

# STAMFORD RETAIL

699 CANAL STREET | STAMFORD, CT 06902

AVAILABLE 10,452 SF - 47,000 SF (SPACE CAN BE DIVIDED)

## AREA TENANTS



NEWLY SIGNED  CLUB STUDIO 37,332 SF



## PROPERTY INFORMATION

- Freestanding building located in the Harbor Point Development, a transformative mixed-use waterfront community located two blocks south of the Stamford Train Station and Interstate 95
- 450 ft of frontage along Canal Street, & 365 ft along Market Street
- Easy access on/off of I-95
- New Ownership
- Money to be spent for divisions & build out
- Traffic Counts: Canal Street - 5,797 VPD

## AVAILABLE SPACE

- Available 10,452 sf - 47,000 sf (space can be divided)

## AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
POPULATION	45,637	99,487	133,445
MEDIAN HH INC	\$99,893	\$104,656	\$129,184
AVERAGE HH INC	\$139,341	\$148,444	\$187,150



[www.CharterRealty.com](http://www.CharterRealty.com)

FOR MORE INFORMATION CONTACT:

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OPTION 1



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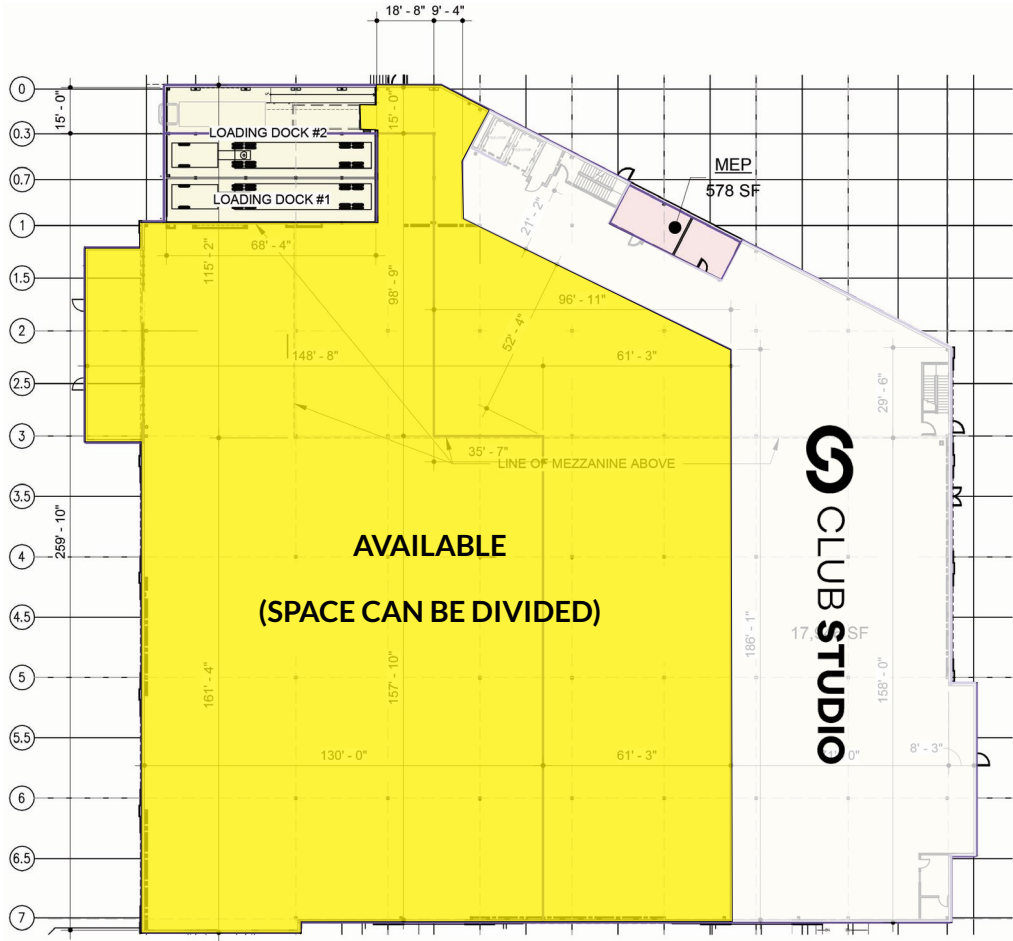
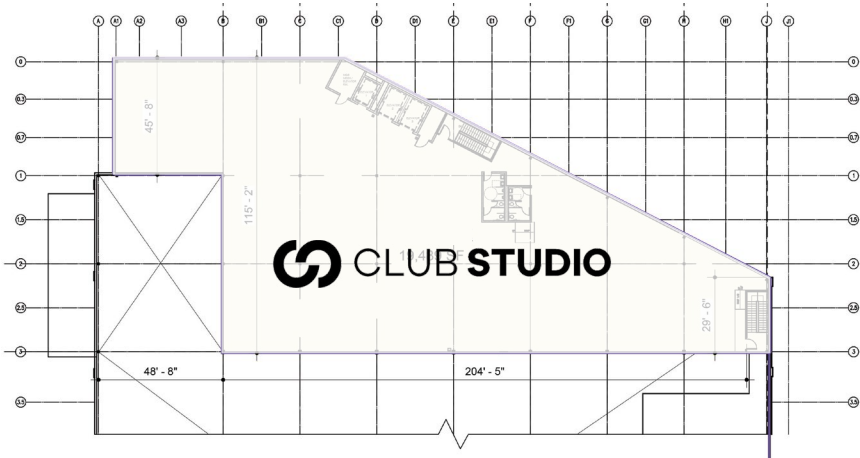
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OPTION 1

## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Available (space can be divided)	47,000
03	Club Studio	37,332



Available Lease Out Occupied



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## OPTION 2



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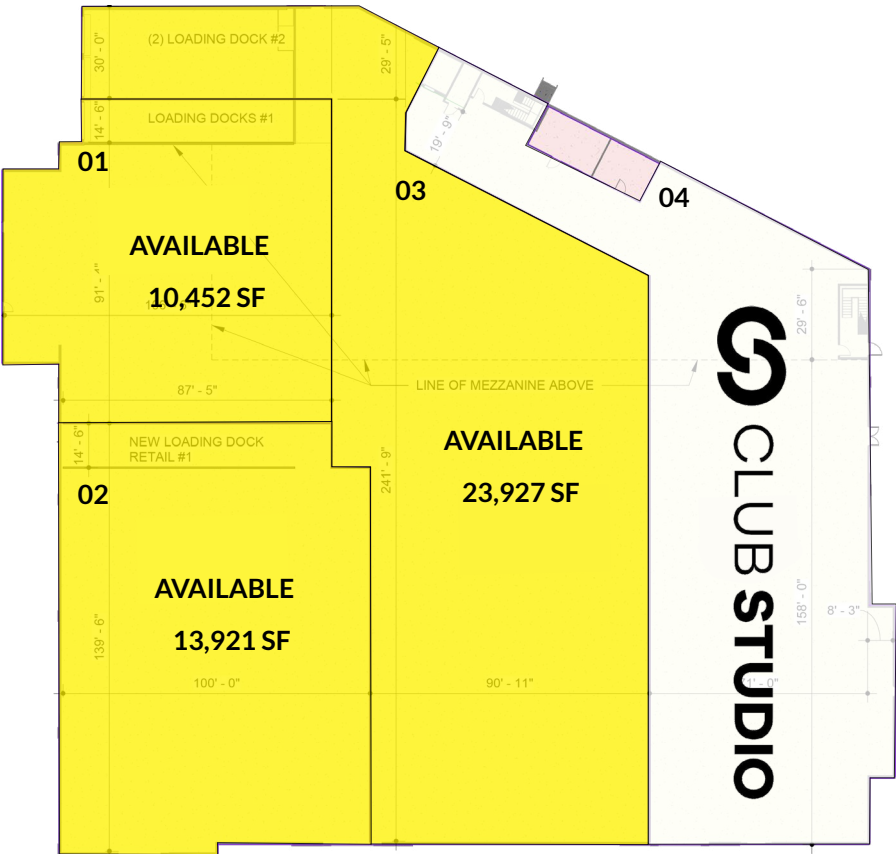
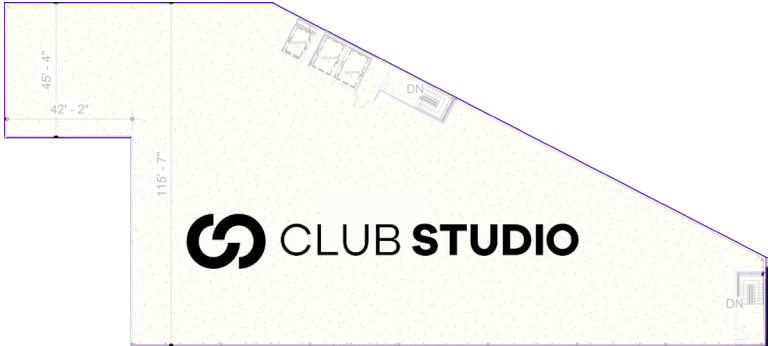
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OPTION 2

## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Available	10,452
02	Available	13,921
03	Available	23,927
04	Club Studio	37,332

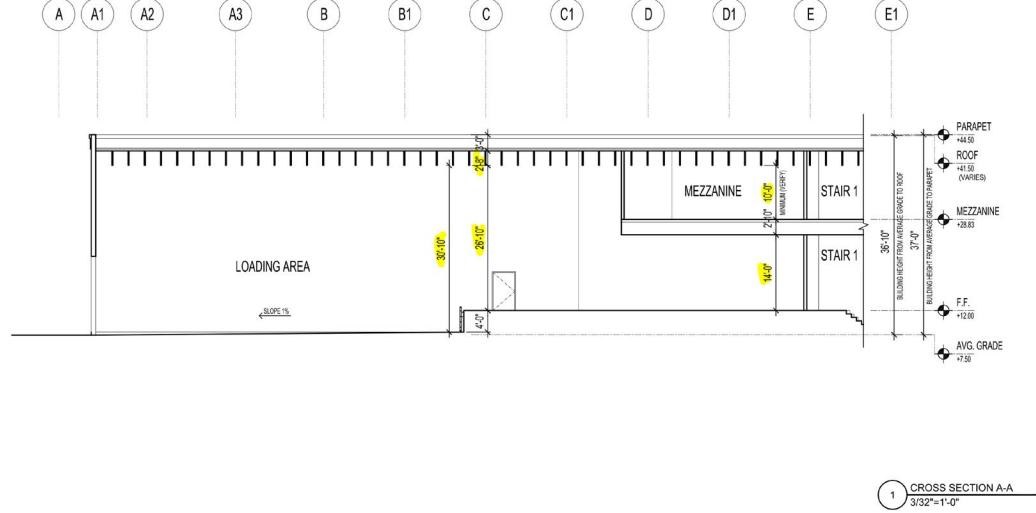
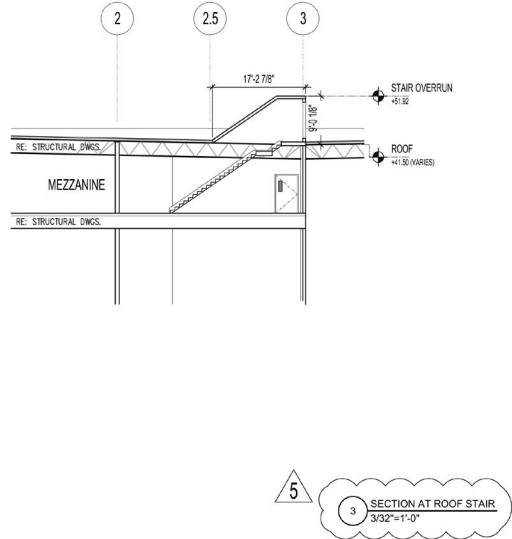
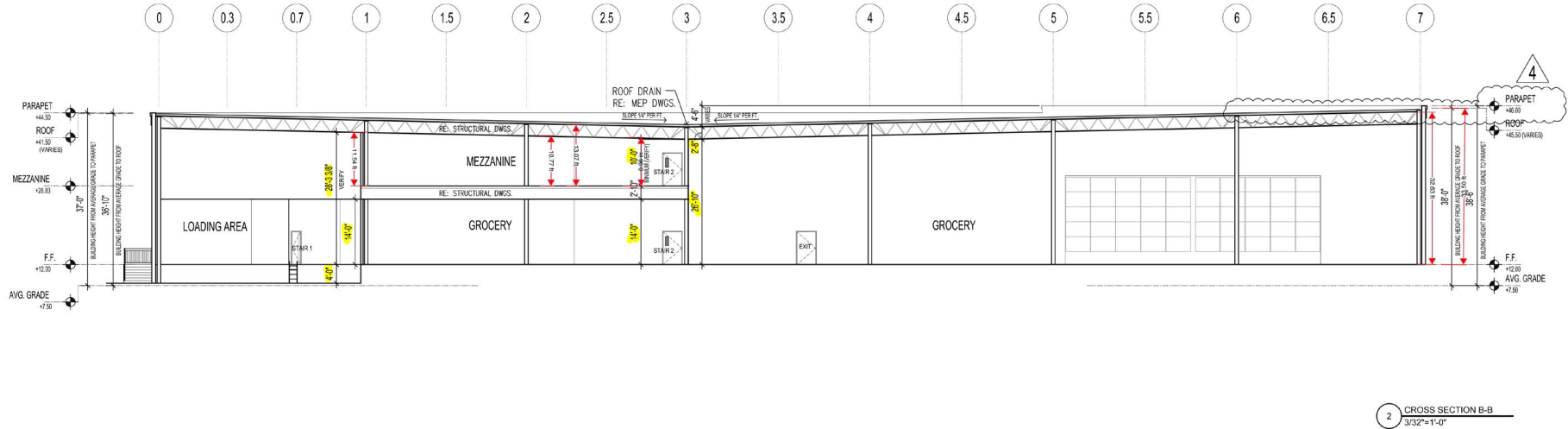


Available Lease Out Occupied

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CEILING HEIGHTS



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **45,637**

Households: **20,819**

Daytime Population: **65,999**

Median Age: **32.0**



Average Household Income: **\$139,341**

Median Household Income: **\$99,893**

### 2 MILE RADIUS:



Total Population: **99,487**

Households: **41,821**

Daytime Population: **112,903**

Median Age: **34.3**



Average Household Income: **\$148,444**

Median Household Income: **\$104,656**

### 3 MILE RADIUS:



Total Population: **133,445**

Households: **53,550**

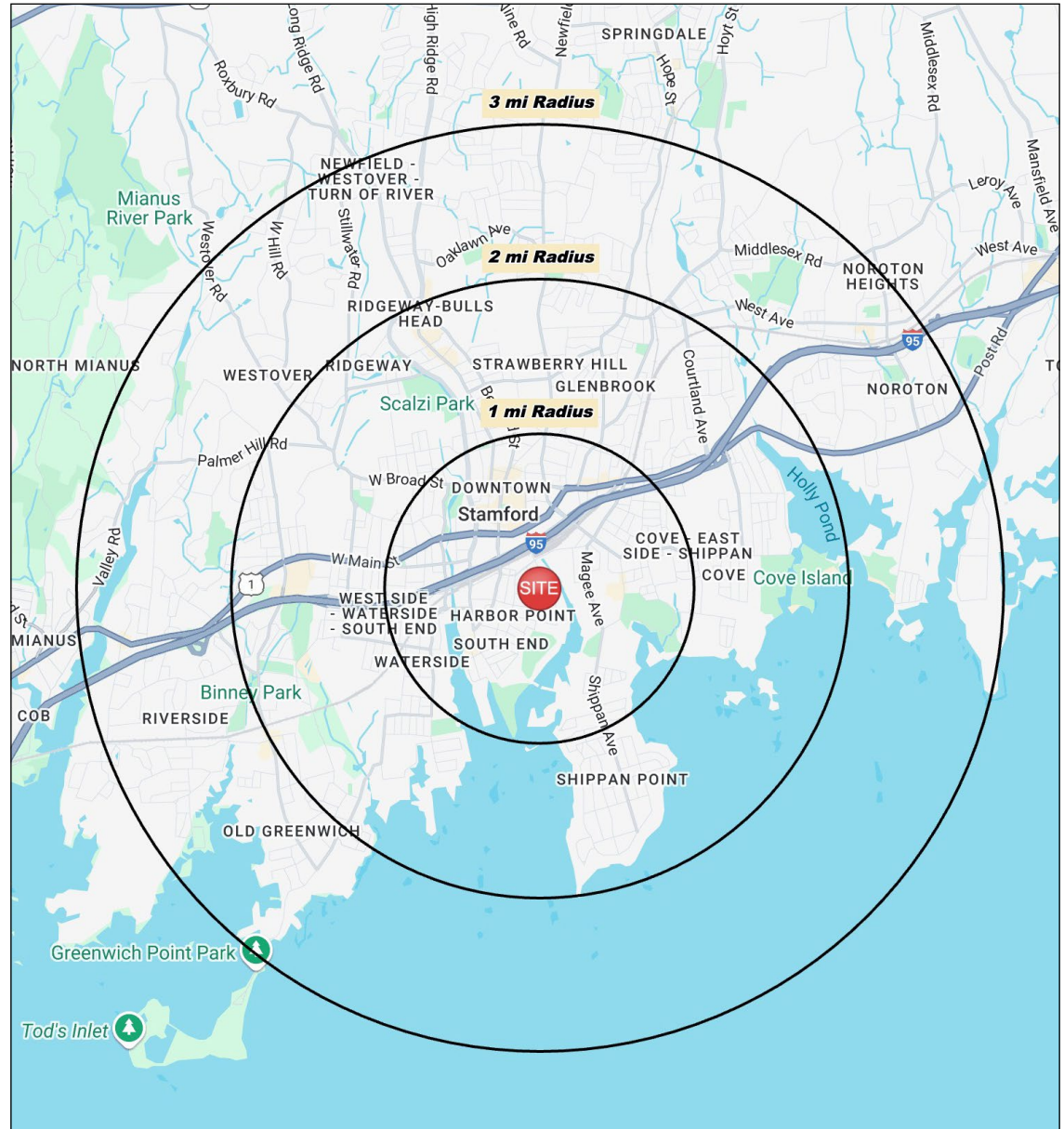
Daytime Population: **134,758**

Median Age: **36.3**



Average Household Income: **\$187,150**

Median Household Income: **\$129,184**



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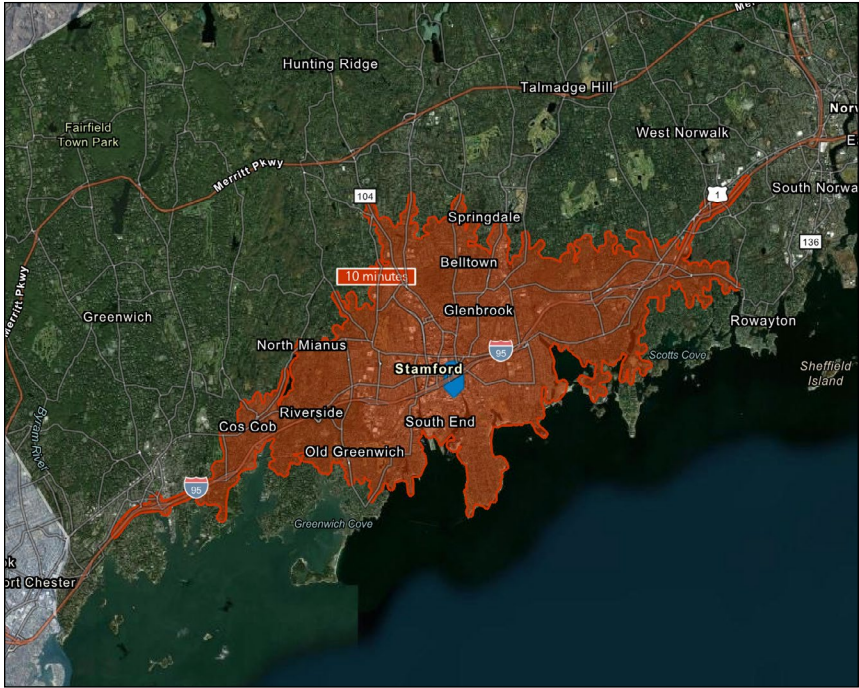
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10 MINUTE DRIVE TIME



## TOTAL RETAIL SALES

Includes F&B



\$1,832,085,052

## EDUCATION

Bachelor's Degree or Higher



57%

## OWNER OCCUPIED HOME VALUE

Average



\$810,699

## KEY FACTS

128,402

Population

\$104,938

Median Household Income

37.8

Median Age

152,988

Daytime Population

## TAPESTRY SEGMENTS

### Diverse Convergence

12,794 Households

#### Socioeconomic Traits

Almost 40% of the population were born abroad; almost one of five households has residents who do not speak English. Labor force participation rate is 67%.

#### Household Types

Young family market: 41% of families w/ children (married couple or single parent), plus married couples without children.

#### Typical Housing

High-Density Apartments; Single Family

### Top Tier

7,639 Households

#### Socioeconomic Traits

Highly educated, successful consumer market: more than one in three residents has a postgraduate degree. Annually, they earn more than three times the US median household income.

#### Household Types

Married couples without children or married couples with older children.

#### Typical Housing

Single Family

### City Lights

6,867 Households

#### Socioeconomic Traits

Residents work hard in professional and service occupations but also seek to enjoy life. They earn above average incomes.

#### Household Types

Families, both married couples and single parents, as well as singles.

#### Typical Housing

Multi-units; Single Family

## ANNUAL HOUSEHOLD SPENDING

\$5,751

Eating Out

\$3,488

Apparel & Services

\$10,403

Groceries

\$417

Computer & Hardware

\$9,817

Health Care



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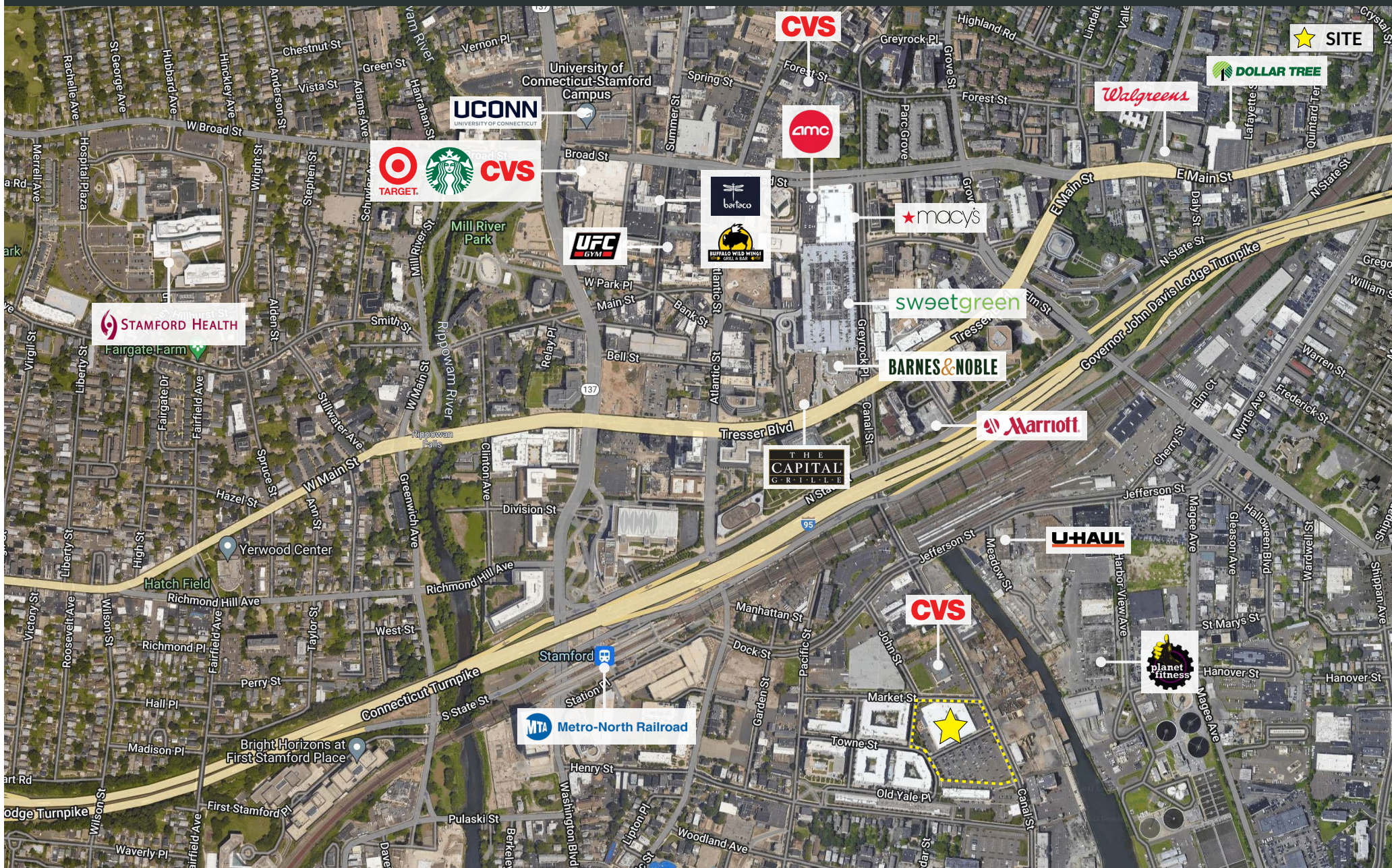
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