

150 LONG BEACH BOULEVARD
STRATFORD, CT
06615

**1.87
ACRES**



An aerial photograph of an industrial area. A large, rectangular plot of land is outlined in red and contains a red star with a white center. The plot is situated between Long Beach Blvd and another road. Surrounding the plot are various industrial buildings, parking lots, and green spaces. The text on the right side of the image provides details about the development opportunity.

DEVELOPMENT OPPORTUNITY: Clear & Level Industrial Land Minutes to I-95 for Sale at \$1.5 Million

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer 1.87 acres of land at 150 Long Beach Boulevard in Stratford, CT, for sale at \$1,500,000. The parcel offers a 100% clear and level topography and is ideally situated within a General Industrial (MB) Zone, featuring a 50% maximum building coverage allowance and an 80% maximum impervious area threshold.

Strategically located just minutes from I-95 between Boston and Philadelphia, the property is ideal for a distribution warehouse. Its proximity to major transportation hubs, including the nearby Sikorsky Memorial Airport for private and charter plane service and the Bridgeport Harbor Marina, ensures a wide range of shipping options for potential occupants.

Additionally, the property is surrounded by distribution companies including FedEx, UPS, and Amazon, and is close to a new self-storage facility currently under construction. Nearby amenities include restaurants, fitness gyms, car rentals, retail shops, and beaches.

150 Long Beach Boulevard is less than one mile from I-95 (Exit 30), providing convenient access for transportation of goods. The property is steps from a Greater Bridgeport Transit Bus Stop at Garfield Avenue and Lordship Boulevard, offering further connectivity.

Details & Parcel Map

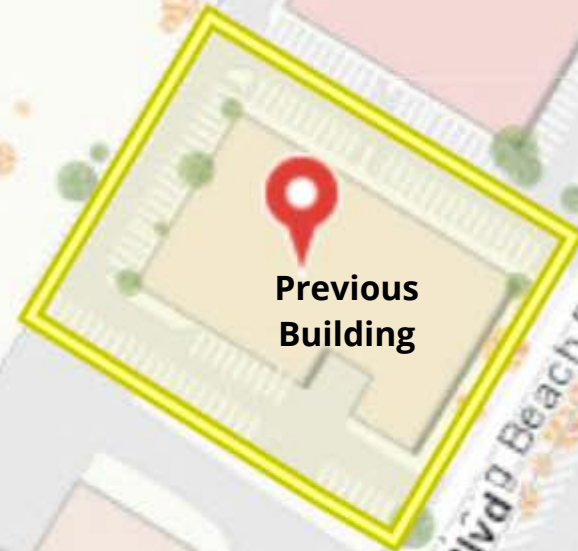
Financial Information

Sale Price:	\$1,500,000
Real Estate Taxes:	\$17,365.20 (2023)

The Site

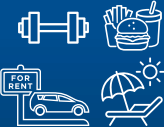
Land:	1.87 Acres
Zoning:	General Industrial (MB)

Demographics	Three Miles	Five Miles
Population:	131k	274k
Median HH Income:	\$62.2k	\$72.3k





CONVENIENT LOCATION



Nearby Amenities include Restaurants, Fitness Gym, Car Rental, Retail Shops, and Beaches.



Surrounded by Distribution Companies including FedEx, UPS, and Amazon.



Minutes to I-95, Exit 30, Sikorsky Memorial Airport, and Bridgeport Harbor Marina, and steps to a bus stop.

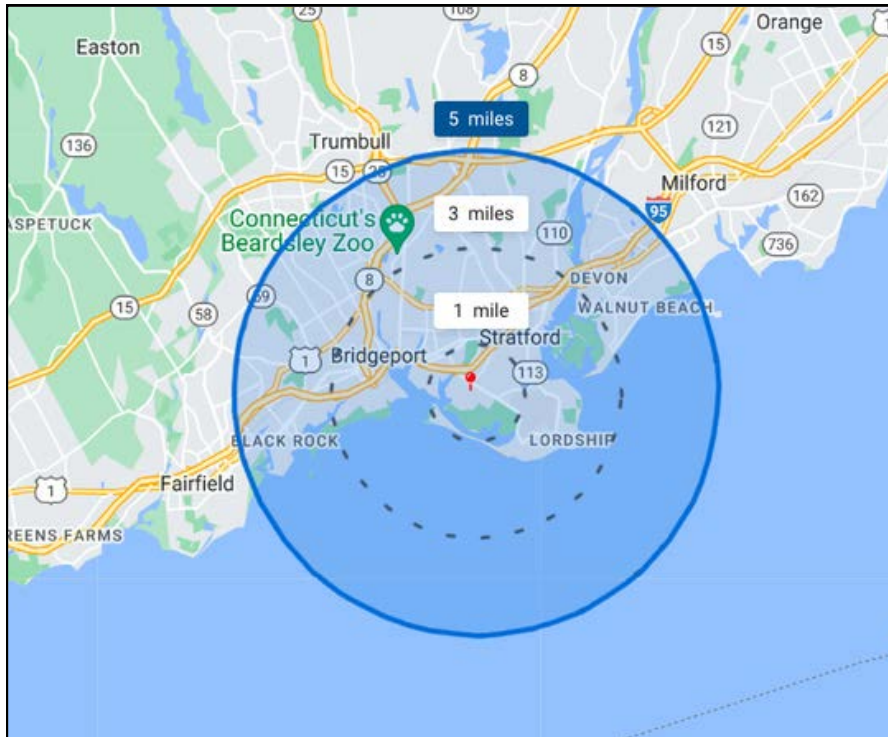
CENTRALLY LOCATED

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DEMOGRAPHICS

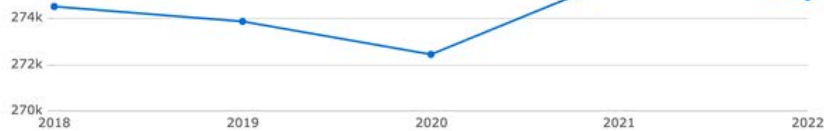
FIVE MILE



Population

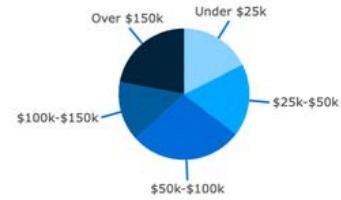
274k

0% Compared to 275k in 2021
0% Compared to 274k in 2018



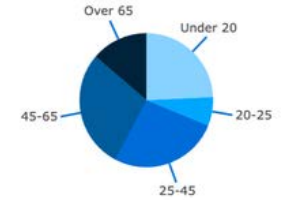
Household Income

\$72.3k Median Income
\$68.9k 2028 Estimate
↓ -5% Growth Rate



Age Demographics

40 Median Age
38 2028 Estimate
↓ -6% Growth Rate



Housing Occupancy Ratio

12:1
12:1 predicted by 2028



Renter to Homeowner Ratio

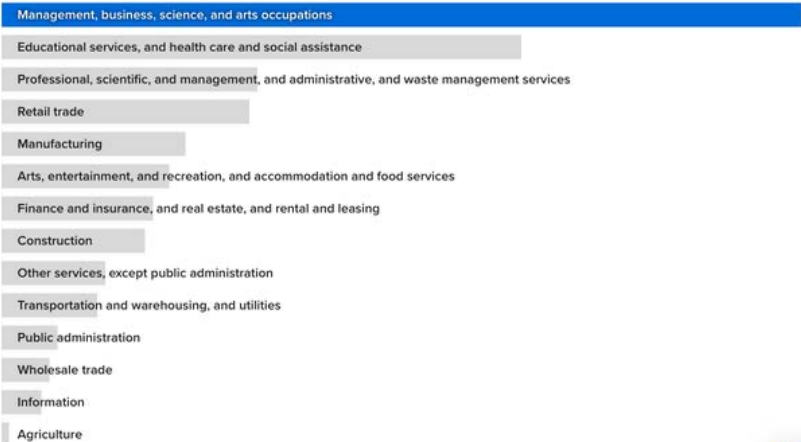
1:2
1:1 predicted by 2028



Number of Employees

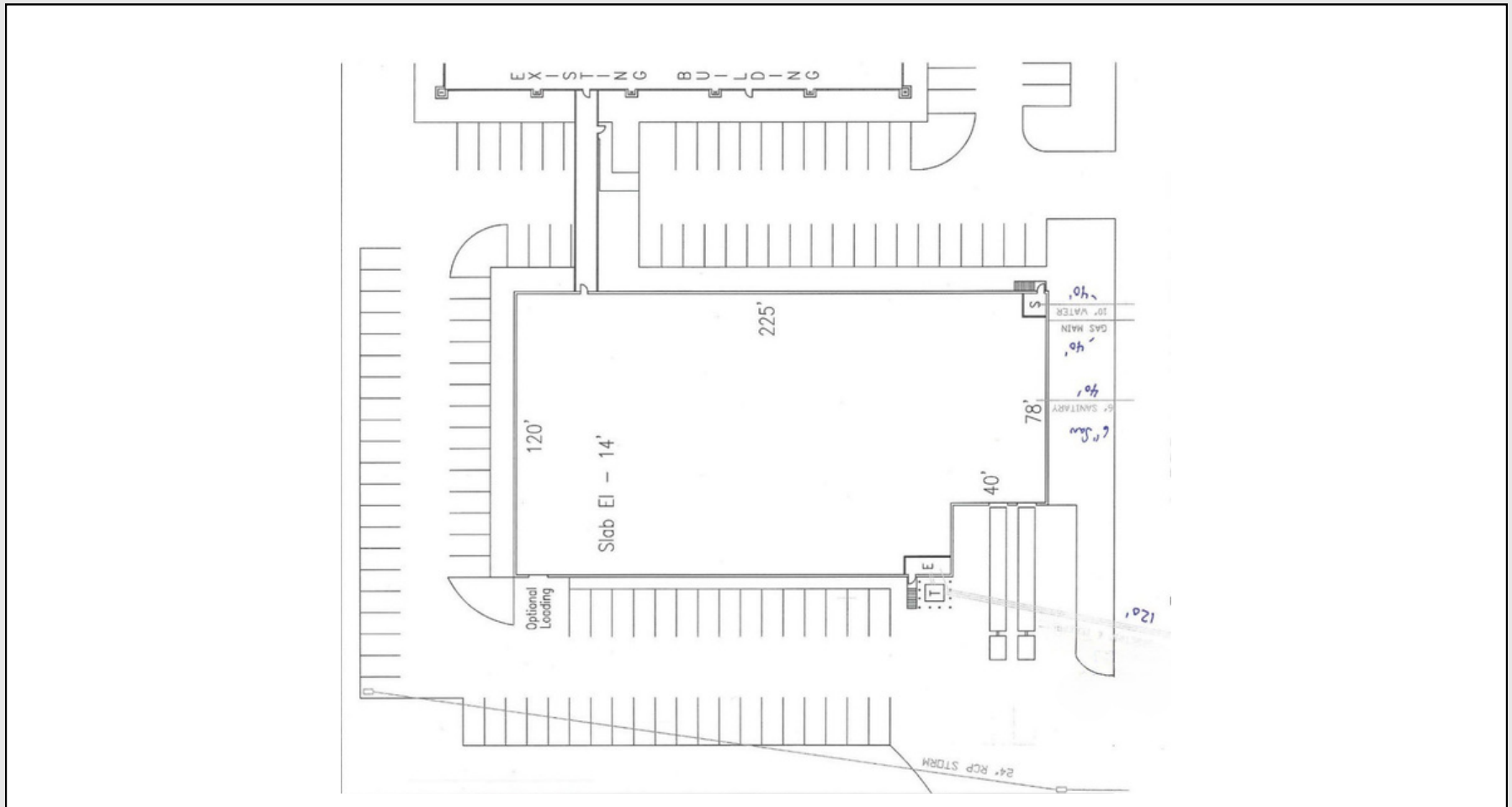
225k

Top Employment Categories



PLANNED BUILDING

25,800 SF



NOT TO SCALE

NEXT STEPS

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REVIEW ZONING
REGULATIONS



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LISTING



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