

**300** FERRY BOULEVARD  
STRATFORD, CT  
06615



## 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.

*No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.*

# 300 FERRY BOULEVARD STRATFORD, CT 06615

## PROPERTY DETAILS & PARCEL MAP

### FINANCIAL DETAILS

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

### PROPERTY INFORMATION

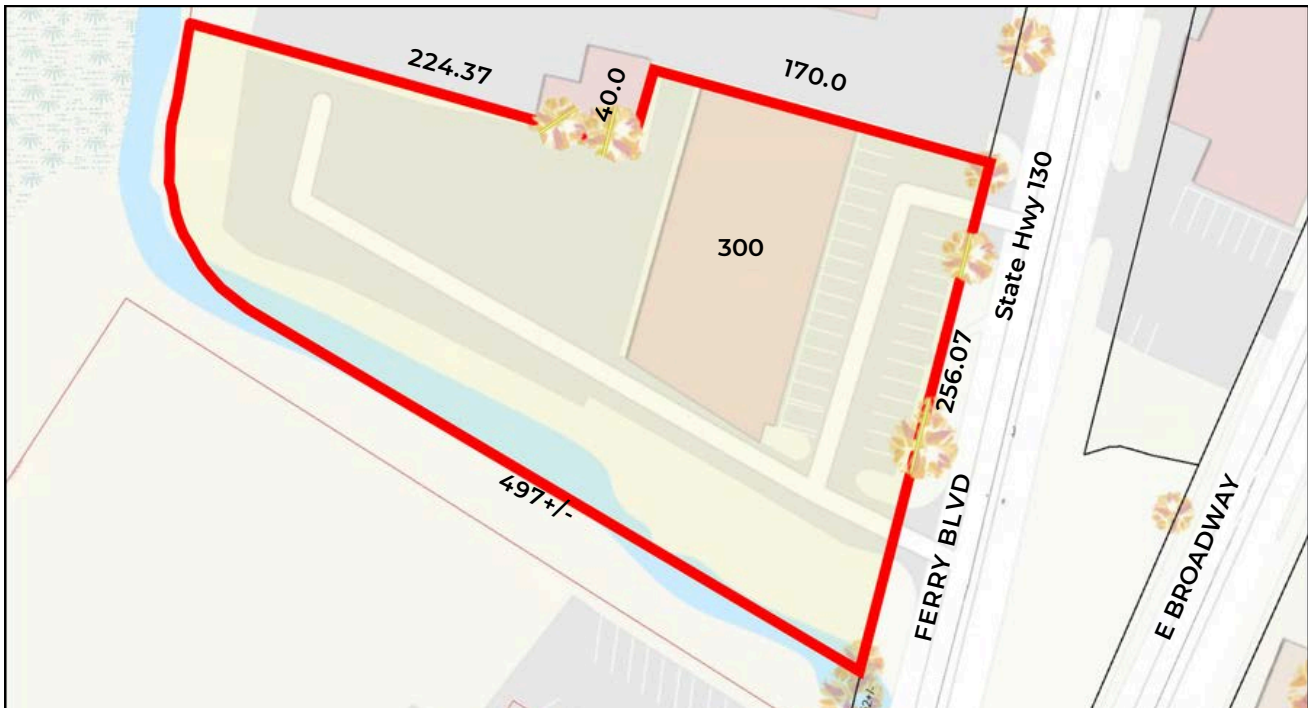
|                       |                                     |
|-----------------------|-------------------------------------|
| <b>Property Type:</b> | Freestanding Retail                 |
| <b>Building Size:</b> | 10,325 SF                           |
| <b>SF Available:</b>  | 10,325 SF         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

### FEATURES

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

### UTILITIES

|                     |                          |
|---------------------|--------------------------|
| <b>Water/Sewer:</b> | City/City                |
| <b>Heat:</b>        | Gas                      |
| <b>A/C:</b>         | Central Air Conditioning |



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

2



# 300 FERRY BOULEVARD STRATFORD, CT 06615

## RETAIL TOPOGRAPHY & REGIONAL ACCESS



## STRATEGIC RETAIL CORRIDOR

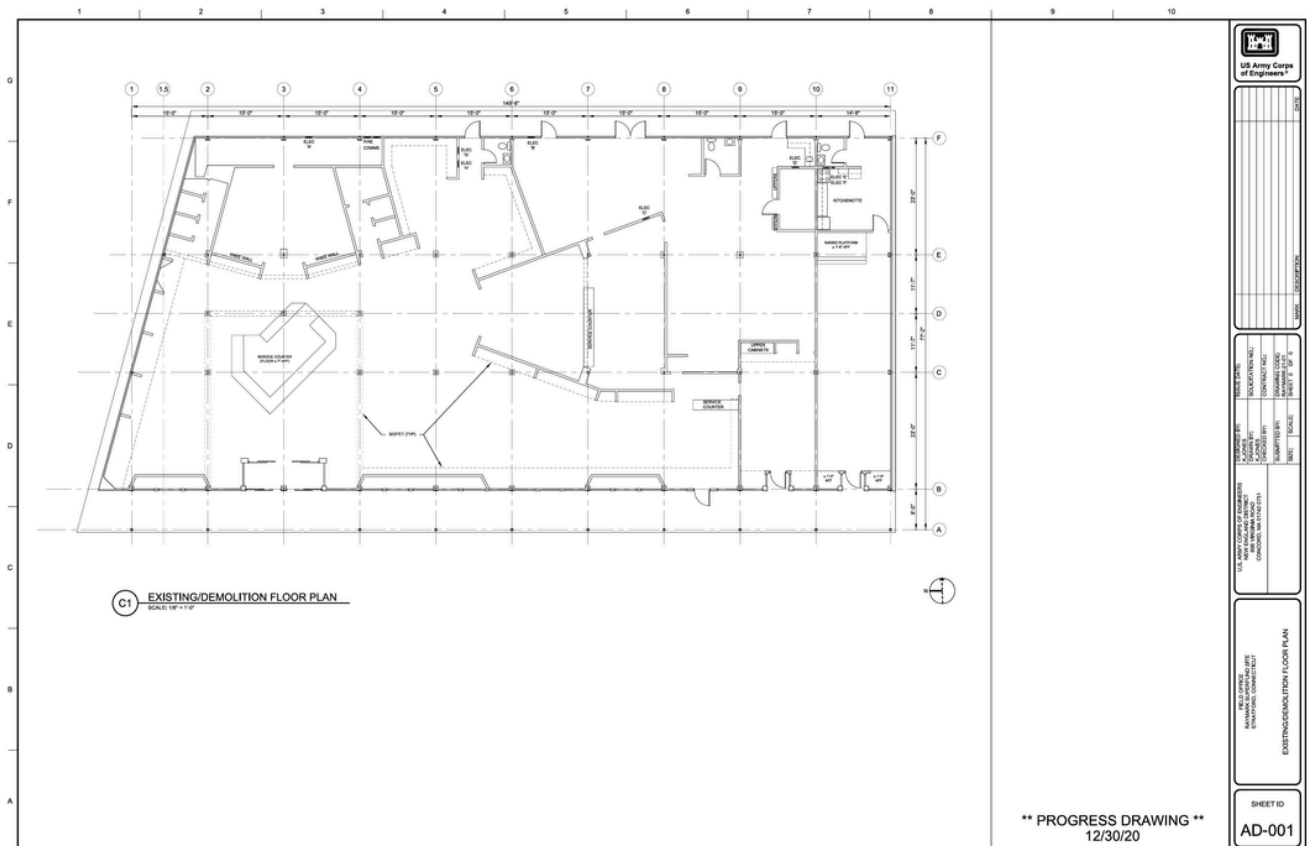
- Surrounded by high-traffic national anchors including Home Depot, Walmart, and Stop & Shop.
- Minutes from the Stratford Train Station and major regional commuter routes.
- Exceptional visibility within a proven commercial hub that draws shoppers from across the Bridgeport-Stratford line.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

3

**300** FERRY BOULEVARD  
STRATFORD, CT  
06615

## DETAILED FLOOR PLAN



## BUILDING CONFIGURATION

- **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 two restrooms (one handicap accessible).
- **Site Utility:** High-visibility frontage with 30 on-site parking spaces plus additional parking in rear gated lot.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.