

300 FERRY BOULEVARD
STRATFORD, CT
06615



10,325 SF Commercial Property On 1.61 Acres 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 lease at **\$14/SF NNN**, the property represents a compelling opportunity for businesses and retailers seeking to establish a strong presence in the evolving 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 adapted for a wide range of retail, medical, or service uses.

The property occupies a well-established retail location that was home to Rotary Ski & Snowboard Shop for more than 40 years. It offers exceptional visibility with **premium monument and building façade signage**, **256 feet of frontage along heavily traveled Ferry Boulevard**, and **two oversized curb cuts** that provide convenient ingress and egress. Surrounded by national retailers including CVS Pharmacy, Walgreens, McDonald's, The Home Depot, and Walmart, the property benefits from consistent consumer traffic and a location within one of the area's most established commercial corridors.

The **area is also experiencing significant residential growth**, providing a built-in customer base for new tenants. 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 an **additional paved area that can support expanded parking** tailored to a tenant's specific needs. Beyond its existing retail footprint, the property's oversized lot, strong frontage, and **proximity to I-95** and the **Stratford Metro-North station** make it an exceptionally accessible and highly convenient location for both customers and employees.

As Stratford continues to experience strong apartment demand and ongoing transit-oriented development, 300 Ferry Boulevard offers businesses the opportunity to lease a highly adaptable and well-located space in one of Fairfield County's most dynamic and evolving residential and retail corridors.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the 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.

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PROPERTY DETAILS & PARCEL MAP

FINANCIAL DETAILS

Lease Rate:	\$14.00/SF NNN
Real Estate Taxes:	\$2.45/SF (2026)

PROPERTY INFORMATION

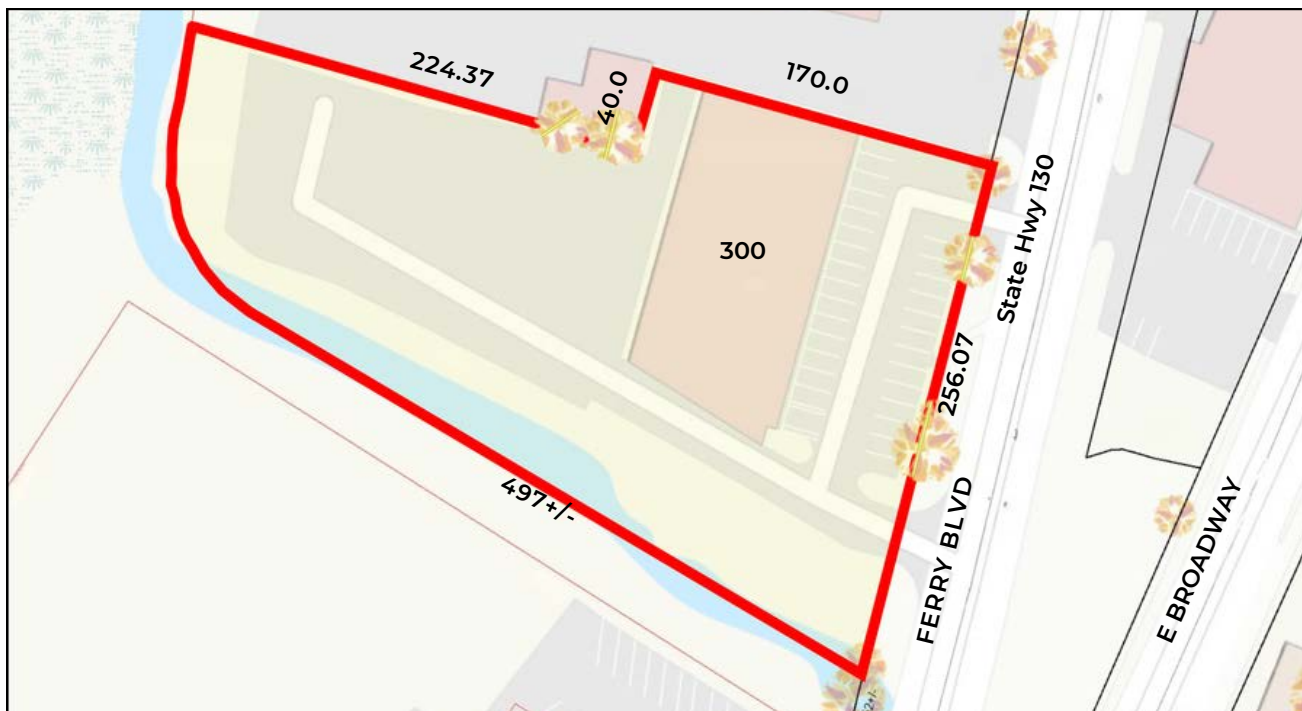
Property Type:	Freestanding Retail
Building Size:	10,325 SF
SF Available:	10,325 SF
Land:	1.61 Acres
Stories:	One
Year Built:	1977
Construction:	Wood Frame
Zoning:	CA Commercial (Retail Commercial A)
Flood Zone:	Zone AE
Tenancy:	Single

FEATURES

Traffic Count:	13,871 Vehicles Per Day
Parking:	30 Striped Spaces in Front Plus Additional Gated Parking in Paved Rear Lot
Amenities:	Cathedral Ceilings, Kitchenette, Three Restrooms, Signage, ADA Accessible

UTILITIES

Water/Sewer:	City/City
Heat:	Gas
A/C:	Central Air Conditioning



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RETAIL TOPOGRAPHY & REGIONAL ACCESS



STRATEGIC RETAIL CORRIDOR

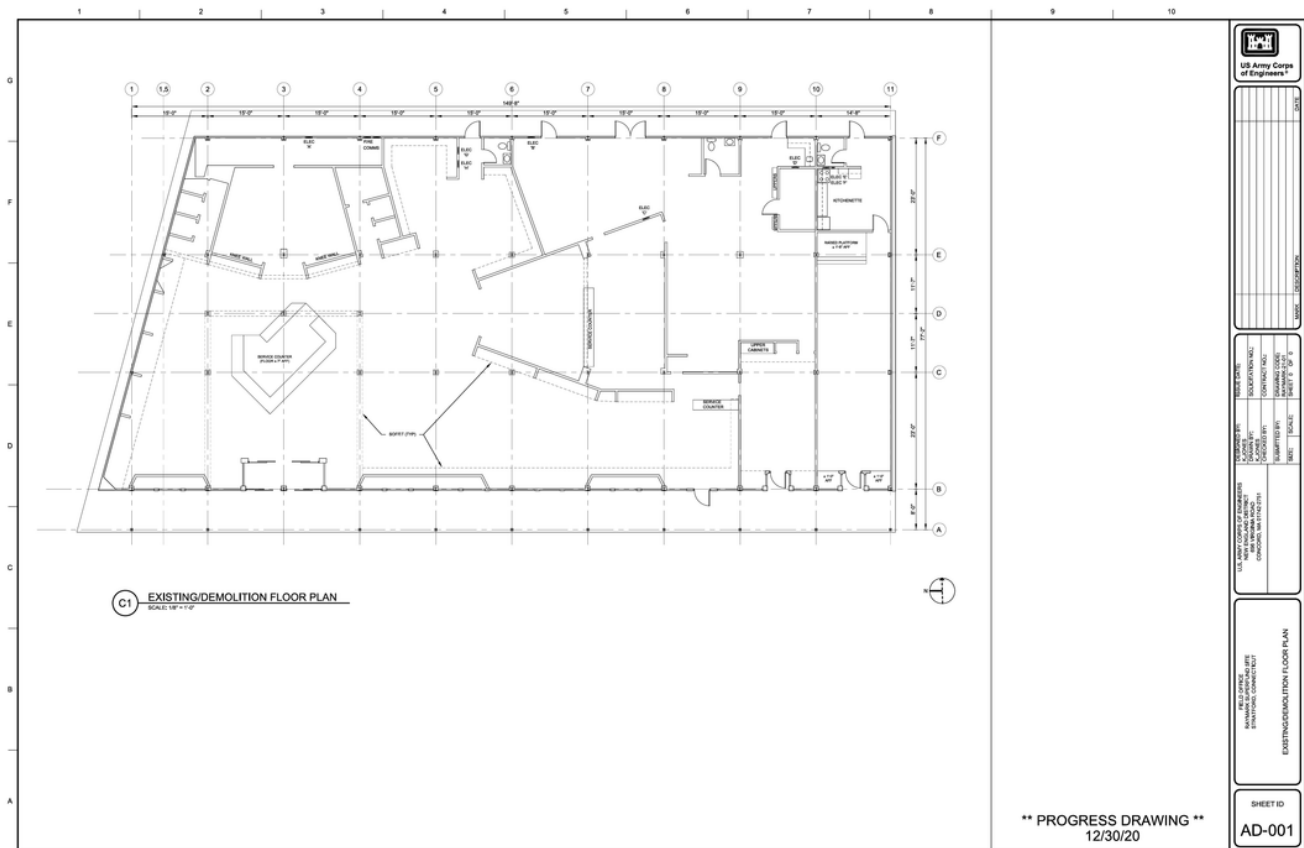
- Surrounded by high-traffic national anchors including The Home Depot, Walmart, and Stop & Shop.
- Minutes from the Stratford Train Station and major regional commuter routes.
- Exceptional visibility within a proven commercial hub that draws shoppers from across the Bridgeport-Stratford markets.

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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 three restrooms (one ADA-accessible restroom).
- **Site Utility:** High-visibility frontage with striped parking spaces in the front plus additional parking in the rear gated lot.
- **Access & Egress:** Features seven total points of egress (five front-facing, two rear) providing excellent flow.

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