

Industrial Land for Sale

250 LORDSHIP BOULEVARD
STRATFORD, CT 06615



BROKER:
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ANGEL 
COMMERCIAL, LLC

250 LORDSHIP BOULEVARD
STRATFORD, CT 06615

Industrial Land Next to I-95 for Sale at \$8,800,000 Ideal for Outdoor Vehicle Storage

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer 9.25 acres of industrial land at 250 Lordship Boulevard in Stratford, CT, for sale at \$8,800,000. Next to I-95, the property is in a high-traffic area with excellent visibility and is easily accessible with 450 linear feet of frontage on Lordship Boulevard, making it ideal for outdoor vehicle storage. In a Designated Opportunity Zone, the purchaser of this property may be eligible for significant capital gains tax benefits.

The property is in a Light Industrial District (MA) Zone, near the FedEx Ship Center, UPS, Dunkin', Raymour & Flanigan Distribution Center, and the Amazon Delivery Station.

250 Lordship Boulevard is steps from the Coastal Link Bus Stop at Lordship Boulevard and Research Drive, half a mile from I-95 (Exit 30 - Lordship Boulevard), and 1.6 miles from Sikorsky Memorial Airport.

Financial Information

Sale Price:	\$8,800,000
Real Estate Taxes:	\$92,818.22 (2022)
Eligibility:	Designated Opportunity Zone

The Site

Land:	9.25 Acres
Zoning:	Light Industrial District (MA)

Features

Traffic Count:	19,800 Average Daily Volume
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Utilities

Water/Sewer:	City/City
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Demographics	Three-Miles	Five Miles
Population:	114K	236K
Median HH Income:	\$47.7K	\$62.9K

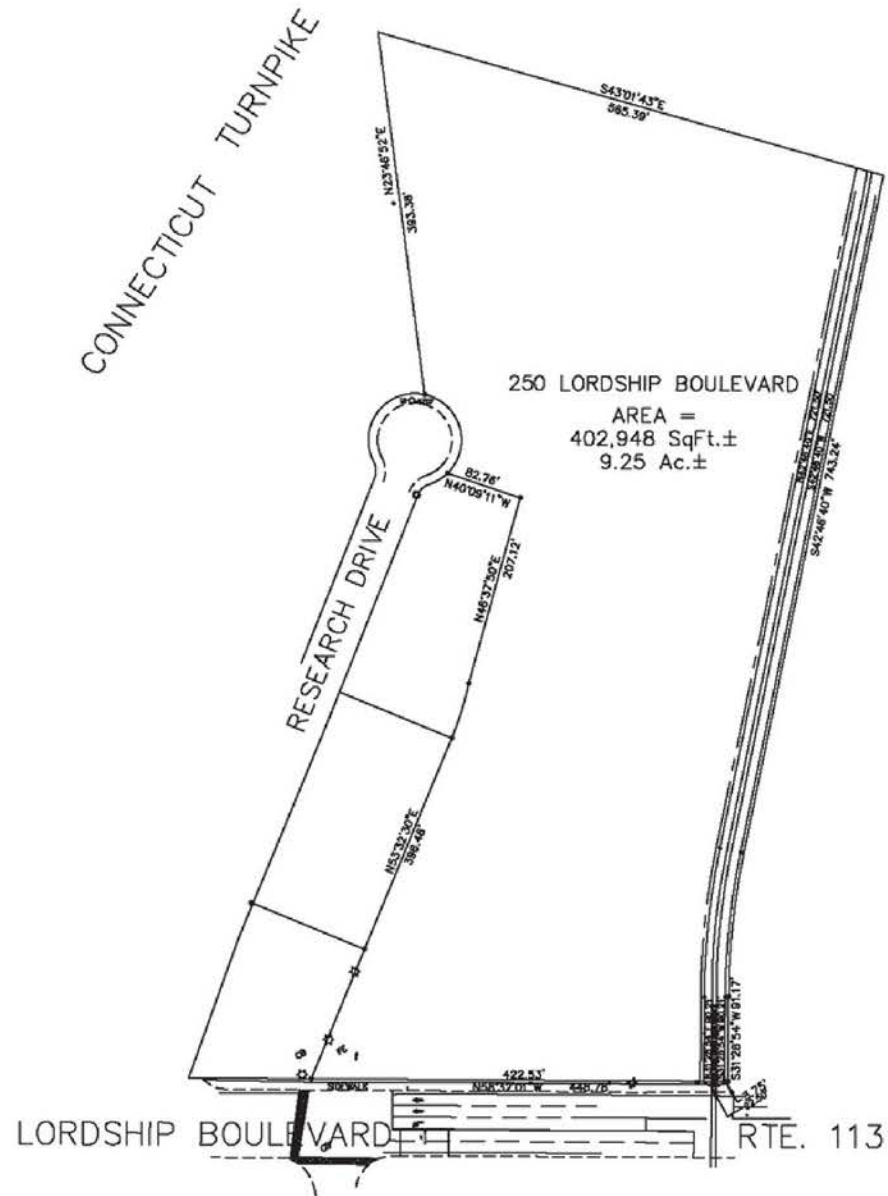
Aerial View

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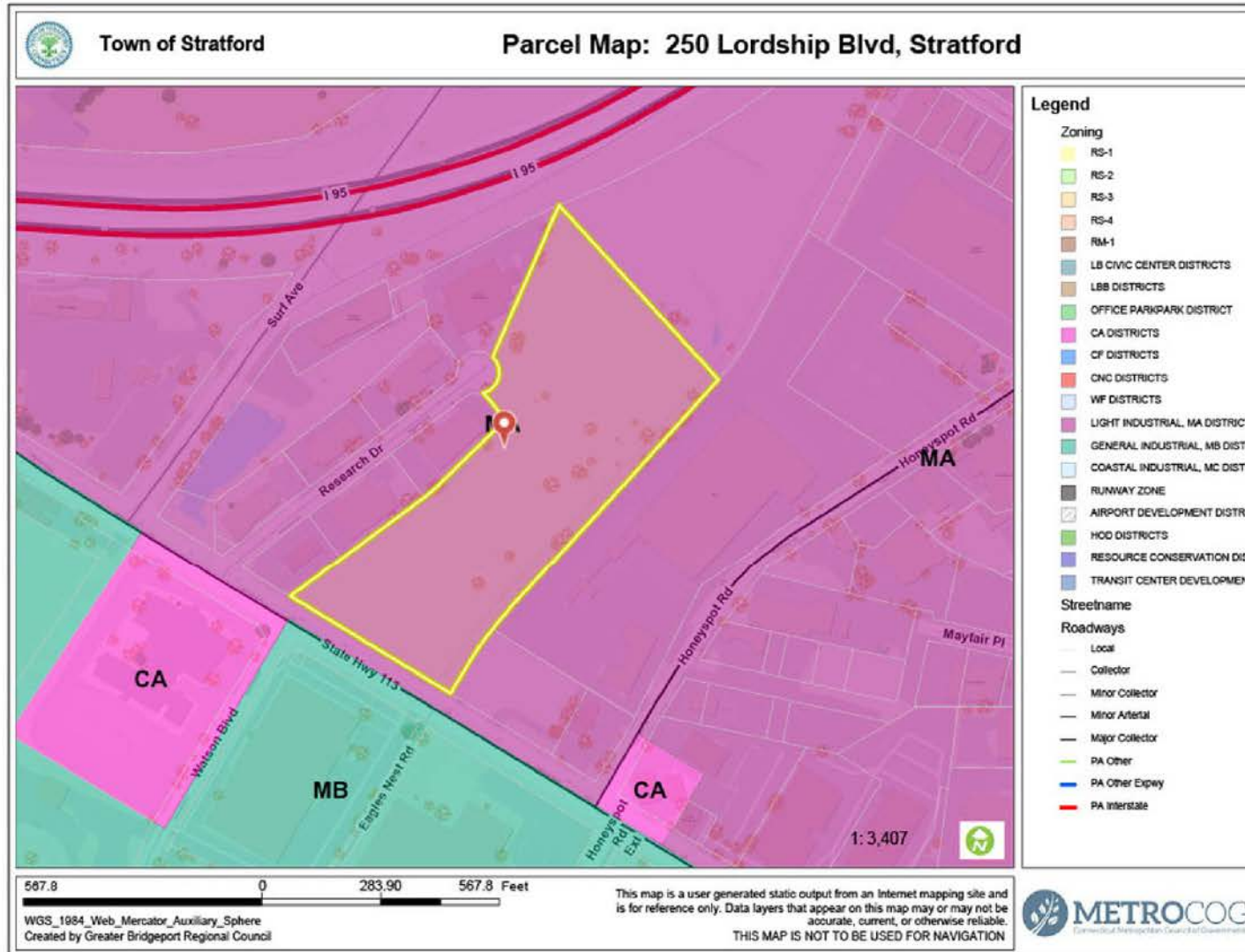
Site Plan

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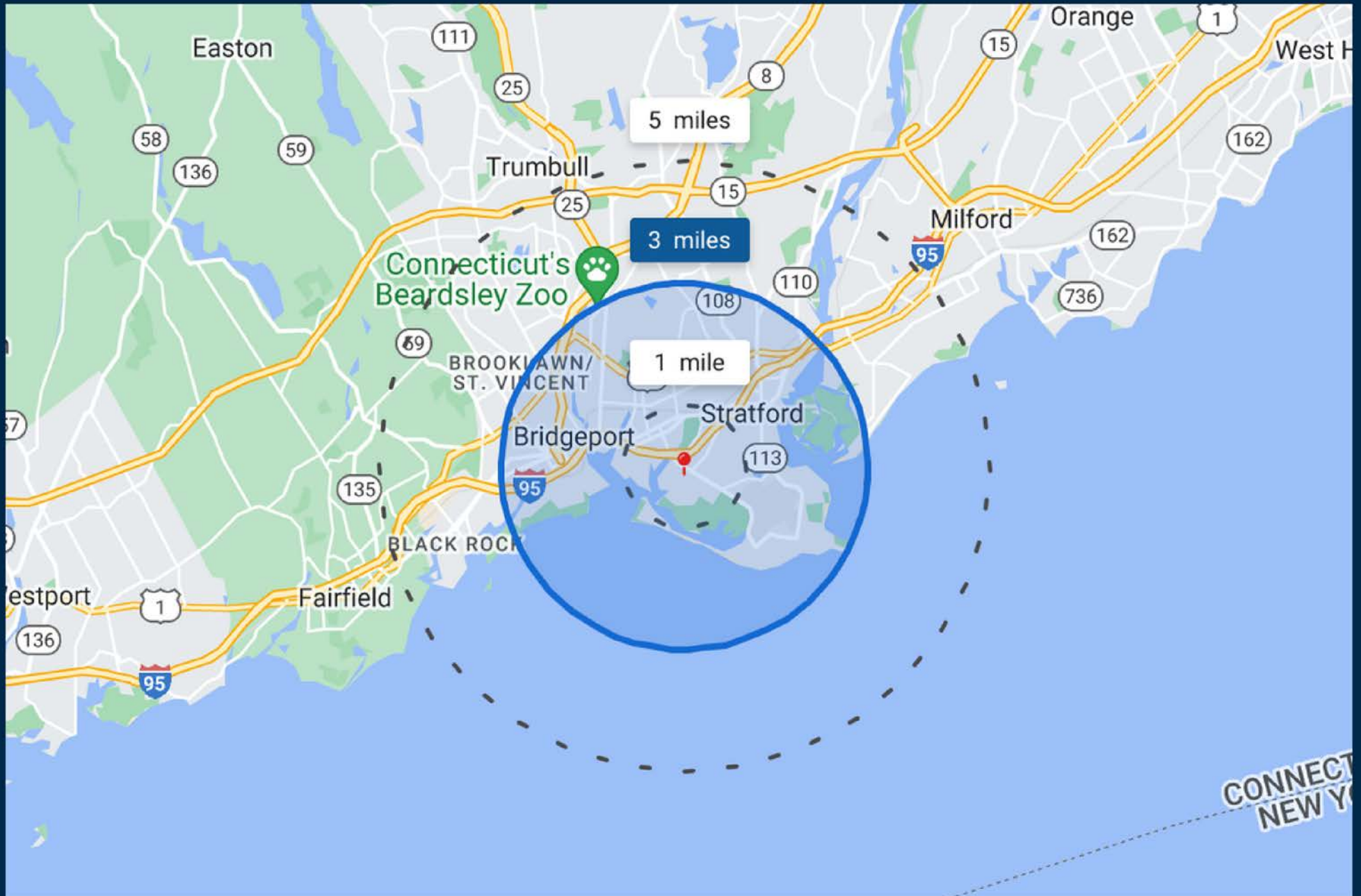
Parcel Map

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Demographic Map

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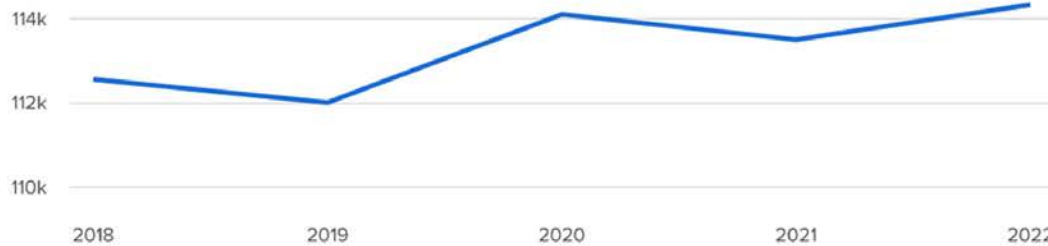
Demographics - Three Miles

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Population

114k

0% Compared to 113k in 2021 ↑ 1% Compared to 112k in 2018



Age Demographics

35

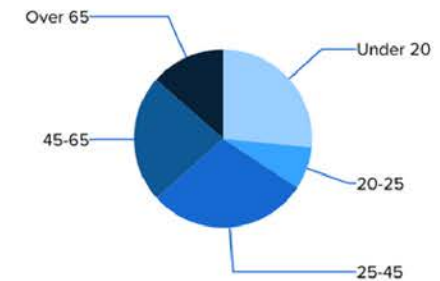
Median Age

36

2026 Estimate

↑ 3%

Growth Rate



Number of Employees

56.5k

Top 5 Employment Categories



Household Income

\$47.7k

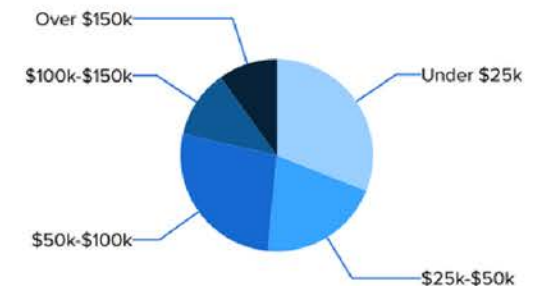
Median Income

\$52.8k

2026 Estimate

↑ 2%

Growth Rate



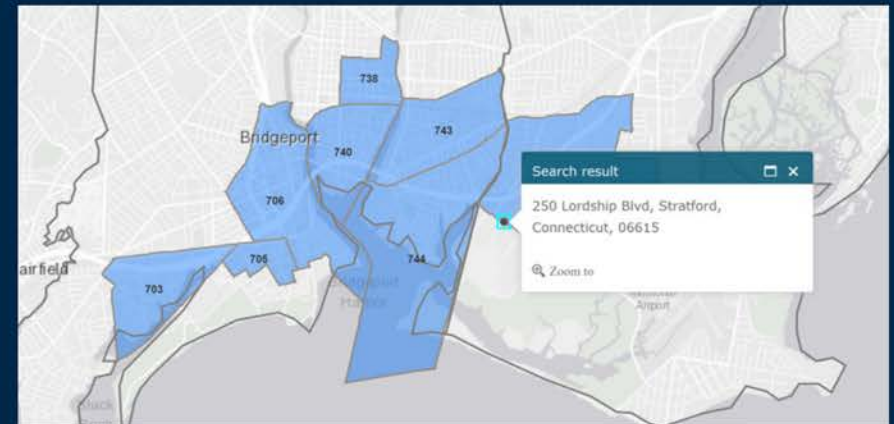
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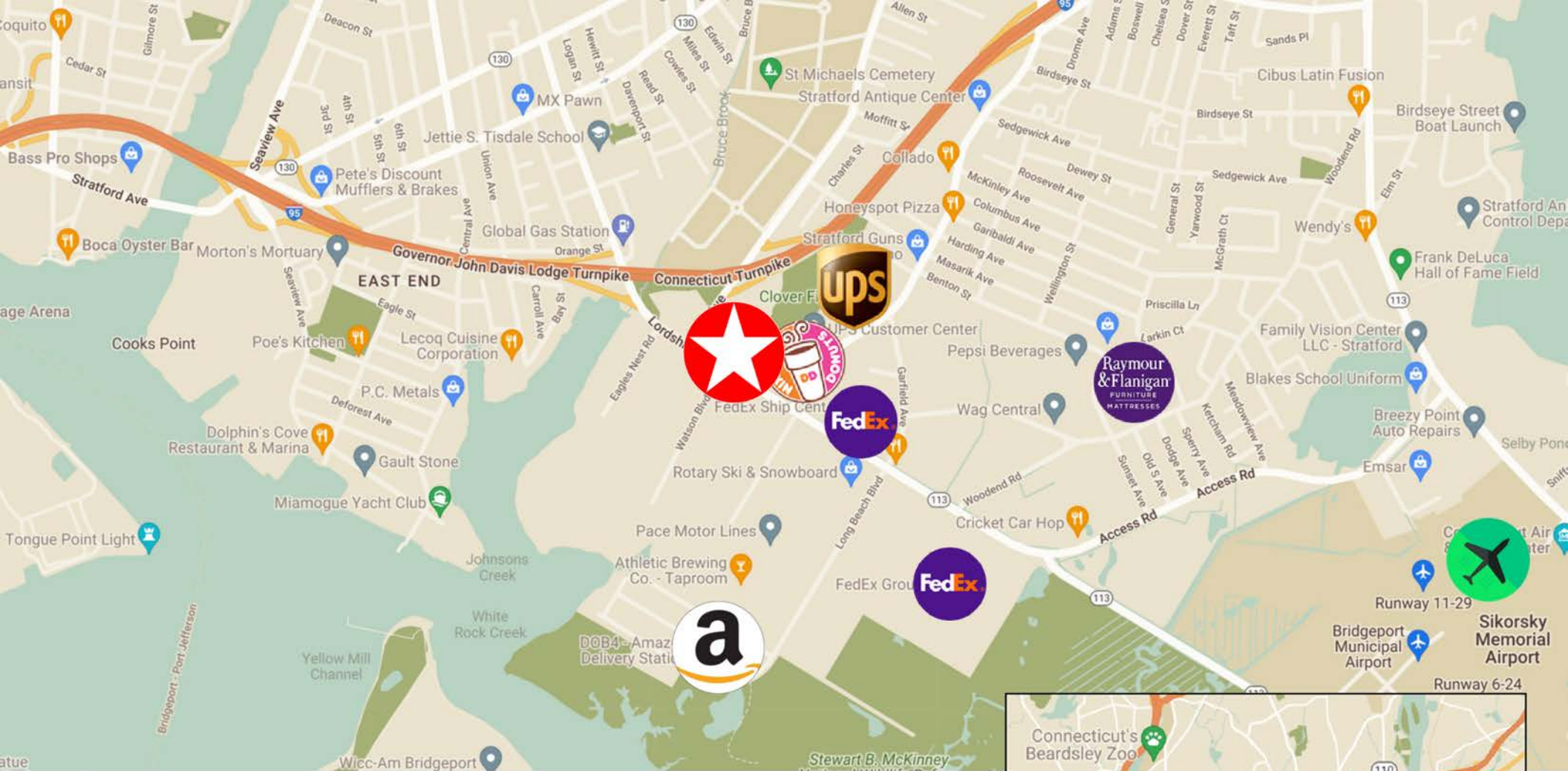
Connecticut[®] Opportunity Zones



Designated Opportunity Zone

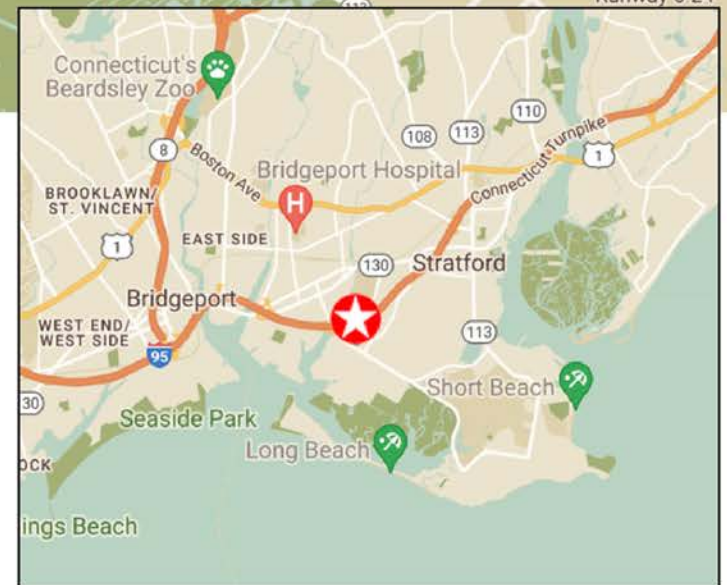
250 Lordship Boulevard is in a Designated Opportunity Zone where private investments, under certain conditions, may be eligible for capital gain tax incentives. [Click here for more information.](#)





Conveniently Located

250 Lordship Boulevard is steps from the Coastal Link Bus Stop at Lordship Boulevard and Research Drive, half a mile from I-95 (Exit 30 - Lordship Boulevard), and 1.6 miles from Sikorsky Memorial Airport. It is near the Dunkin', Raymour & Flanigan Distribution Center, and the Amazon Delivery Station.



Next Steps...

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To learn more about the zoning regulations applicable to this property,
please click on the button below
to view the Stratford Zoning Regulations.

The property is in a Light Industrial (MA) Zone

[View Zoning Regulations](#)

To schedule a tour of this property,
please contact Jon Angel at (203) 335-6600 or jangel@angelcommercial.com,
or click a button below:

[Email to Schedule a Tour](#)

[Call to Schedule a Tour](#)

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