

570 HONEYSPOOT ROAD STRATFORD, CT



CORNER MIXED USE
PROPERTY FOR SALE

BALDWIN PEARSON
& COMPANY, INCORPORATED *Realtors*



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55 Walls Drive Suite 304 Fairfield, CT 06824

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PROPERTY HIGHLIGHTS

Baldwin Pearson & Co., Inc. is pleased to exclusively offer for sale 570 Honeyspot Road, Stratford, CT — a premier mixed-use investment opportunity located in one of Stratford's most established and heavily trafficked retail corridors. Positioned on a prominent corner at Honeyspot Road and Moffitt Street, just off Interstate 95, the property features three street-level retail units with strong visibility and parking, plus a spacious, renovated two-bedroom, one-bathroom apartment above. The retail tenancy provides exceptional income stability, with the asset anchored by one of Stratford's oldest liquor stores, continuously occupied since 1958, and a well-established restaurant, both operating on extremely long leases, underscoring the strength of the location. The third retail unit is currently vacant, presenting immediate lease-up or owner-user upside at market rents.

The residential component consists of a 1,650 SF renovated apartment that is currently rented well below market rent, offering meaningful income growth potential. With stable in-place cash flow, mark-to-market opportunity, and prime corner positioning, 570 Honeyspot Road represents a rare value-add investment in Fairfield County. 570 Honeyspot Road offers investors a compelling blend of stable cash flow, embedded upside, and long-term tenancy in a supply-constrained Fairfield County market.

Property Highlights:

- **Stable, Long-Term Retail Income:** Anchored by established neighborhood operators, including one of the oldest liquor stores in Stratford, in business since 1958, the property provides long lasting, durable in-place cash flow
- **Compelling Value-Add Retail Potential:** Vacant retail unit 3 available for immediate lease-up or owner occupancy provide a new owner with immediate NOI upside and flexibility
- **Residential Upside:** 1,650 SF updated two-bedroom, one-bath unit currently rented at well below market rent, offering meaningful income expansion potential
- **Strong Physical & Electrical Infrastructure:** 400-amp service with 3-phase power, upgraded Roofing and HVAC, and recently resealed parking lot.
- **Prime Corner Location with Exceptional Visibility:** 200' of wraparound frontage at a high-traffic intersection just off I-95, serving a dense residential and commercial customer base with two ample sized parking lots on the front and side of the building
- **Flexible Zoning & Attractive Terms:** Located in a CA zone, the property allows for a wide range of permitted uses, offering exceptional versatility for many types of businesses or developments. Ownership is also open to discussing seller financing with qualified buyers, providing additional flexibility to help bring the right deal together



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UNIT	TYPE	SQFT	CURRENT	PROFORMA	PF/SF	LEASE EXPIRY
1	Restaurant	1,474	\$3,891	\$4,008	\$33	4/30/2039
2	Liquor	1,695	\$4,050	\$4,172	\$30	10/31/2040
3	Vacant	1,100	\$0	\$2,400	\$26	N/A
4	2BR APT	1,650	\$2,150	\$2,600	\$19	10/31/2026

Monthly: \$10,091 \$13,179
 Annually: \$121,092 \$158,151

Gross Operating Income: \$121,092 \$158,151
 Vacancy/Collection Loss (5%): \$(6,055) \$(7,908)
Effective Gross Income: \$115,037 \$150,243

Real Estate Taxes: \$(15,000) \$(15,000) *****Est. Based on Appeal**
 Fuel: \$(0) \$(0)
 Water & Sewer: \$(4,300) \$(4,300)
 Insurance: \$(7,500) \$(7,500)
 Common Area Electric: \$(0) \$(0)
 Repairs & Maintenance: \$(1,800) \$(1,800)
 Total Expenses: \$(28,600) \$(28,600)

Net Operating Income: **\$86,437** **\$121,643**



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570 HONEYSPOOT ROAD STRATFORD, CT PROPERTY PHOTOS



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Offering Metrics:
Listing Price: \$1,365,000
Approx. Square Footage: 6,211
Current Cap Rate: 6.33%
Proforma Cap Rate: 8.91%
PPSF: \$220
Zoning: CA

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570 HONEYSPOOT ROAD STRATFORD, CT 06615

CONFIDENTIAL OFFERING

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Prospective purchasers of the Property are advised that changes may have occurred to the physical or financial condition of the Property since the time this Offering Memorandum or the financial statements therein were made by Broker and not by Owner and are based upon assumptions or events beyond the control of Broker and Owner, and therefore may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or a prospective purchaser with any income or expense figures, budgets, or projections regarding the Property.

Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest to offer to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at the time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by the owner pursuant to its Finance Committee authorities and the signature of a Vice President or Owner is affixed to a Real Estate Purchase Agreement prepared by Owner. This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to Owner or Broker.



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