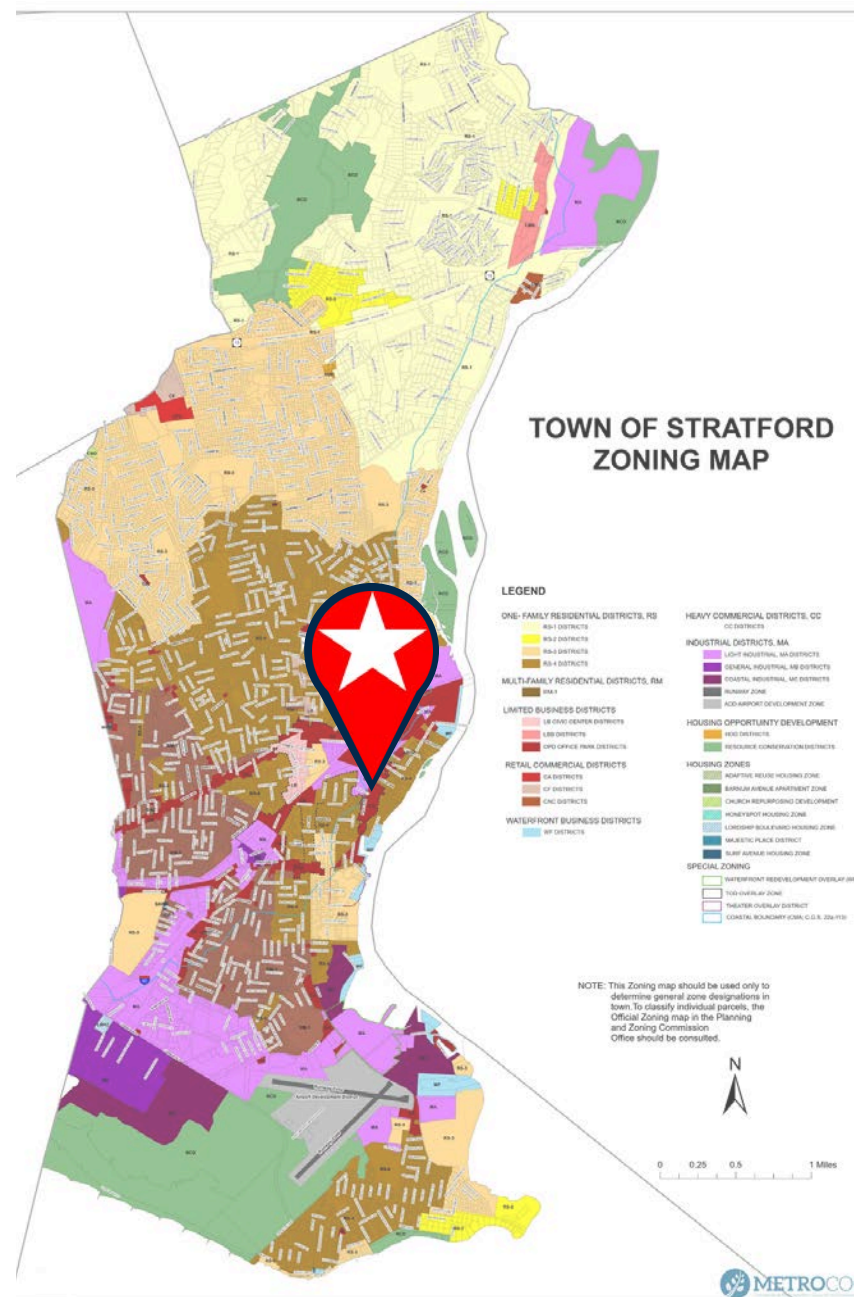
Ready for immediate occupancy or build-out without lengthy zoning battles:

- **Retail & Showrooms:** Ideal for high-volume goods, boutiques, or flagship merchandise spaces.
- **Dining & Hospitality:** Fully approved for sit-down restaurants, cafes, and food service.
- **Health & Beauty Services:** Perfect for high-traffic personal services like salons, barbershops, or dry cleaners.
- **Professional & Medical:** Turnkey zoning for medical clinics, legal offices, banks, or administrative headquarters.
- **Mixed-Use Development:** Approved for lucrative commercial/residential hybrid projects (subject to density standards)

SPECIAL PERMIT USES

High-value business categories eligible for approval via special permit:

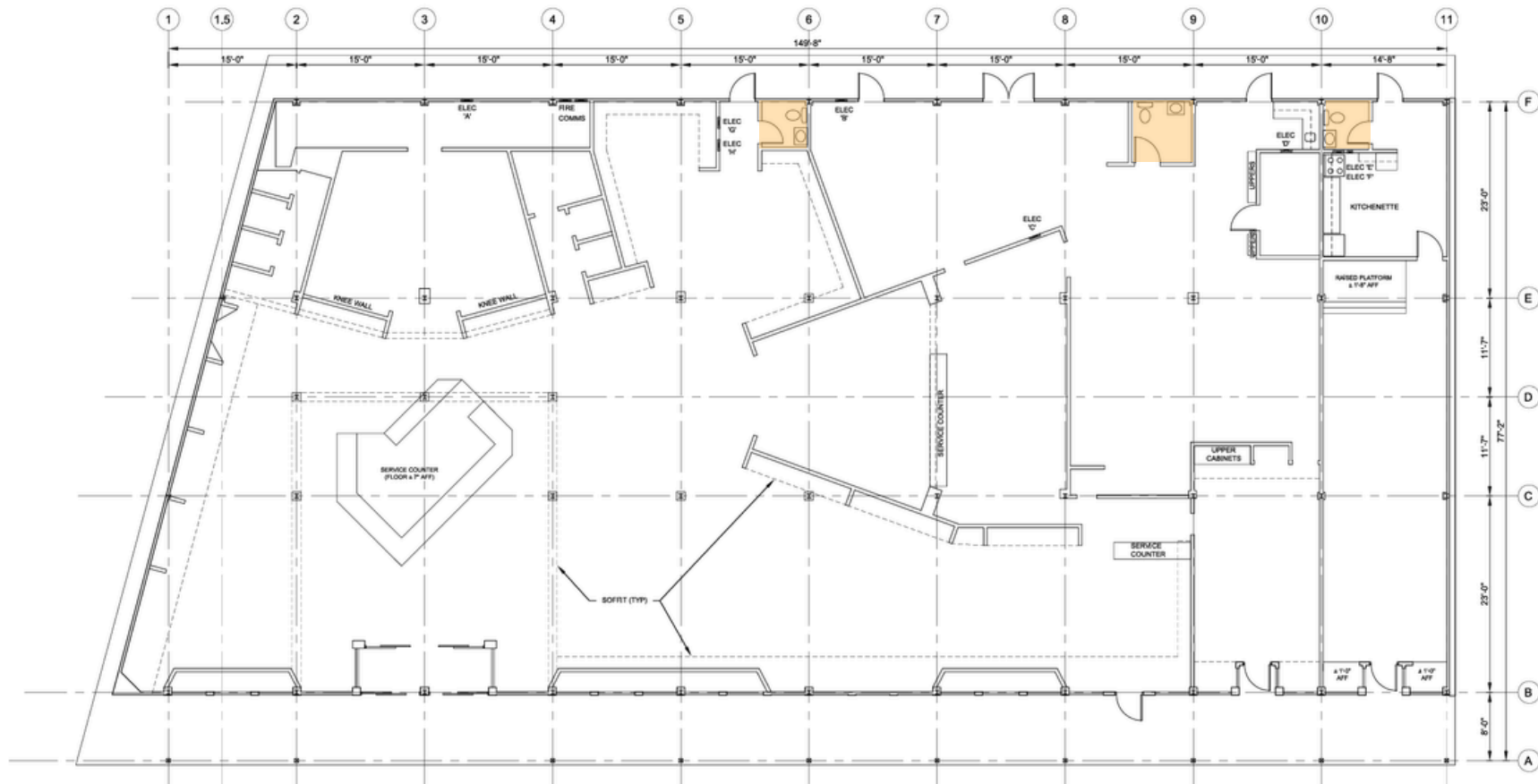
- **Automotive & Transit:** Dealerships, repair centers, car washes, and gas stations.
- **High-Demand Retail:** Cannabis (medical & adult-use) and age-restricted establishments.
- **Specialty Services:** Dog daycares, animal boarding, and self-storage facilities.

[VIEW ZONING REGULATIONS](#)

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DETAILED FLOOR PLAN

10,325 SF

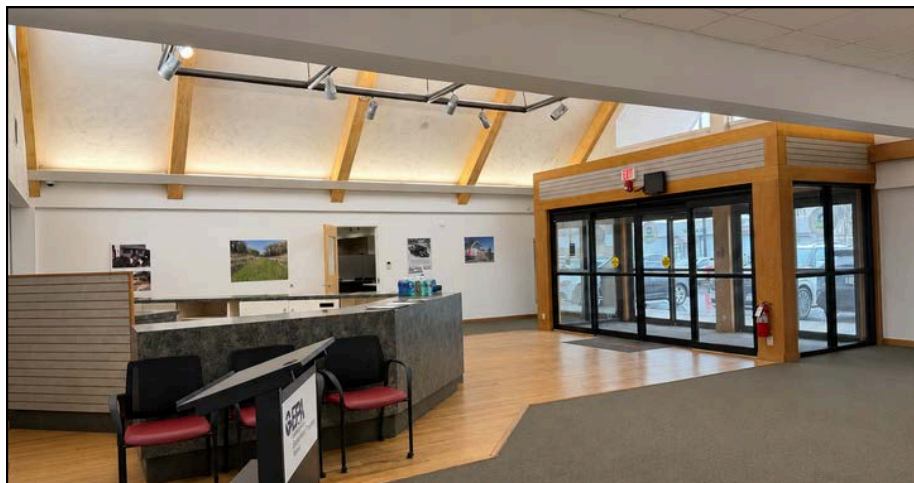


BUILDING CONFIGURATION

[CLICK IMAGE TO ENLARGE](#)

- **Climate Controlled:** 100% Central Air Conditioning & Gas Heat.
- **Architectural Detail:** Expansive cathedral ceilings create a high-volume showroom feel.
- **Functional Layout:** Includes a service counter, kitchenette, and three restrooms (one handicap accessible).
- **Site Utility:** High-visibility frontage with striped parking spaces in the front plus additional parking in rear gated lot.
- **Access & Egress:** Features seven total points of egress (five front-facing, two rear) providing excellent flow and potential for multi-tenant subdivision.

INTERIOR CONFIGURATION & RETAIL POTENTIAL



Prominent Glass-Front Retail Entrance Offering High Visibility and a Welcoming Transition for Customer Foot Traffic

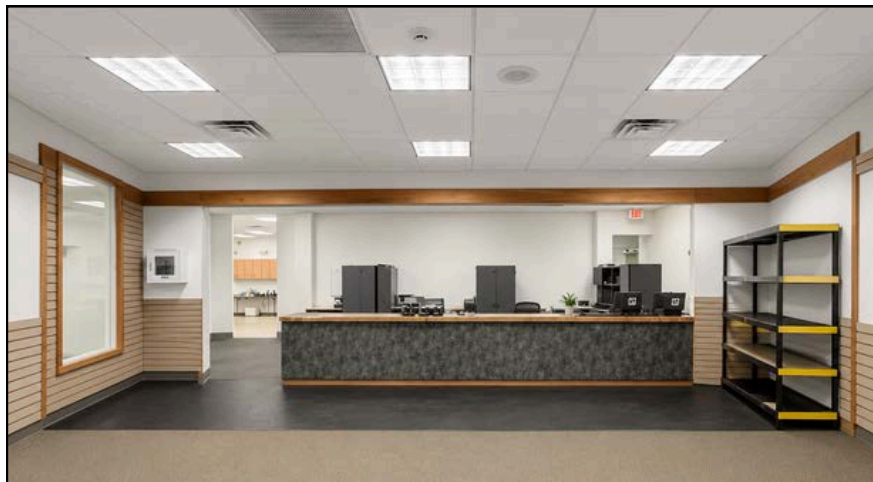


Expansive Open-Concept Showroom Floor Easily Reconfigurable for High-Volume Retail



Architectural Timber Framing and Soaring Vaulted Ceilings Provide a Premium Modern Aesthetic for a Flagship Location

OPERATIONAL LAYOUT AND INTERIOR AMENITIES



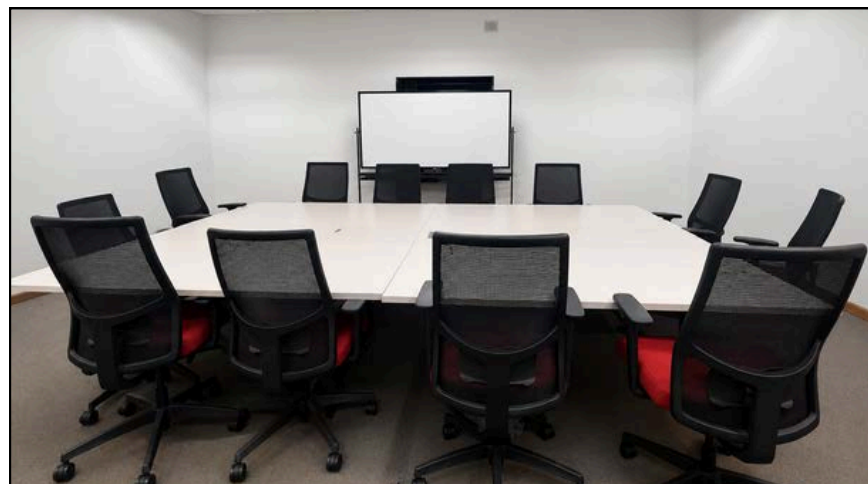
Versatile Retail Showroom Featuring Built-In Service Counter and Flexible Wall Space for Custom Merchandise Displays



Private Administrative Office Wing Designed to Accommodate Multiple Individual Workstations and Specialized Storage



Dedicated Employee Break Area Featuring Full Plumbing Hookups and Modern Cabinetry for Kitchenette Use



Expansive Multi-Purpose Room Perfectly Suited for a Large Conference Center, Training Suite, or Private Studio

DEMOGRAPHIC PROFILE AND MARKET OVERVIEW



The Stratford submarket is experiencing unprecedented economic momentum, driven by a surge in high-density, transit-oriented residential development along the Ferry Boulevard corridor. With local **rent growth accelerating at 6.2% annually**—significantly outpacing national averages—and **average household incomes in the immediate area exceeding \$174,000**, the local demographic is exceptionally affluent and consumer-driven. This influx of high-earning professionals creates a highly lucrative environment for retail, dining, and service-based businesses. For an investor or owner-user at 300 Ferry Boulevard, these robust market fundamentals guarantee a captive, walkable audience with immense discretionary spending power.

Metric	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	9,469	95,390	215,536
Daytime Population	11,226	83,275	204,812
Total Households	4,012	37,557	82,683
Average Household Income	\$133,777	\$114,657	\$109,028
Median Household Income	\$100,547	\$84,094	\$77,558

EDUCATION & WORKFORCE



Educated Population: The area maintains a strong educational standard, with **44%** of residents holding a Bachelor's, Graduate, or Professional degree, ensuring a sophisticated consumer market.



Professional Workforce: The workforce is predominantly **White-Collar (71%)**, consisting of professionals, managers, and administrative support, which supports higher discretionary spending.



Economic Stability: The local unemployment rate remains low at **4.3%**, reflecting the overall economic health and stability of the Stratford/Bridgeport regional market.

HOUSING CHARACTERISTICS



High Home Ownership: **72.9%** of housing units in the immediate area are owner-occupied. This high rate of homeownership typically signals long-term neighborhood stability and pride of ownership.



Household Composition: The community is a mix of established households, with 2-person households (32.4%) and 1-person households (23.6%) being the most common, followed by growing families.

FEBRUARY 2026 MARKET OVERVIEW

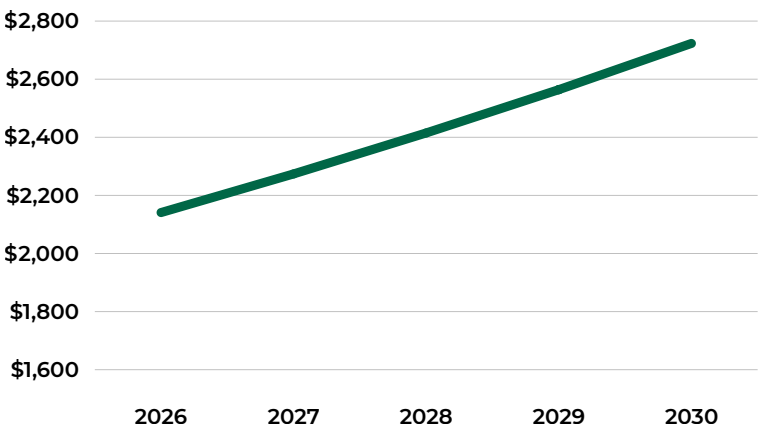
The Stratford rental market continues to demonstrate significant strength and upward momentum. As a primary **transit-oriented hub** in Fairfield County, the demand for high-quality, modern multifamily units has led to a **6.2% year-over-year rent increase**.

KEY MARKET INDICATORS

Floor Plan Type	Average Rent	Average SF
Studio	\$1,427/month	462 SF
One Bedroom	\$2,149/month	801 SF
Two Bedroom	\$2,568/month	1,092 SF
Three Bedroom	\$3,501/month	1394 SF

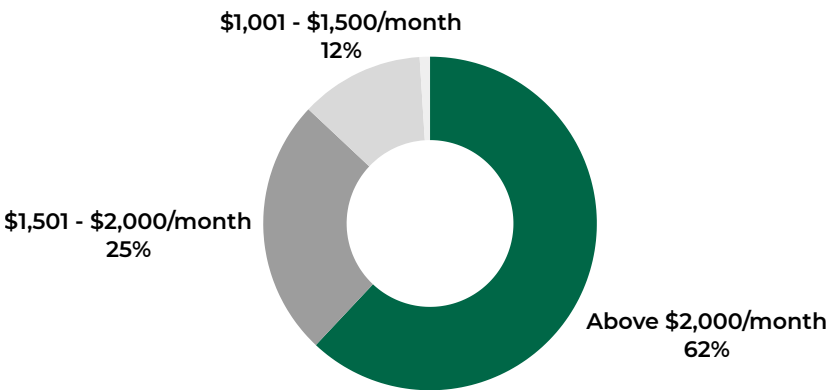
- **Inventory Pressure:** Over **62%** of rentals in Stratford are now priced at \$2,000/month or above, reflecting a shift toward luxury and workforce housing dominance.
- **Stability:** The **average vacancy rate** for new construction in the area remains significantly below the state average, driven by the limited supply of Class-A, transit-oriented units.
- **Demographic Alignment:** With an **average household income of \$174,989** (and over 29% of households earning **\$150k+**), the local population supports premium-tier market-rate housing.

PROJECTED RENT OVER TIME



Based on past year increase of 6.2%.

RENT RANGES IN STRATFORD, CT (CLASS A / MODERN INVENTORY)



The Stratford market has shifted significantly toward premium pricing, with 62% of all modern inventory now commanding rents of \$2,000 per month or above.

Source: Apartments.com (Powered by CoStar Group)

NEXT STEPS

300 FERRY BOULEVARD
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VIEW ZONING
REGULATIONS



VIEW FIELD CARD



VIEW TAX BILL



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