

1297-1299 West Broad Street, Stratford, CT

Commercial Property for Sale: \$2,950,000.00



Development Opportunity: Over 7 acres for sale with potential rail spur opportunity. Income from a two-sided billboard with visibility from street corner at traffic light and I-95. Zoned MA (light industrial) and CA, which allows for many uses within LB, CF, and CC zones (details are located in the property brochure).

Near top national retailers including AutoZone, Subway, 7-Eleven, CVS, Advance Auto Parts, Burger King, Walgreens, Starbucks, Dunkin' Donuts, Burlington Coat Factory, McDonald's, Marshall's and Payless Shoe Source.

Conveniently located at the entrance ramp to I-95, Exit 32 (West Broad Street). Less than 1/2 mile from Metro-North Railroad and 3-1/2 miles from Sikorsky Memorial Airport.

The Site

Land:	7.06 acres
Real Estate Taxes:	\$60,129.68 (2017)
Zoning:	MA- Light Industrial & CA

Three Mile Demographics

Population:	107,935
Median HH Income:	\$49,161

Features

Traffic Count:	15,791
-----------------------	--------

Utilities

Water/Sewer:	City/City
Heating:	Gas

Five Mile Demographics

Population:	233,647
Median HH Income:	\$50,538

Contact

Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com

No warranty of 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.