

# 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](mailto:bruce@vidalwettenstein.com)

**3,492 SF on the 1<sup>st</sup> Floor**  
**1,469 SF on the 2<sup>nd</sup> Floor**  
**Toal SF Available: 4,961 SF**



**VIDAL/WETTENSTEIN, LLC**



719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://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.

# 6580 Main Street, Stratford, CT

## Prime Office Space Available in Ryders Landing

### SPACE DETAILS:

Area: 3,492± SF on the 1<sup>st</sup> floor  
1,469± SF on the 2<sup>nd</sup> 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

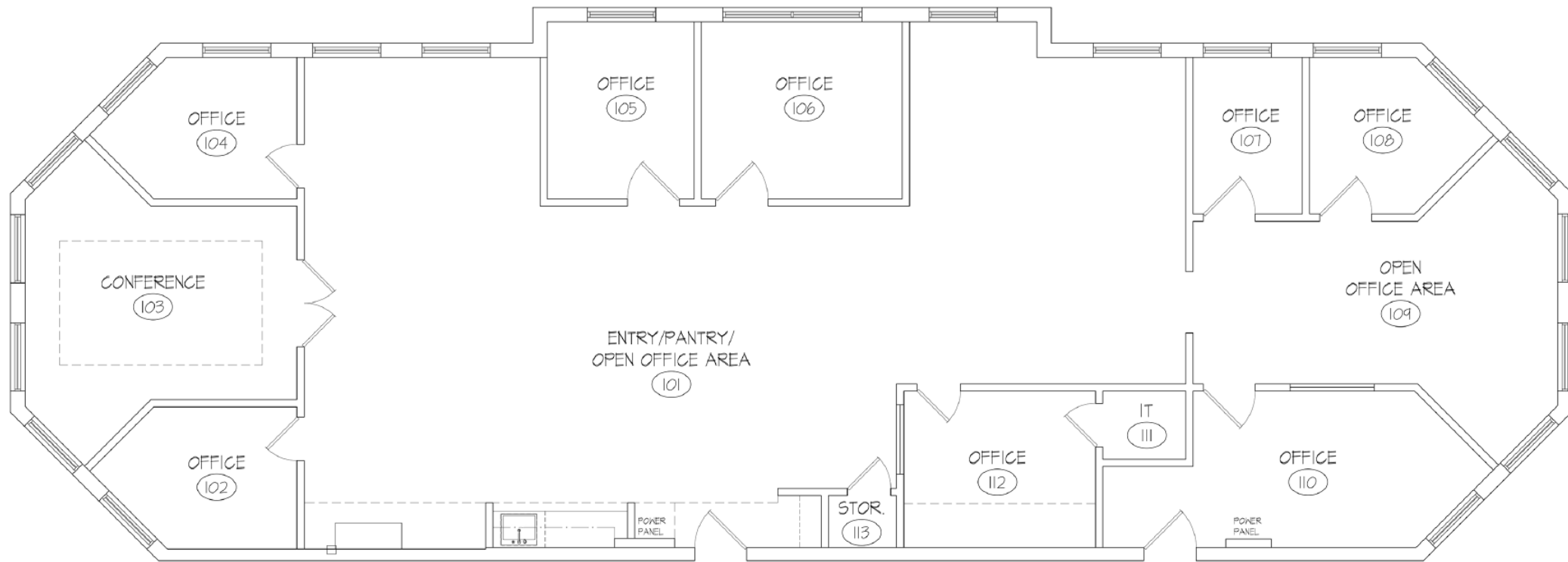
Lease Rate: \$21.50 PSF, plus utilities and CAM of \$0.75 PSF

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

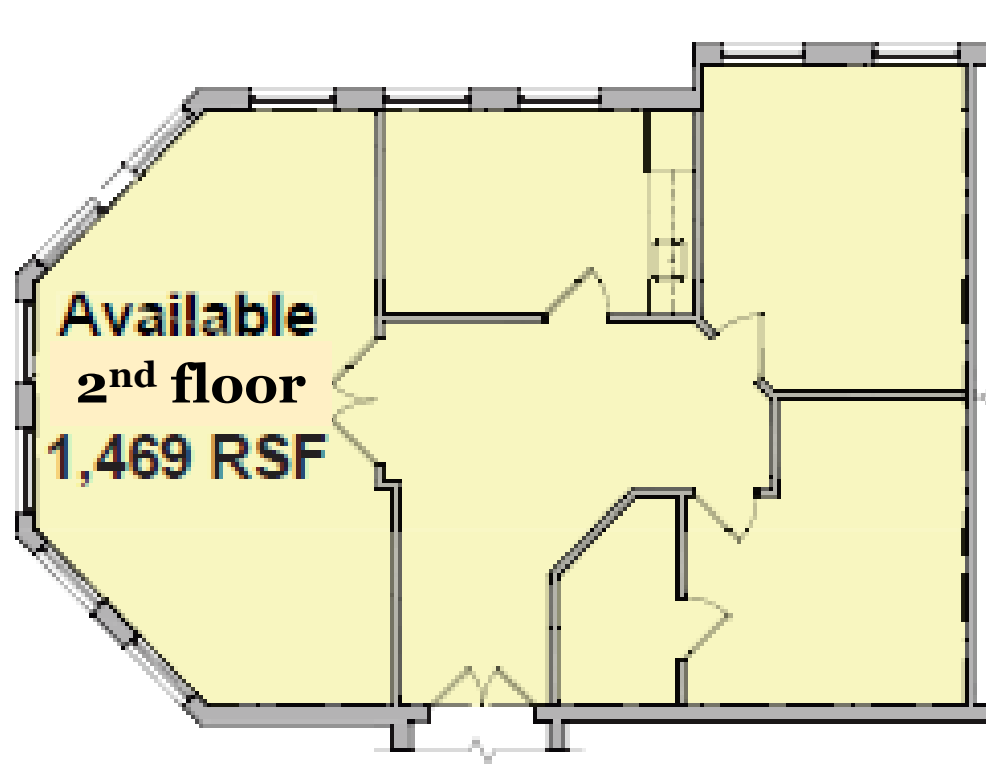
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Location:

Exit 53 from CT-15/ Merritt Parkway.

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



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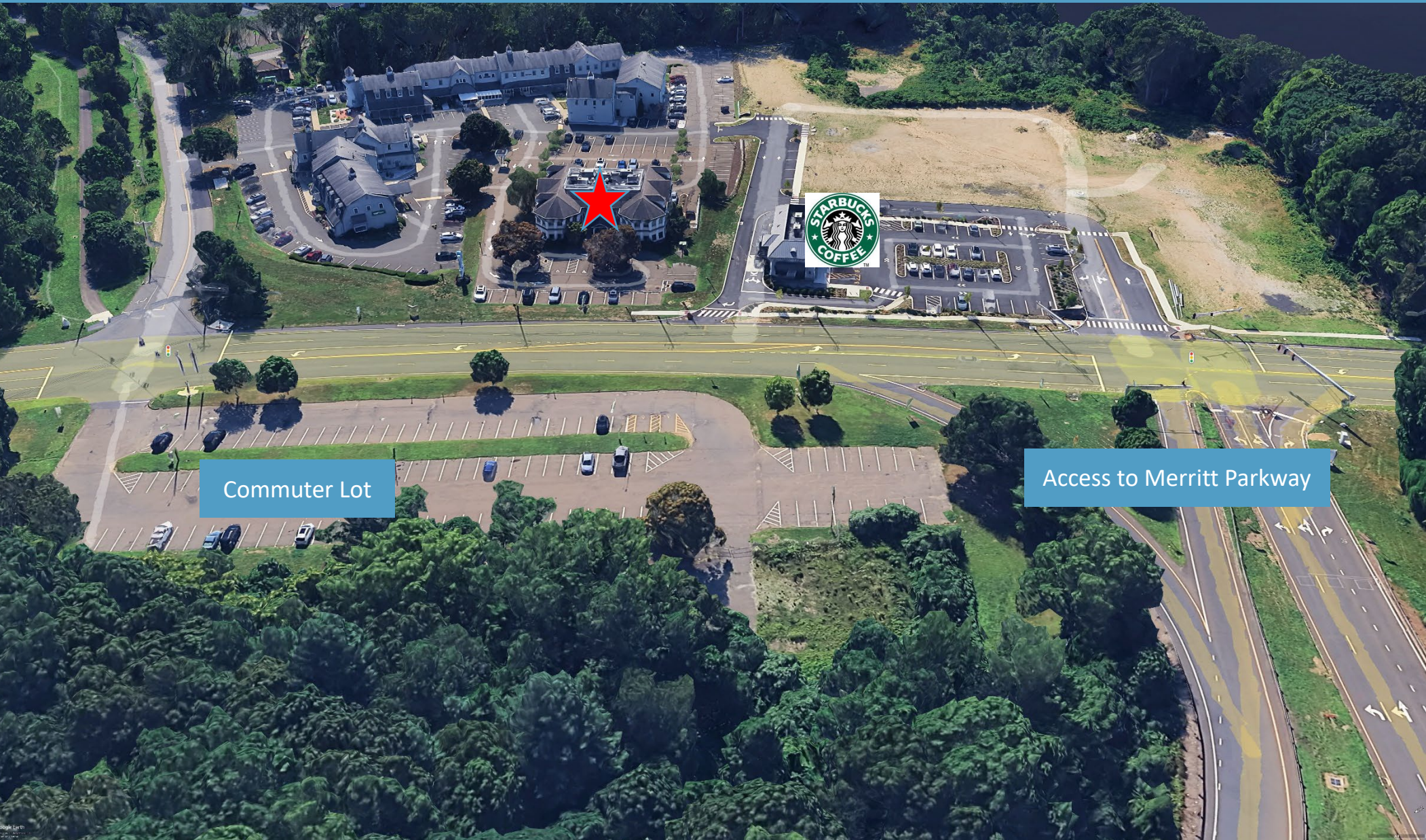
# 6580 Main Street, Stratford, CT



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> <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  |                   |
| 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

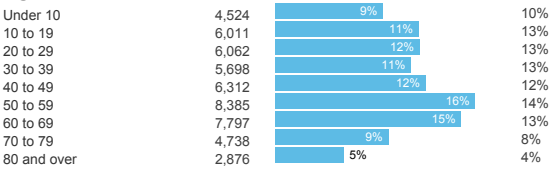
Data from Municipalities, 2025

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

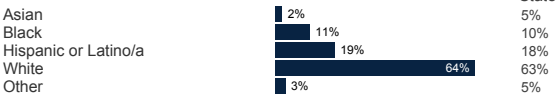
## Demographics

ACS, 2019–2023

### Age Distribution



### Race and Ethnicity

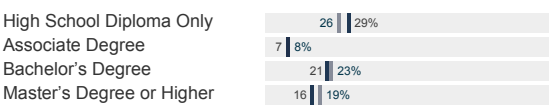


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

### Language Spoken at Home



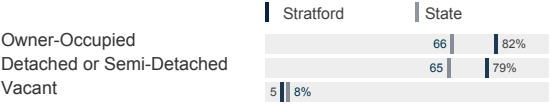
### Educational Attainment



## 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

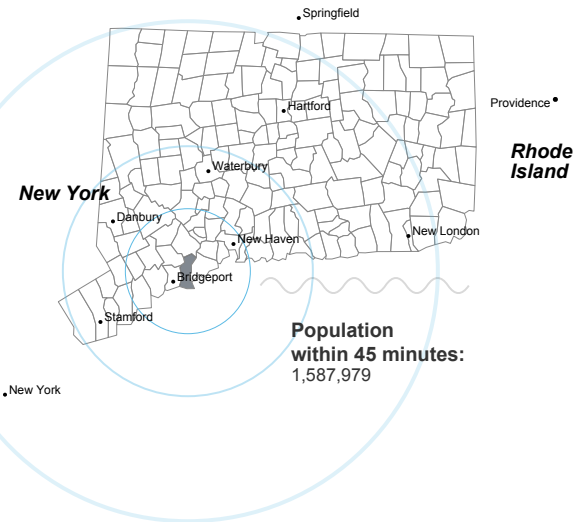
|            | Stratford | State     |
|------------|-----------|-----------|
| Employed   | 26,133    | 1,842,285 |
| Unemployed | 1,126     | 67,181    |

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

\*ACS, 2019–2023

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

Massachusetts



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

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

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