

Professional Office Space Available

6580 Main Street, Stratford, CT



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

3,492 SF on the 1st Floor
1,469 SF on the 2nd Floor
Toal SF Available: 4,961 SF



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.

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Prime Office Space Available in Ryders Landing

SPACE DETAILS:

Area: 3,492± SF on the 1st floor
1,469± SF on the 2nd floor

Total SF Available: 4,961 SF

Elevator

Supporting amenities on site

Parking for 400+ vehicles

Spaces have separate gas and electric meters

Immediate Occupancy

Onsite property management and maintenance staff

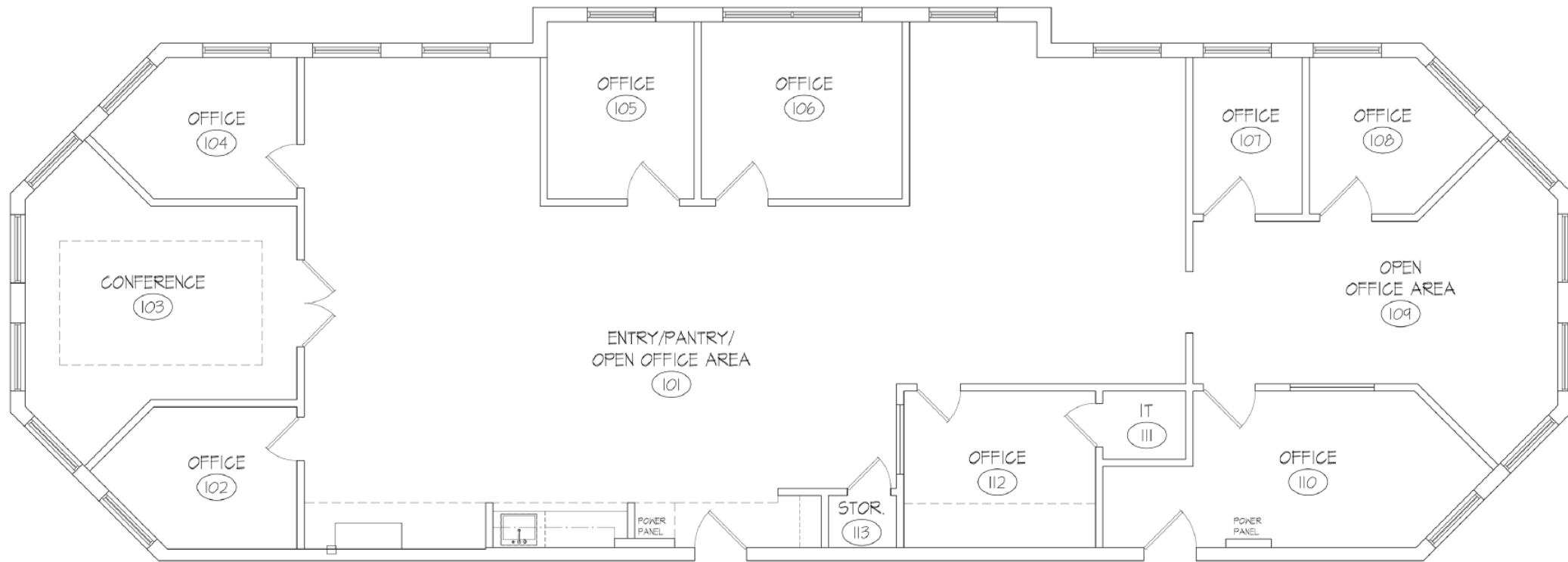
Lease Rate: \$21.50 PSF, plus utilities and CAM of \$0.50 PSF

Discover the many recent upgrades at Ryders Landing, including property and building enhancements, as well as improved transportation access and traffic flow.

Highlights:

- Walking proximity to restaurants, deli and Starbucks
- Located in busy commercial plaza
- 4-way exchange to Merritt Parkway within view
- Expanding walkways
- Bus line at Ryders Landing

6580 Main Street, Stratford, CT



3,492 SF - 1st floor



SIO R Individual Members
Society of Industrial & Office Realtors

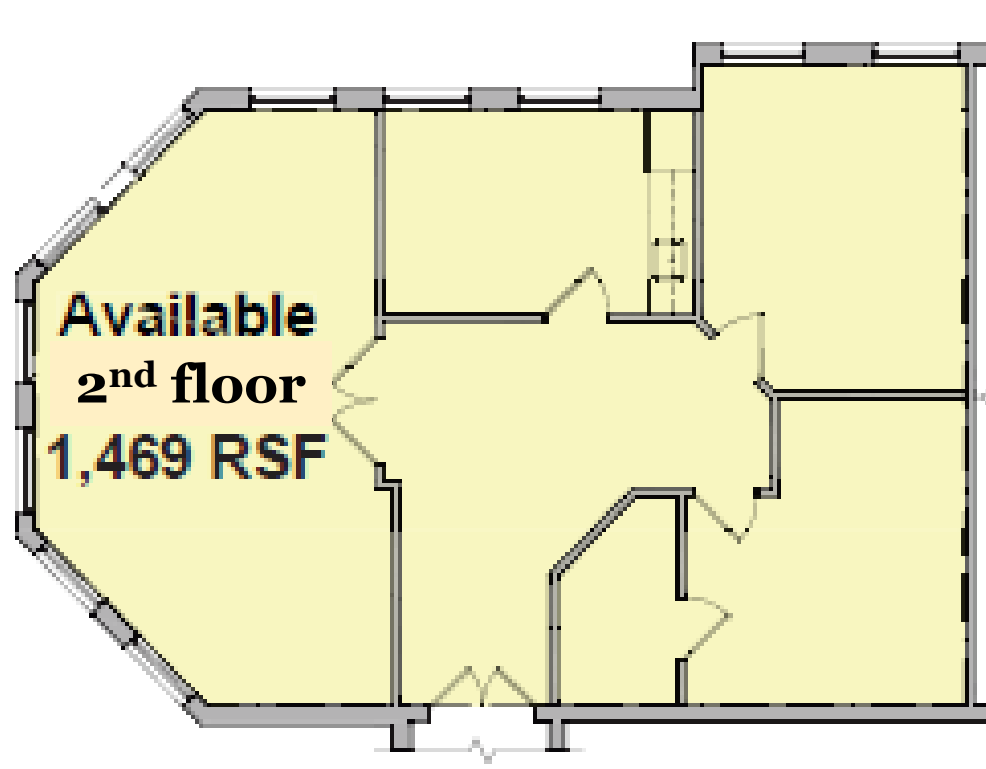
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Location:

Exit 53 from CT-15/ Merritt Parkway.

8 Minutes to I-95 & 5 minutes to Route 8



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Access to Merritt Parkway

Commuter Lot

6580 Main Street, Stratford, CT



Commuter Lot

Access to Merritt Parkway

Stratford, Connecticut

General

ACS, 2019–2023	Stratford	State
Current Population	52,403	3,598,348
Land Area <i>mi</i> ²	17	4,842
Population Density <i>people per mi</i> ²	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	
Transportation Equip Mfg		61%
2 Government	6,430	
Local Government		80%
3 Health Care and Social Assistance	3,384	
Ambulatory Health Care Services		37%
4 Transportation and Warehousing	2,947	
Transit & Ground Passenger Transp		34%
5 Retail Trade	2,301	
General Merchandise Retailers		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

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

Demographics

ACS, 2019–2023

Age Distribution

	Stratford	State
Under 10	4,524 9%	10%
10 to 19	6,011 11%	13%
20 to 29	6,062 12%	13%
30 to 39	5,698 11%	13%
40 to 49	6,312 12%	12%
50 to 59	8,385 16%	14%
60 to 69	7,797 15%	13%
70 to 79	4,738 9%	8%
80 and over	2,876 5%	4%

Race and Ethnicity

	Stratford	State
Asian	2%	5%
Black	11%	10%
Hispanic or Latino/a	19%	18%
White	64%	63%
Other	3%	5%

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

	Stratford	State
English	77 78%	
Spanish	13 13%	

Educational Attainment

	Stratford	State
High School Diploma Only	26 29%	
Associate Degree	7 8%	
Bachelor's Degree	21 23%	
Master's Degree or Higher	16 19%	

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

	Stratford	State
Owner-Occupied	66 82%	
Detached or Semi-Detached	65 79%	
Vacant	5 8%	

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

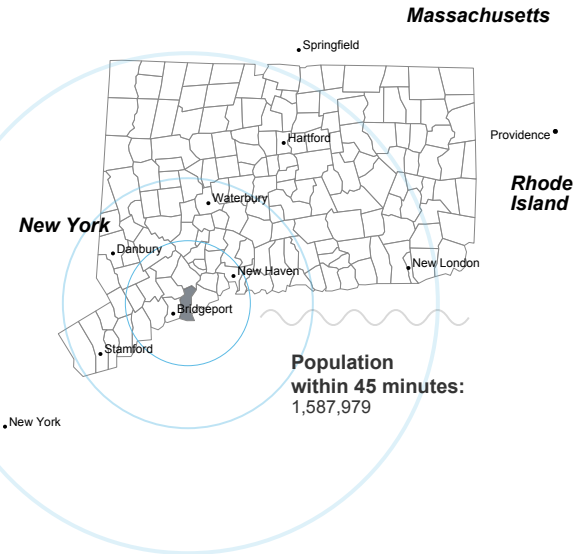
CT Department of Labor, 2024

	Stratford	State
Employed	26,133	1,842,285
Unemployed	1,126	67,181

Unemployment Rate	4	4%
Self-Employment Rate*	10	10%

*ACS, 2019–2023

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



Access

ACS, 2019–2023

	Stratford	State
Mean Commute Time *	29 min	26 min
No Access to a Car	6	9%
No Internet Access	7	7%

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

Feedback is welcome, and should be directed to info@ctdata.org

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