

300 FERRY BOULEVARD
STRATFORD, CT
06615



ANGEL 
COMMERCIAL, LLC

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

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BROKER

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**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.

PROPERTY DETAILS & PARCEL MAP

FINANCIAL DETAILS

Lease Rate:	\$14/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





GATED REAR LOT
The oversized paved area at the rear of the property. provides immediate potential for additional striped parking.

SUPERIOR PARKING & LOGISTICAL FLEXIBILITY



1.61 Acres of Flat,
Level Land



30 Striped
Parking Spaces



Gated Rear Lot
Provides Additional Parking



UNMATCHED REGIONAL CONNECTIVITY



Less than 0.1 Miles
to GBT Bus Stop



1.1 Miles to
Stratford Train Station



Immediate I-95
Access



Next to
Housatonic Marina



3.7 Miles to
Sikorsky Memorial Airport



PRIME VISIBILITY & ACCESS



BRAND DOMINANCE
Premium Monument &
Building Facade Signage



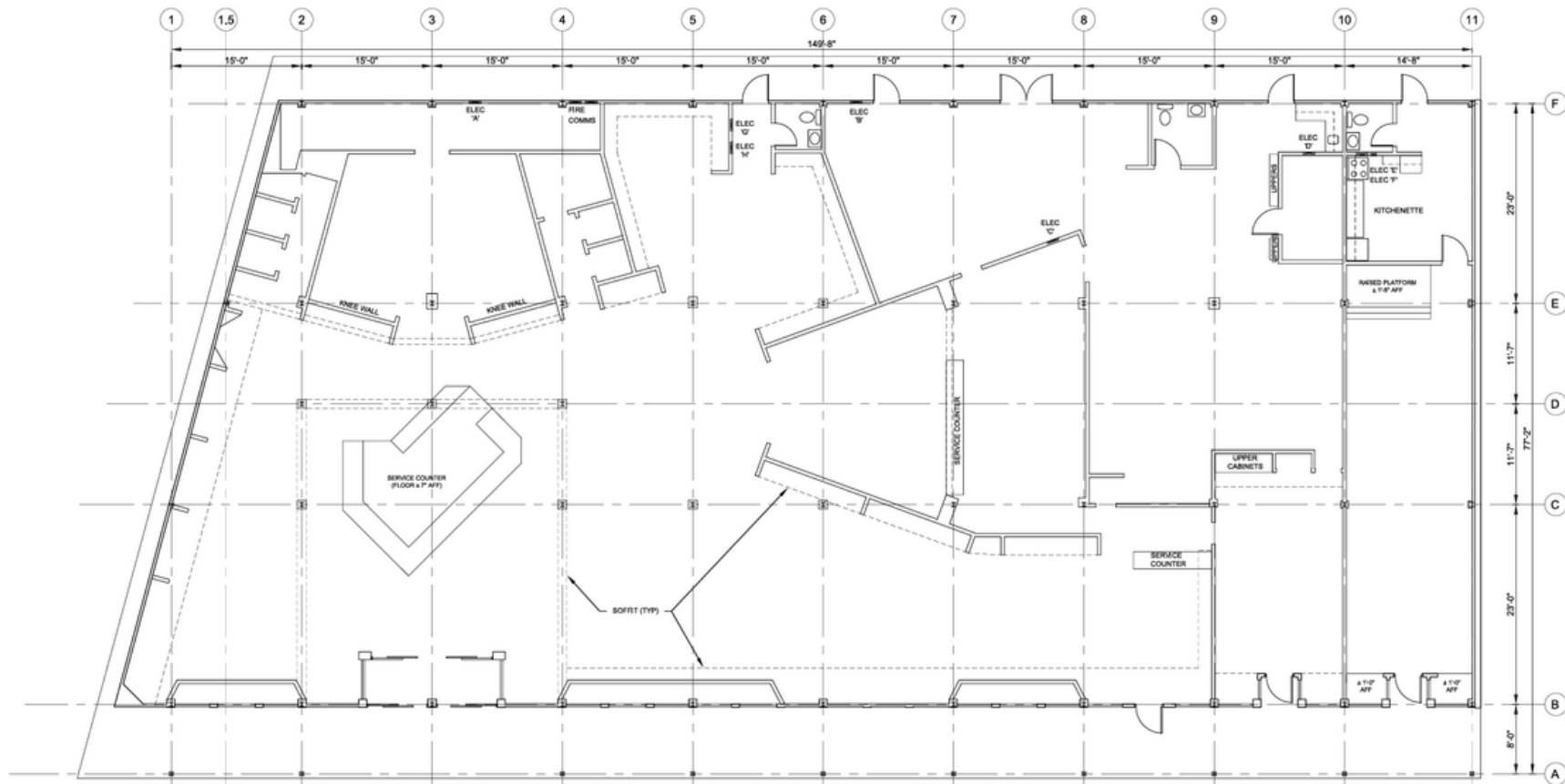
UNMATCHED FRONTAGE
Boasting 256' of High-Visibility Frontage
Along a High-Traffic Corridor



SEAMLESS INGRESS
Two Oversized Curb Cuts
Providing Efficient Entry and Exit

DETAILED FLOOR PLAN

10,325 SF



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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.

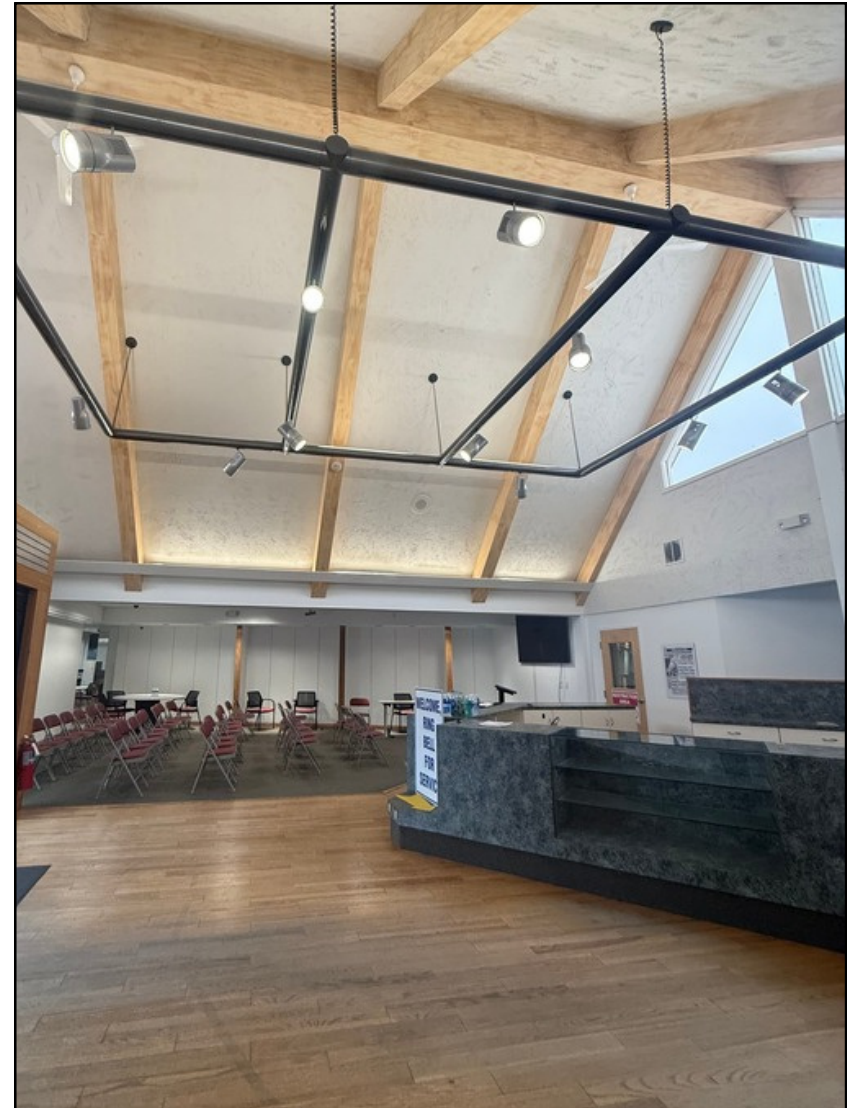
INTERIOR CONFIGURATION & RETAIL POTENTIAL



Prominent Glass-Fronted Retail Entrance
Offering High Visibility and a Welcoming Transition
for Customer Foot Traffic



Expansive Open-Concept Showroom Floor Easily
Reconfigurable for High-Volume Retail



Architectural Timber Framing and Soaring Vaulted Ceilings
Provide a Premium, Modern Aesthetic for a Flagship Location

OPERATIONAL LAYOUT AND INTERIOR AMENITIES



Versatile Retail Showroom Featuring Built-In Service Counter and Flexible Wall Space for Custom Merchandise Displays



Private Administrative Office Wing Designed to Accommodate Multiple Workstations and Specialized Storage



Dedicated Employee Break Area Featuring Full Plumbing Hookups and Modern Cabinetry for Kitchenette Use



Expansive Multipurpose Room Perfectly Suited for a Large Conference Center, Training Suite, or Private Studio



HOUSATONIC RIVER

382 FERRY BLVD.



300 FERRY
BOULEVARD

THE CORNERSTONE



LOFTS AT 335



THE FERRY BOULEVARD EPICENTER: 235 ADJACENT LUXURY UNITS

382 FERRY BOULEVARD

- **Status:** Under Construction
- **Details:** A major four-story mixed-use development featuring **119 modern apartments**.
- **Lot Size:** 2.57 Acres

LOFTS AT 335

- **Status:** Stabilized | **71 Units** | Built 2019
- **Details:** A four-story residential development featuring 71 luxury apartments.
- **Lot Size:** 1.76 Acres

THE CORNERSTONE

- **Status:** Recently Completed / Leasing Stabilized
- **Details:** A boutique luxury building featuring **45 high-efficiency units**.
- **Lot Size:** 1.75 Acres



[CLICK IMAGE TO ENLARGE](#)

STRATEGIC RETAIL CORRIDOR

- Surrounded by high-traffic national anchors including The Home Depot, Walmart, and ShopRite.
- 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.

DEMOGRAPHIC PROFILE AND MARKET OVERVIEW



The Stratford submarket is experiencing unprecedented economic momentum, driven by a surge in high-density, transit-oriented residential development along the Ferry Boulevard corridor. With local **rent growth accelerating at 6.2% annually**—significantly outpacing national averages—and **average household incomes in the immediate area exceeding \$133,000**, the local demographic is exceptionally affluent and consumer-driven. This influx of high-earning professionals creates a highly lucrative environment for retail, dining, and service-based businesses. For a tenant at 300 Ferry Boulevard, these robust market fundamentals support a strong, nearby customer base with immense discretionary spending power.

Metric	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	9,469	95,390	215,536
Daytime Population	11,226	83,275	204,812
Total Households	4,012	37,557	82,683
Average Household Income	\$133,777	\$114,657	\$109,028
Median Household Income	\$100,547	\$84,094	\$77,558

EDUCATION & WORKFORCE



Educated Population: The area maintains a strong educational standard, with **44%** of residents holding a bachelor's, graduate, or professional degrees, ensuring a sophisticated consumer market.



Professional Workforce: The workforce is predominantly **white-collar (71%)**, consisting of professionals, managers, and administrative support, which supports higher discretionary spending.



Economic Stability: The local unemployment rate remains low at **4.3%**, reflecting the overall economic health and stability of the Stratford/Bridgeport regional market.

HOUSING CHARACTERISTICS



High Homeownership: **72.9%** of housing units in the immediate area are owner-occupied. This high rate of homeownership typically signals long-term neighborhood stability and pride of ownership.



Household Composition: The community is a mix of established households, with 2-person households (32.4%) and 1-person households (23.6%) being the most common, followed by growing families.

NEXT STEPS

300 FERRY BOULEVARD
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VIEW ZONING
REGULATIONS



VIEW FIELD CARD



VIEW TAX BILL



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CALL BROKER

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