

# Office to Apartment Conversion 14 Units

727 Honeyspot Road  
Stratford, CT



To arrange a tour contact:  
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## 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.

# 727 Honeyspot Road, Stratford, CT

## PROPERTY DETAILS

Building Area: 12,016± SF

Land Area: .43 acre

Zoning: CA

Parking: 40± spaces

Age: 1989±

HVAC: Central

Gas: Yes, gas heat

Water/ Sewer: City

Sale Price: \$1,600,000.



## FABULOUS OPPORTUNITY

- Cell Tower available
- 10 ft Height
- Elevator Building
- Fully Vacant
- 3-Story Office Building
- Frame Type: Masonry
- The property is in a Flood zone
- The property is in an Opportunity Zone



Location: Convenient to exit 30 & 31 of I-95



# 727 Honeyspot Road, Stratford, CT



  
**SIOR** Individual Members  
Society of Industrial & Office Realtors

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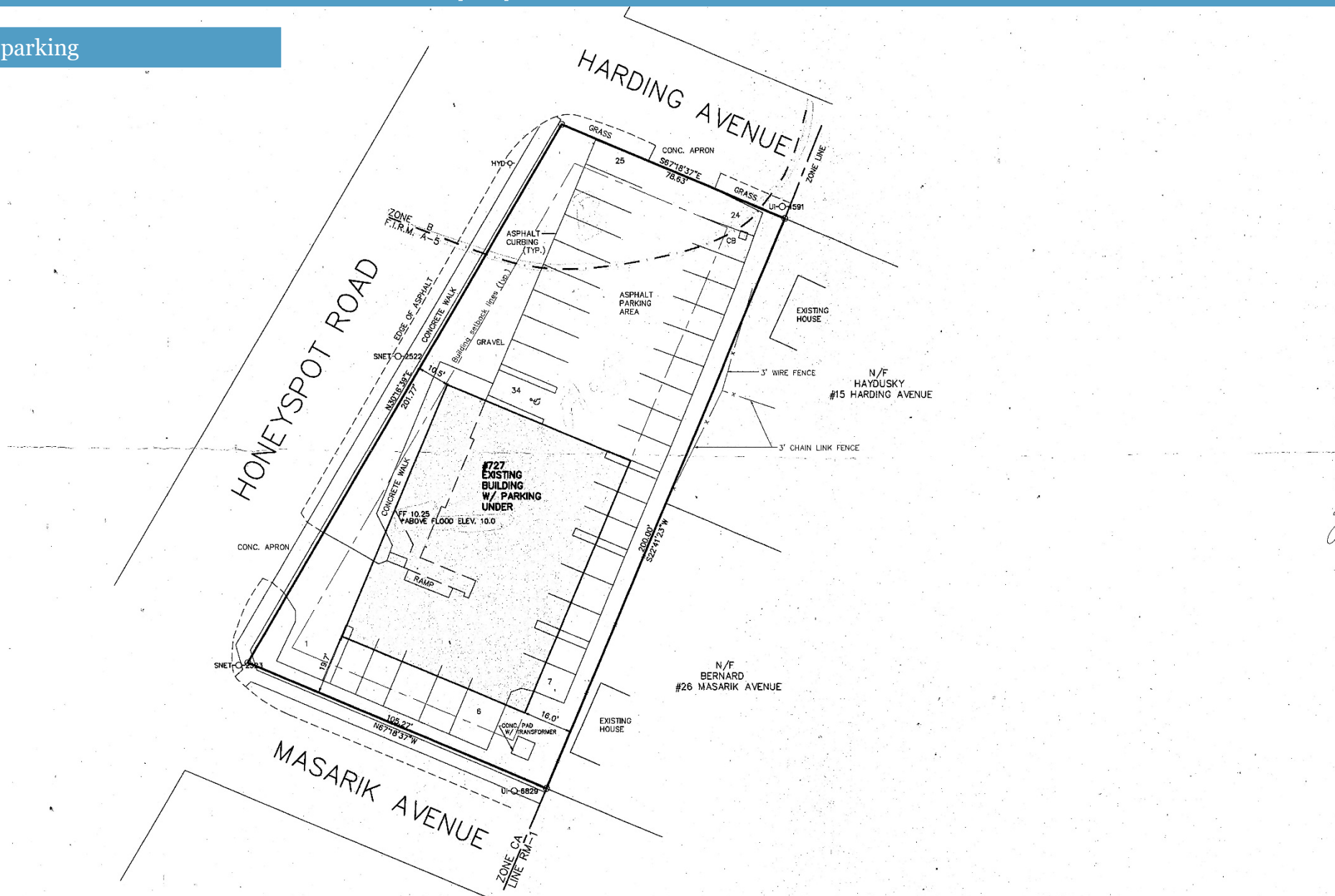
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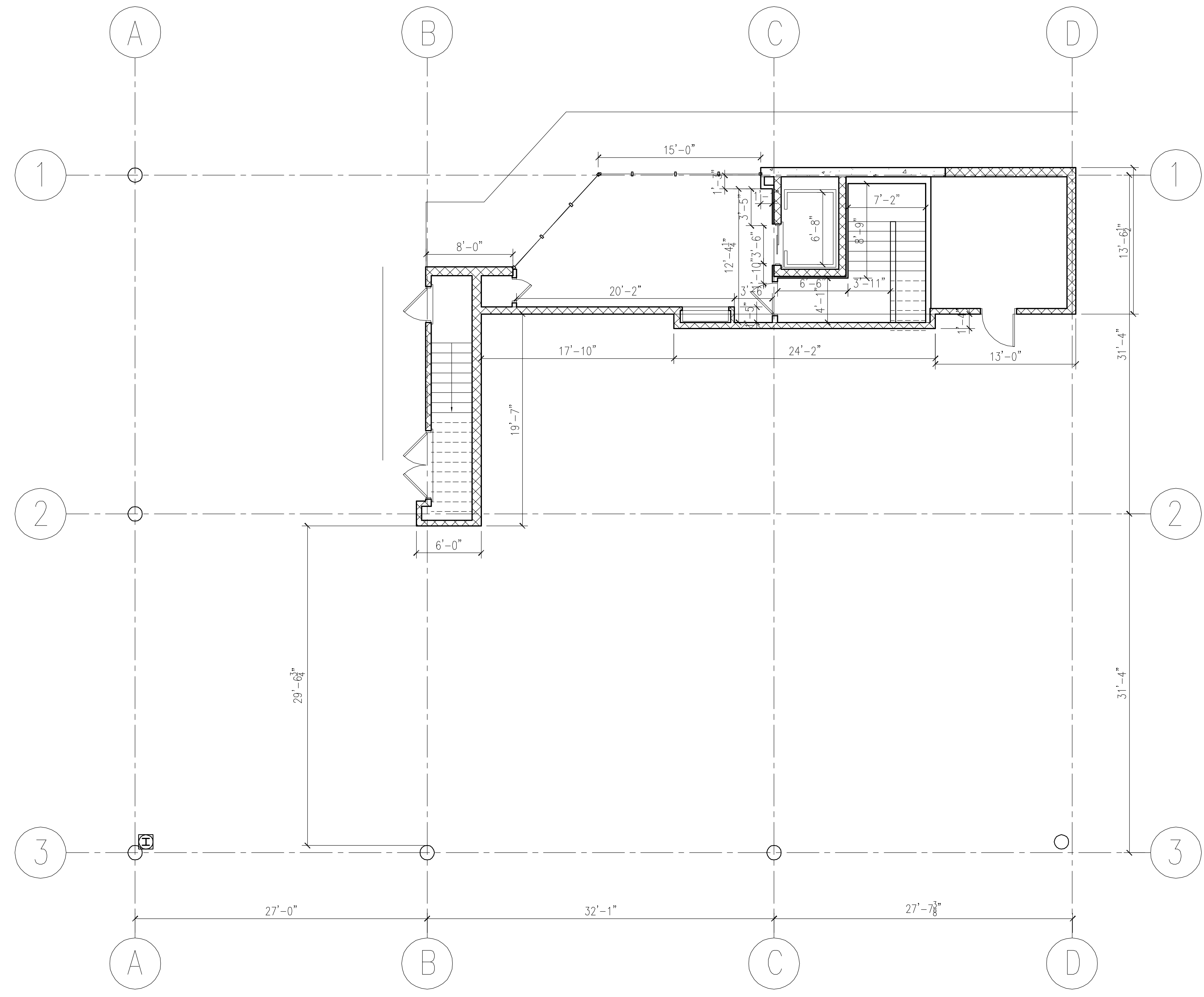
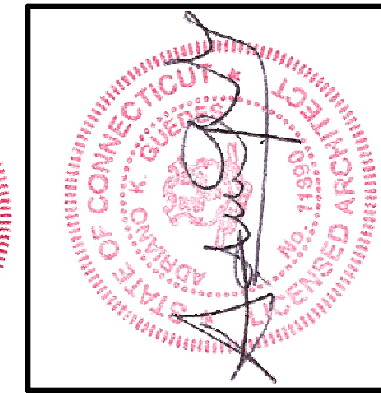
Existing parking



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**FIRST FLOOR PLAN**

SCALE - 3/16" = 1'-0"

NUMBER OF RESIDENTIAL FLOORS - 2  
 NUMBER OF APARTMENTS - 14  
 TYPE OF APARTMENTS -  
 2 - EFFICIENCY  
 10 - ONE BEDROOM  
 2 - TWO BEDROOM

REVISIONS					
1	2	3	4	5	6

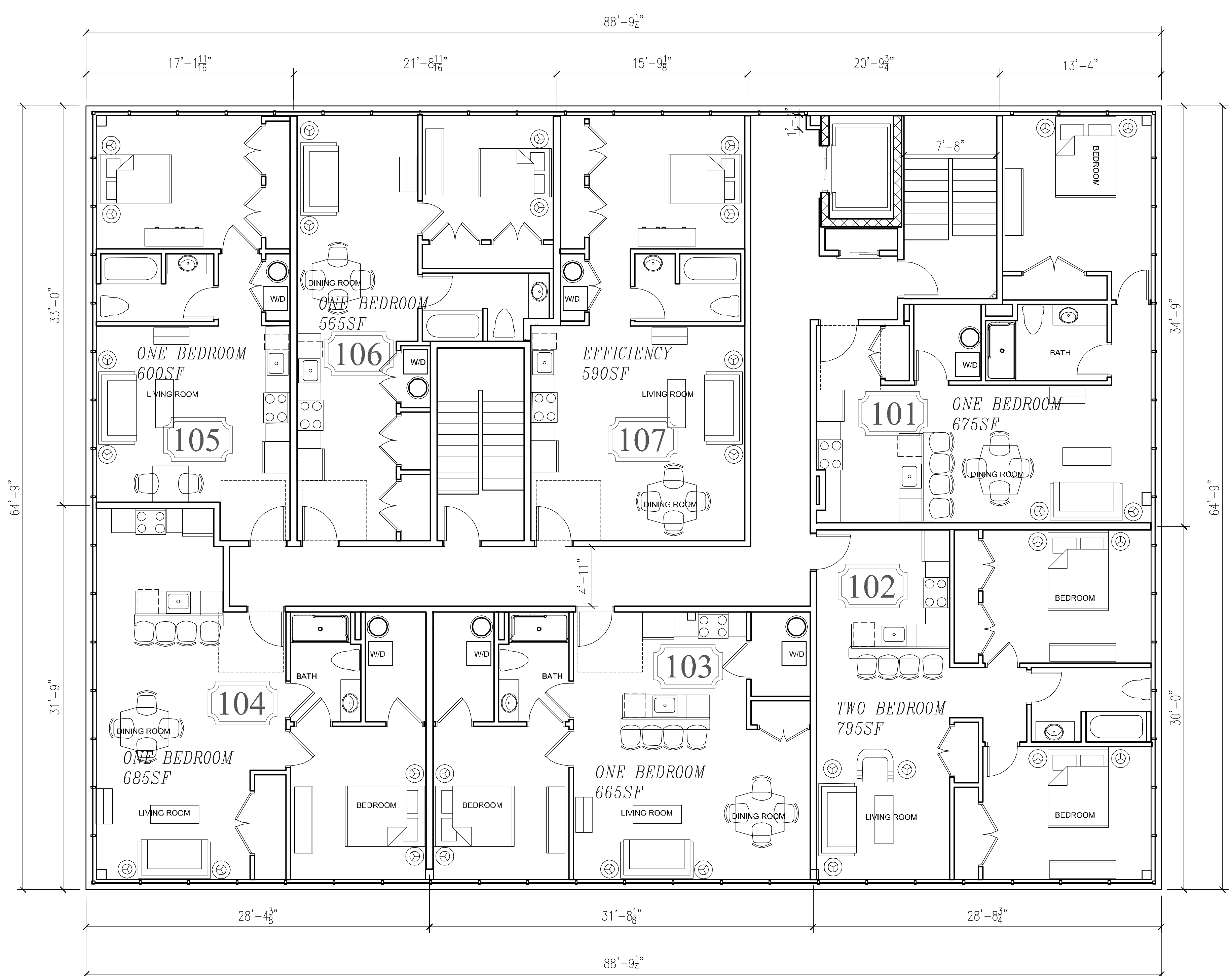
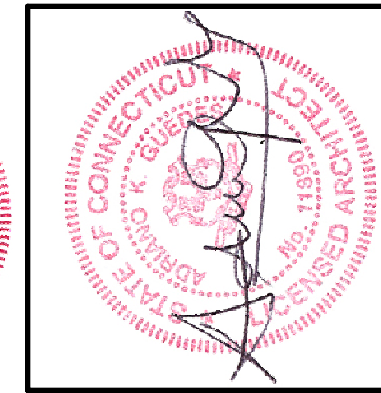
**GUEDES ASSOCIATES, INC.**  
 Designers, Architects & Project Managers  
 1425 Noble Avenue, Bpt., CT. 06610  
 Tel. 203-367-5180 Fax. 203-367-4961

HONEYSPOT ROAD RESIDENTIAL 727 HONEYSPOT ROAD STRATFORD, CT	date: 10-25-24	scale: AS NOTED
	drawn: JN GUEDES	project #:
FIRST FLOOR PLAN		



This drawing is the property of the architect. It has been prepared specifically for the owner of this project at this site and is not to be used for any other purpose, location, or owner without written consent of the architect. Method of construction shown on this drawing should be followed exactly. Any deviation without architect's consent or supervisor, the architect will not be held responsible for damages.

**A-1**



**SECOND FLOOR PLAN**

SCALE - 3/16" = 1'-0"

NUMBER OF APARTMENTS - 7  
 TYPE OF APARTMENTS -  
 1 - EFFICIENCY  
 5 - ONE BEDROOM  
 1 - TWO BEDROOM

REVISIONS					
1	2	3	4	5	6

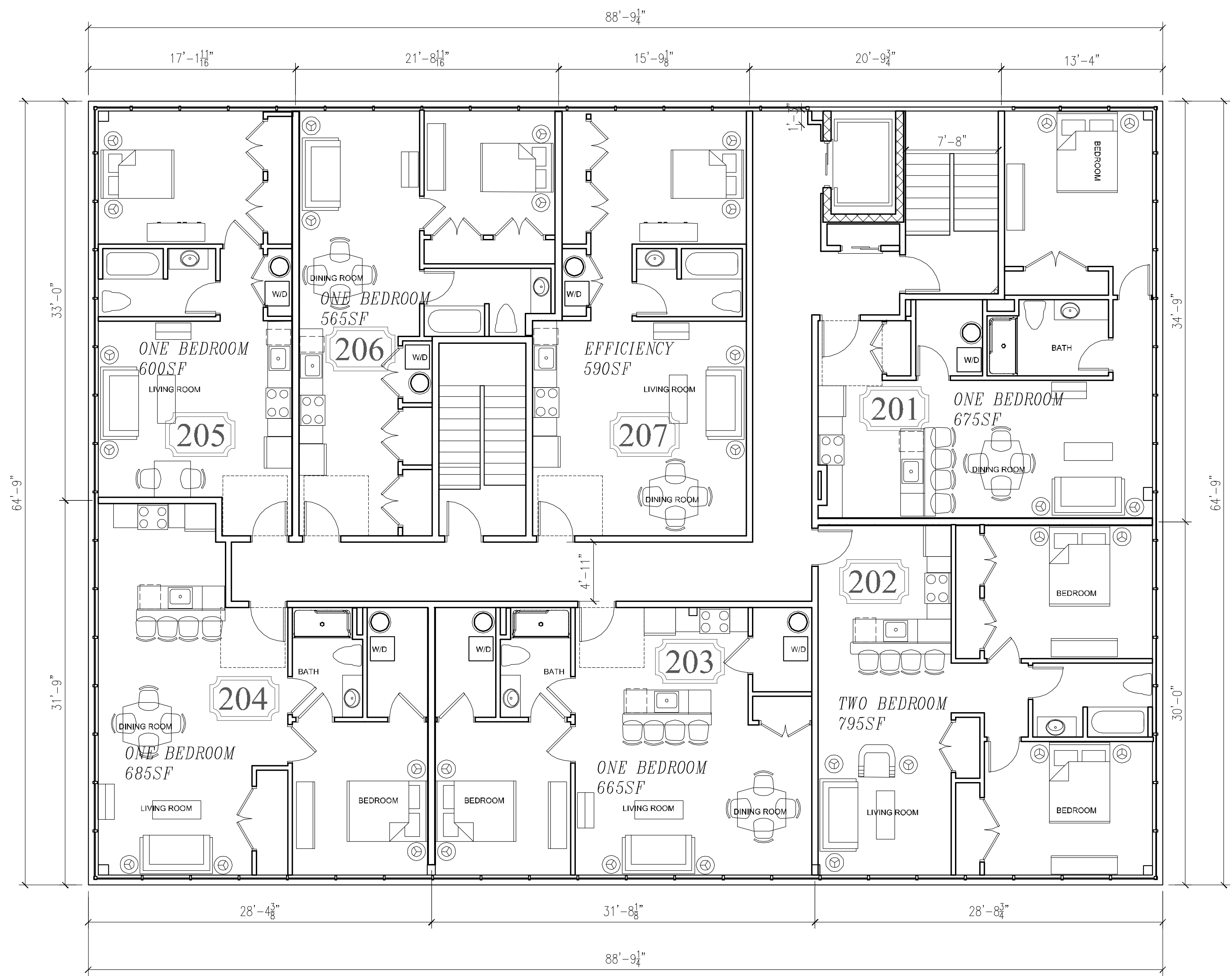
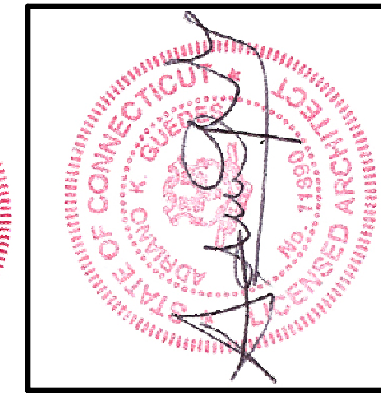
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HONEYSPOT ROAD RESIDENTIAL 727 HONEYSPOT ROAD STRATFORD, CT	date: 10-25-24	scale: AS NOTED
SECOND FLOOR PLAN	drawn: JN GUEDES	project #:



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**A-2**



**THIRD FLOOR PLAN**

SCALE - 3/16" = 1'-0"

NUMBER OF APARTMENTS - 7  
 TYPE OF APARTMENTS -  
 1 - EFFICIENCY  
 5 - ONE BEDROOM  
 1 - TWO BEDROOM

REVISIONS					
1					
2					
3					
4					
5					
6					

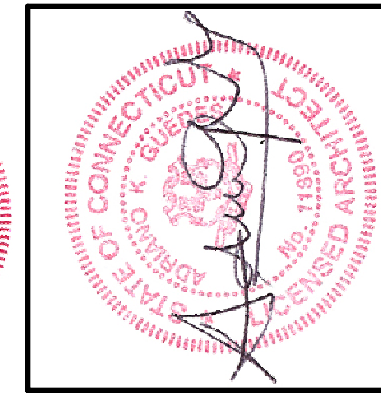
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THIRD FLOOR PLAN	drawn: JN GUEDES	project #:



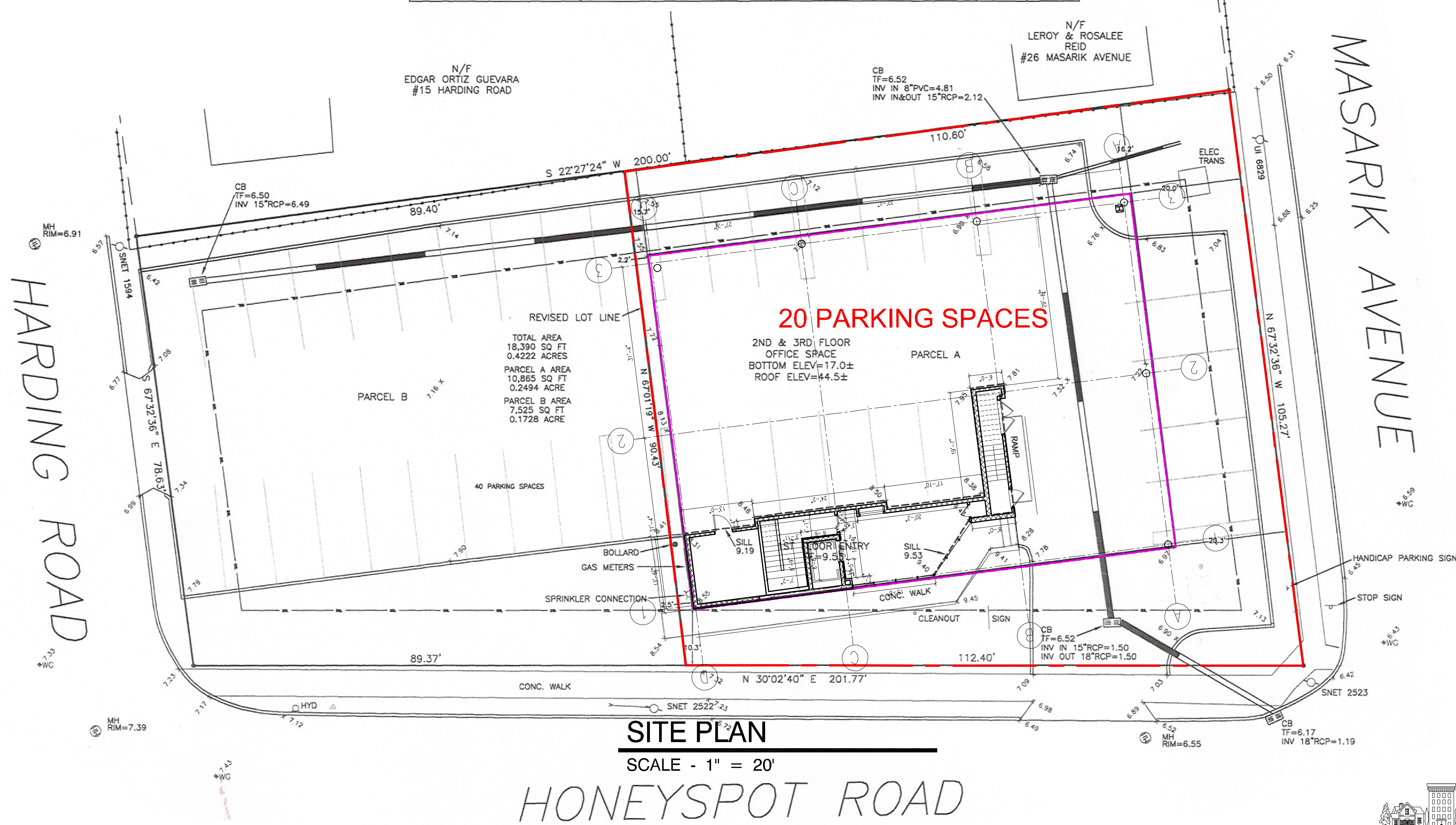
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**A-3**



GENERAL REQUIREMENTS FOR CA DISTRICTS

	REQUIRED	EXISTING	PROPOSED LOT A	PROPOSED LOT B
MINIMUM LOT AREA	7,500 SQUARE FEET	18,390 SQ. FT.	10,865 SQ. FT.	7,525 SQ. FT.
MINIMUM LOT WIDTH	60 FEET	201.77 FEET	112.40 FEET	89.37 FEET
MINIMUM FRONT YARD	10 FEET	10.3 FEET	10.3 FEET	
MINIMUM LOT DEPTH	100 FEET	91.95 FEET AVG.	97.85 FEET AVG.	84.53 FEET AVG.
MIN. LOT AREA PER FAMILY UNIT	3,750 SQ. FT. EXC. FOR RES. APART.			
MIN. LOT AREA PER HOTEL OR MOTEL ROOM	1,000 SQUARE FEET			
ONE SIDE YARD MINIMUM	16 FEET	20.0 FEET	20.0 FEET	
REAR YARD MINIMUM	32 FEET	15.7 FEET	15.7 FEET	
BUILDING COVERAGE MAXIMUM	50% OF LOT AREA		31.1%	
BUILDING HEIGHT MAXIMUM	35 FEET	35 FEET	35 FEET	
MAXIMUM IMPERVIOUS AREA	80%	76.7%	78.6%	71.6%
MINIMUM OPEN SPACE	20%			



**SITE PLAN**

SCALE - 1" = 20'

HONEYSPOT ROAD



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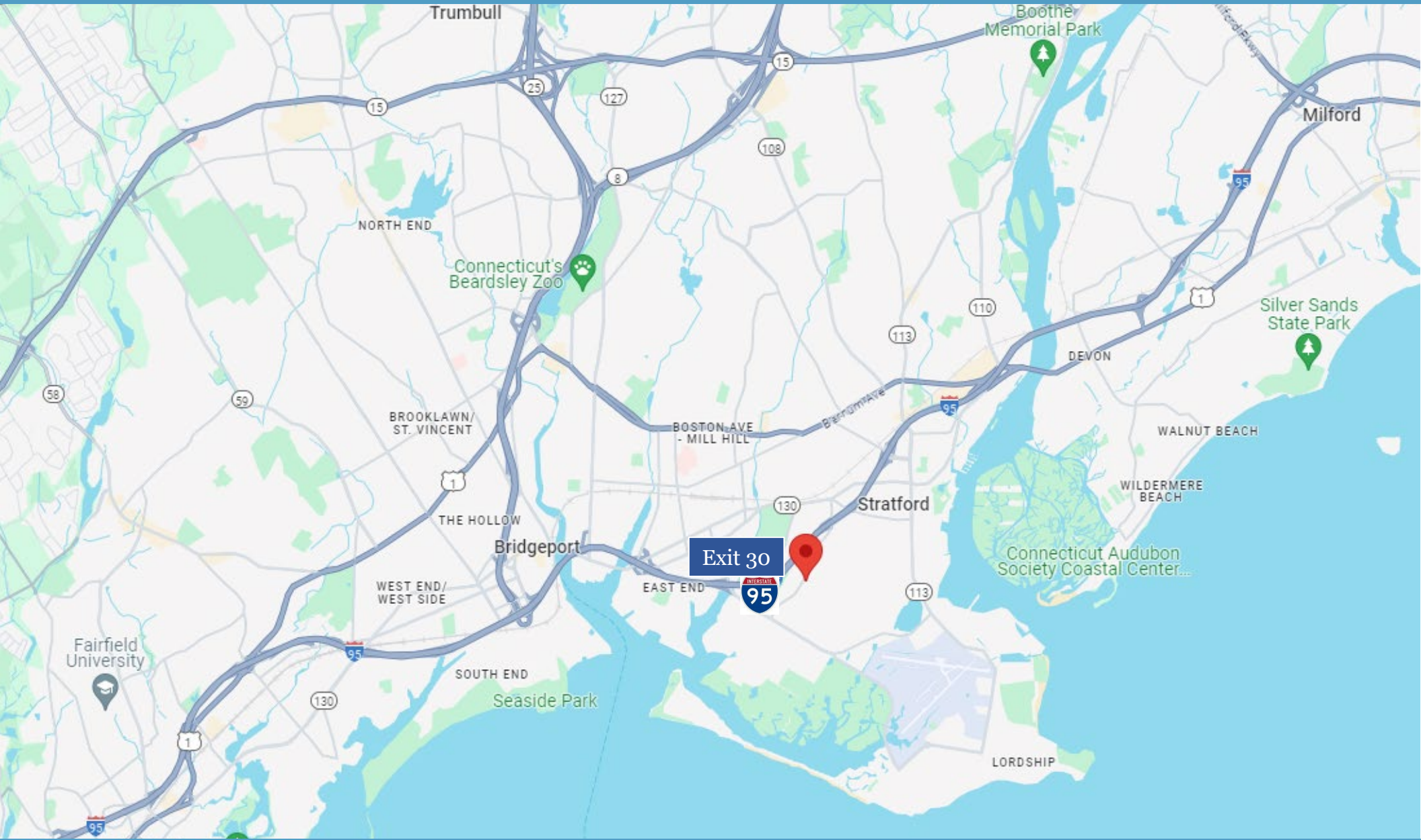
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HONEYSPOT ROAD RESIDENTIAL  
727 HONEYSPOT ROAD  
STRATFORD, CT

SITE LAYOUT PLAN

**SL-1**

# 727 Honeyspot Road, Stratford, CT



# Stratford, Connecticut

## General

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

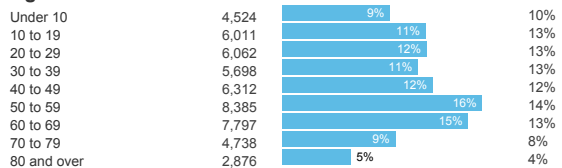
Data from Municipalities, 2025

- Sikorsky, A Lockheed Martin Company
- Two Roads Brewing Company
- Ashcroft Industries
- Nuovo Pasta
- Kubtec

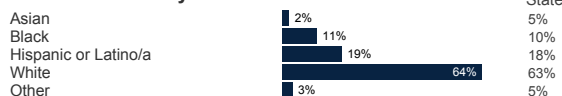
## Demographics

ACS, 2019–2023

### Age Distribution



### Race and Ethnicity

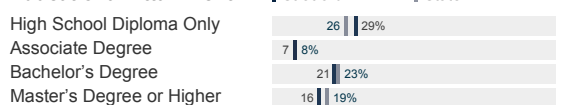


*Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.*

### Language Spoken at Home



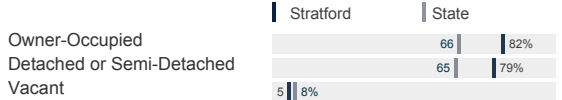
### Educational Attainment



## 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



## 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



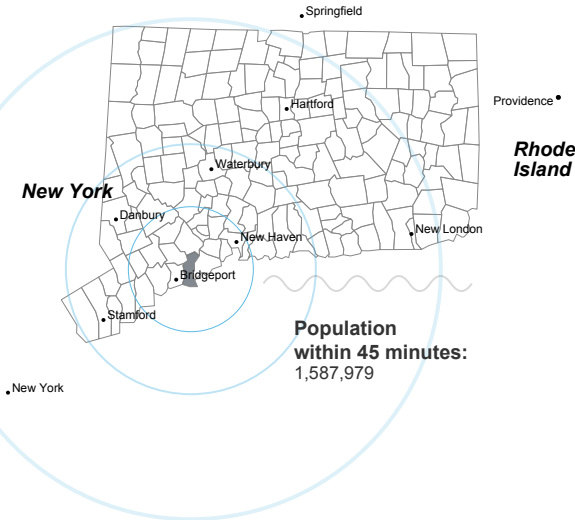
Self-Employment Rate\*



\*ACS, 2019–2023

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

Massachusetts



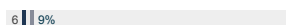
Population within 45 minutes: 1,587,979

## Access

ACS, 2019–2023

	Stratford	State
Mean Commute Time *	29 min	26 min

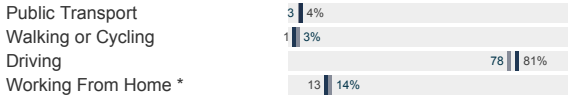
No Access to a Car



No Internet Access



## Commute Mode



## 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](http://profiles.ctdata.org)

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org)

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