

# 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



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FOR MORE INFORMATION CONTACT:

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OPTION 1



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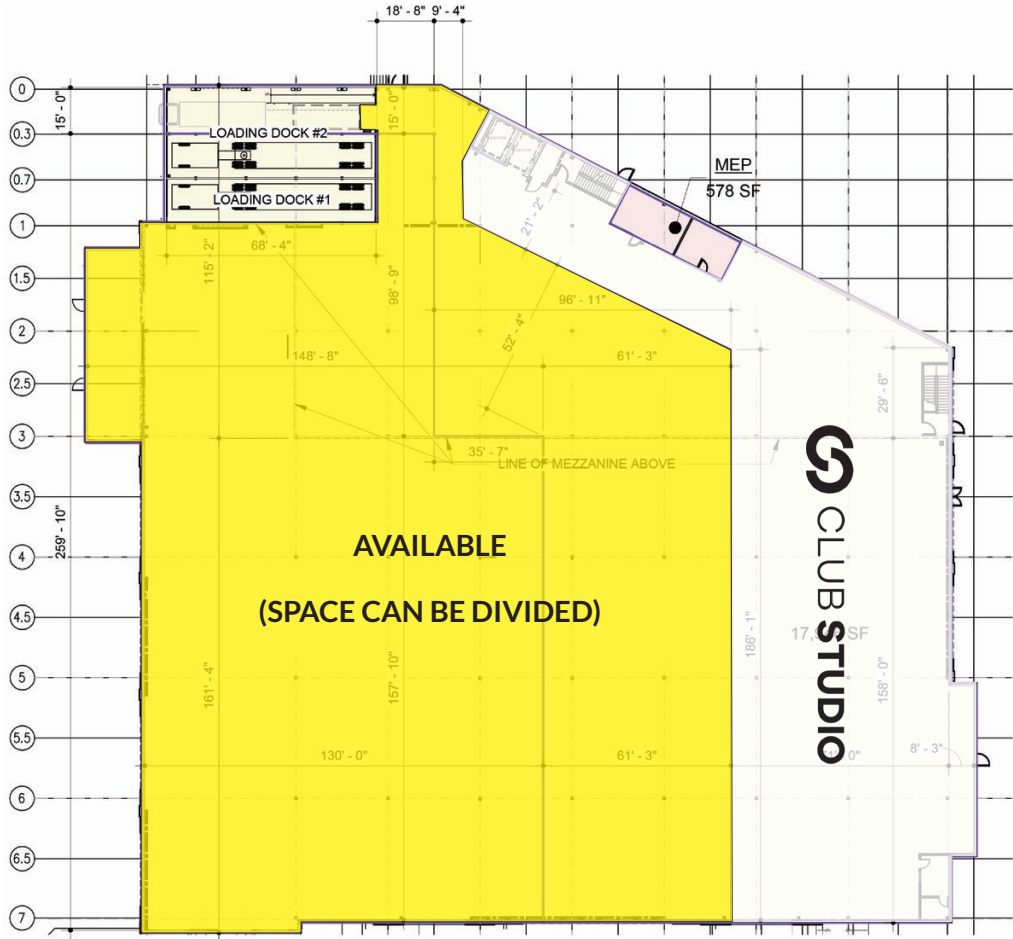
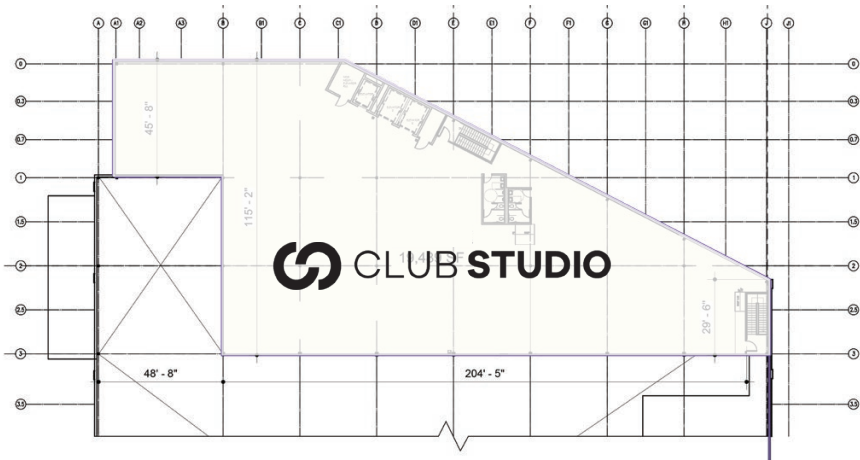
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OPTION 1

## 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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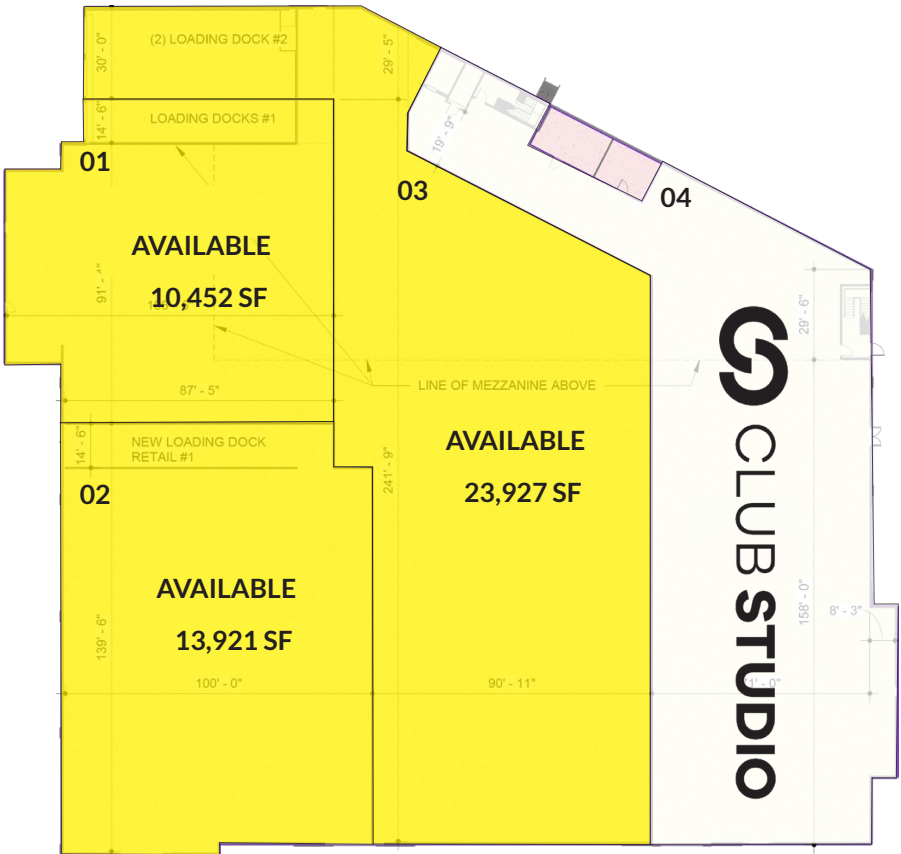
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OPTION 2

## TENANTS / AVAILABILITY

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

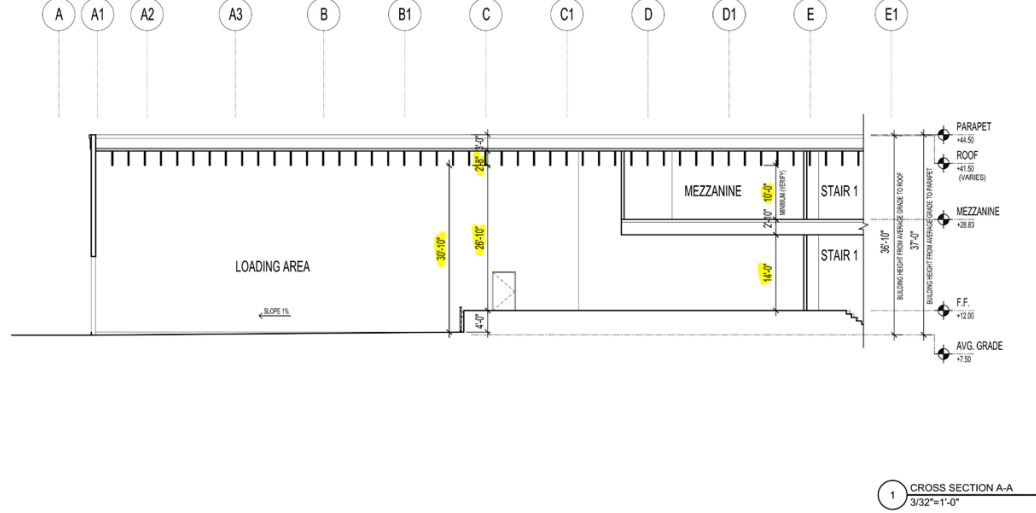
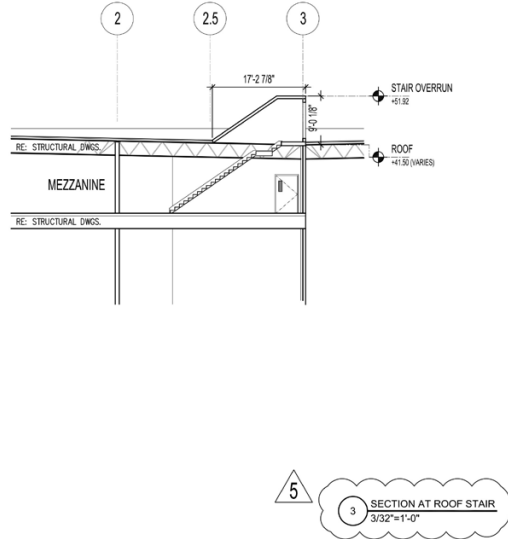
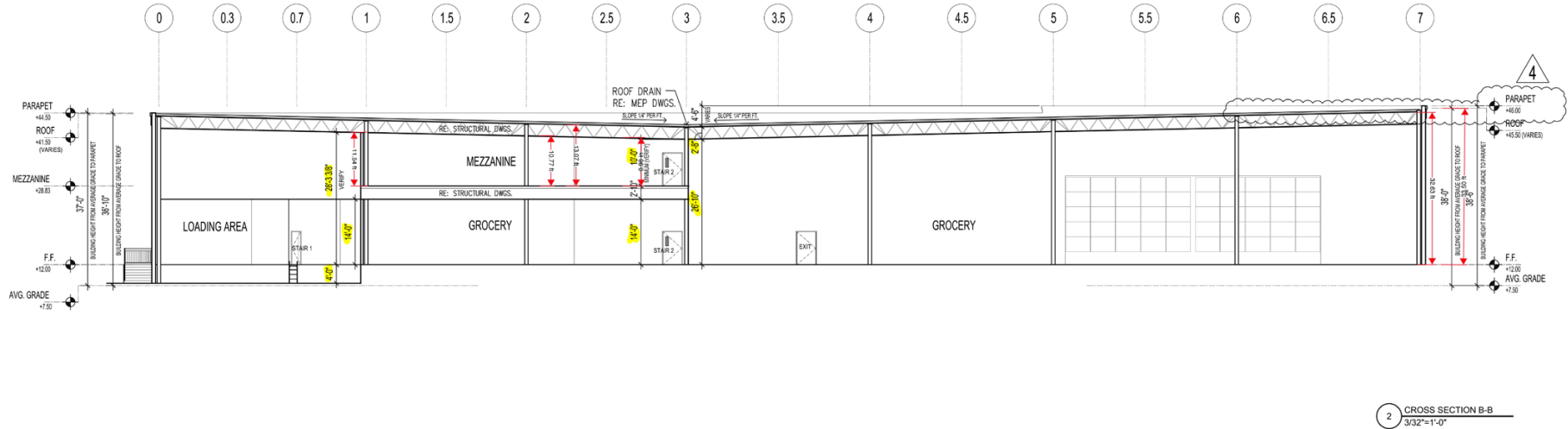


Available Lease Out Occupied

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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**

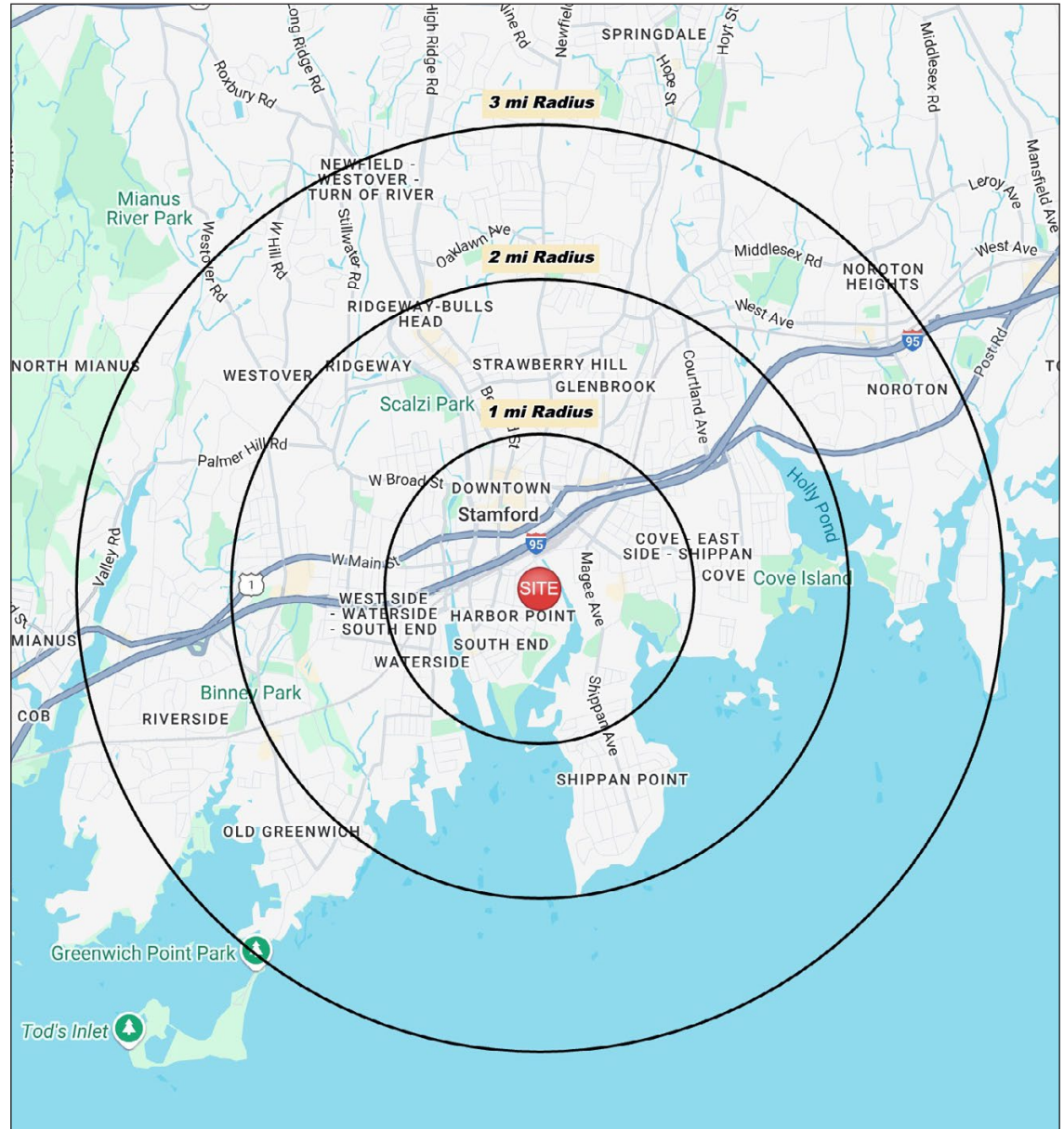
Daytime Population: **134,758**

Median Age: **36.3**



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

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



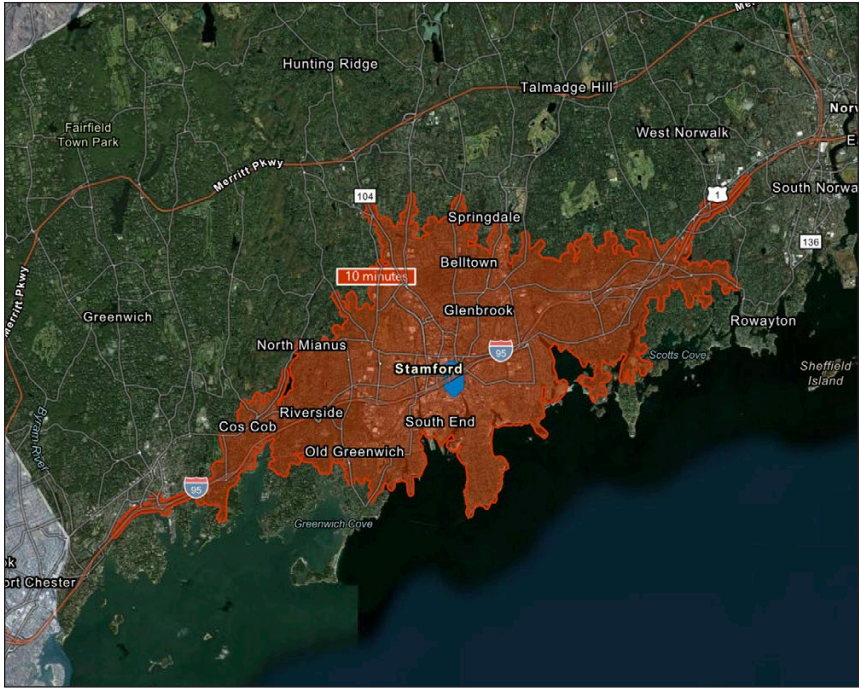
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# STAMFORD RETAIL

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10 MINUTE DRIVE TIME



## KEY FACTS

121,597

Population

\$104,170

Median Household Income

36.8

Median Age

139,560

Daytime Population

## TAPESTRY SEGMENTS

### Metro Renters

11,400 households

#### Socioeconomic Traits

These vibrant urban neighborhoods house educated young professionals, many foreign-born, who rent in high-rise buildings. They earn upper-tier incomes, often work remotely, and commute by walking, ridesharing, or public transit.

#### Household Types

Singles living alone

#### Typical Housing

High Rises

### Top Tier

7,352 households

#### Socioeconomic Traits

Concentrated in New England, Mid-Atlantic, and Pacific suburbs, these affluent, educated married couples often have children in private schools. Many are executives or business owners, with high net worth and single-family homes.

#### Household Types

Married couples

#### Typical Housing

Single Family

### Uptown Lights

6,597 households

#### Socioeconomic Traits

Found in coastal metros like NYC and LA, these diverse, educated neighborhoods include families and singles. Residents earn middle incomes, work in varied fields, often rent older homes, and commute long distances.

#### Household Types

Married couples;  
singles living alone

#### Typical Housing

Single Family

## TOTAL RETAIL SALES

Includes F&B



\$1,998,308,752

## EDUCATION

Bachelor's Degree  
or Higher



56%

## OWNER OCCUPIED HOME VALUE

Average



\$949,338

## ANNUAL HOUSEHOLD SPENDING

\$6,690

Eating  
Out

\$3,912

Apparel &  
Services

\$11,391

Groceries

\$364

Computer &  
Hardware

\$10,365

Health  
Care



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