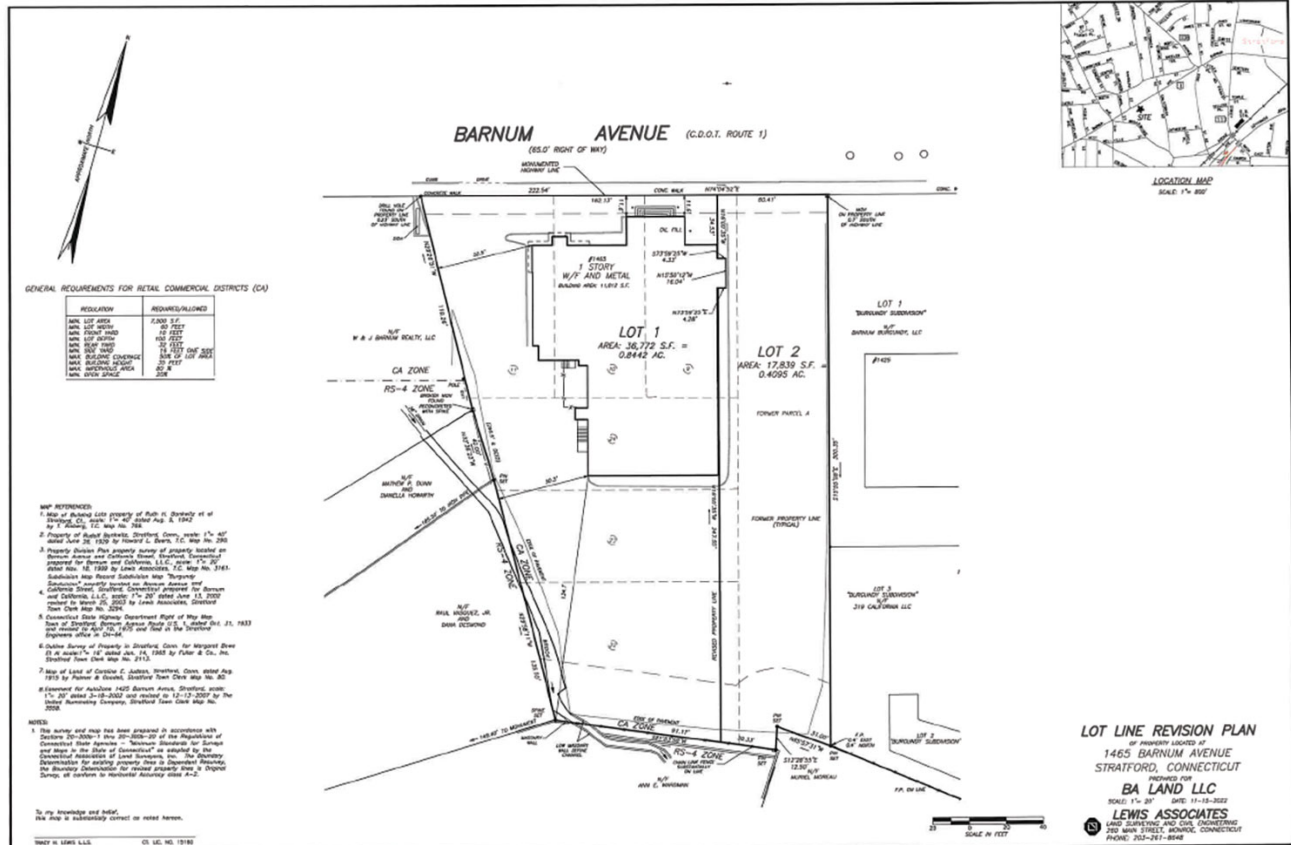


Private: 1465 Barnum Avenue, Stratford, CT

Retail

SPACE AVAILABLE



Unlock the potential of this rare 2-acre parcel located in the heart of Stratford’s highly visible Barnum Avenue corridor. Positioned along a well-traveled commercial artery, this property offers exceptional exposure, accessibility, and development flexibility—making it ideal for investors, developers, or business owners looking to capitalize on a high-growth area.

Key Highlights

- **±2 Acres of Land** - Generous size for multiple development configurations

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- **Prime Location** – Situated on Barnum Avenue with strong daily traffic flow
- **High Visibility** – Excellent frontage for retail, mixed-use, or commercial projects
- **Strategic Access** – Convenient to major highways, Metro-North rail, and surrounding business hubs
- **Flexible Zoning Potential** – Suitable for retail, office, medical, or mixed-use (buyer to verify)

Ideal For

- Retail plaza or strip center
- Medical or professional office space
- Mixed-use development (commercial + residential)
- Franchise or national brand expansion

Investment Angle (What Makes This Profitable)

This site sits in a **high-demand commercial corridor** where visibility + traffic = revenue potential. With limited large parcels remaining in the area, this property

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presents a **scarcity-driven opportunity**—ideal for developers looking to maximize ROI through ground-up construction or long-term leasing strategies.

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Lot Size : 2 Acre(s)

Zoning : Commercial

