

THE DOCK - DOCKSIDE

955 FERRY BOULEVARD
STRATFORD, CT 06614



100% LEASED

CALL FOR FUTURE LEASING INFO

- Located at the junction of I-95, Route 1 and Route 110 in the City of Stratford, on the eastern edge of Fairfield County
- An estimated 172,000 vehicles pass by everyday on I-95
- Immediate neighbors include Wal-Mart, Home Depot and Shop Rite

5 MILE RADIUS

209 K

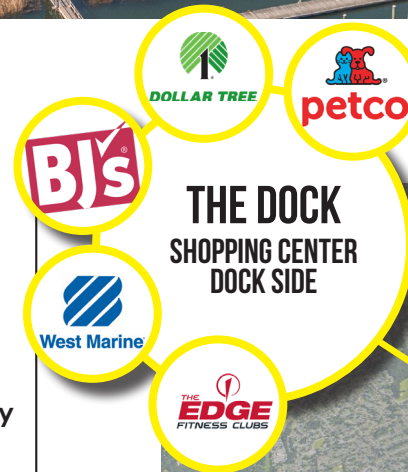
POPULATION

\$ 65 K

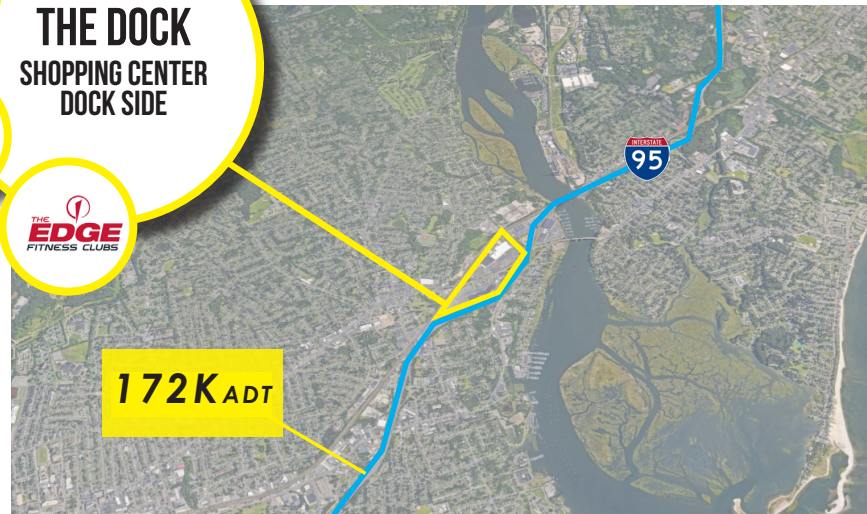
MED HH INCOME

\$ 99 K

AVG HH INCOME



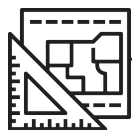
THE DOCK
SHOPPING CENTER
DOCK SIDE



172K_{ADT}

RIGHT ON I-95 (EXIT 32)





GLA
190,000 SF



PARKING
881 SPACES



ACRES
10.75



THE DOCK SHOPPING CENTER - DOCKSIDE

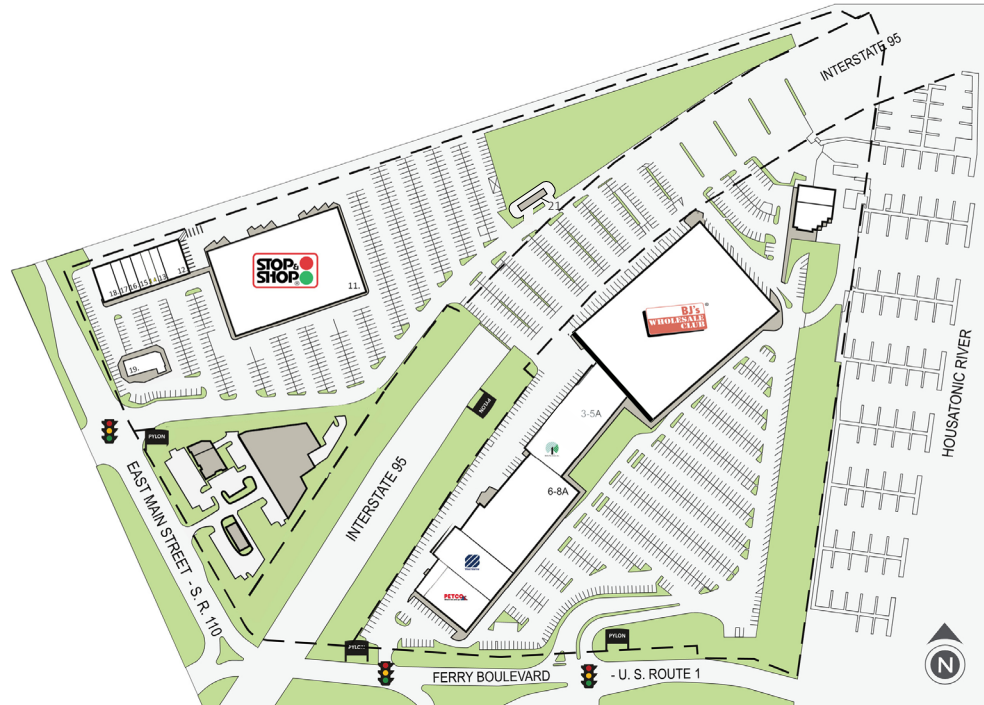
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AVAILABLE



PRE-LEASING



1-2. BJ's Wholesale Club	107,293
3-5A. Osaka Hibachi Grill Buffet	10,442 SF
5B. Dollar Tree	11,500 SF
6-8A. Edge Fitness	33,893 SF
8B. West Marine	12,863 SF
9. Petco	11,890 SF
10. Cream Smoke Shop	1,410 SF
19. Joey C's Restaurant	6,570 SF
20. Marina Facility	1,240 SF

* DOCKSIDE SHOPPING CENTER IS SEPARATE FROM RAILSIDE SHOPPING CENTER

LEASING CONTACT

STEVEN DUDZIEC ASSISTANT VICE PRESIDENT / LEASING

203.863.8212 • SDUDZIEC@UBPROPERTIES.COM

* This listing is subject to errors, omissions, change in price & withdrawal without notice.
Square footage figures stated herein are for illustrative purposes only, may not represent
actual measurements and are subject to change.

