STAMFORD RETAIL

699 CANAL STREET | STAMFORD, CT 06902

AVAILABLE 10,853 SF - STORAGE SPACE WITH 2 ENCLOSED LOADING DOCKS

AREA TENANTS

JOIN CLUB STUDIO AND NEWLY SIGNED MOM's Organic Market & Primrose Schools



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

- Space 2: 10,853 sf - storage space with 2 enclosed loading docks

AREA DEMOGRAPHICS

2026 DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
POPULATION	48,356	102,198	135,961
MEDIAN HH INC	$108,753	$113,215	$137,348
AVERAGE HH INC	$151,030	$161,028	$202,511

FOR MORE INFORMATION CONTACT:

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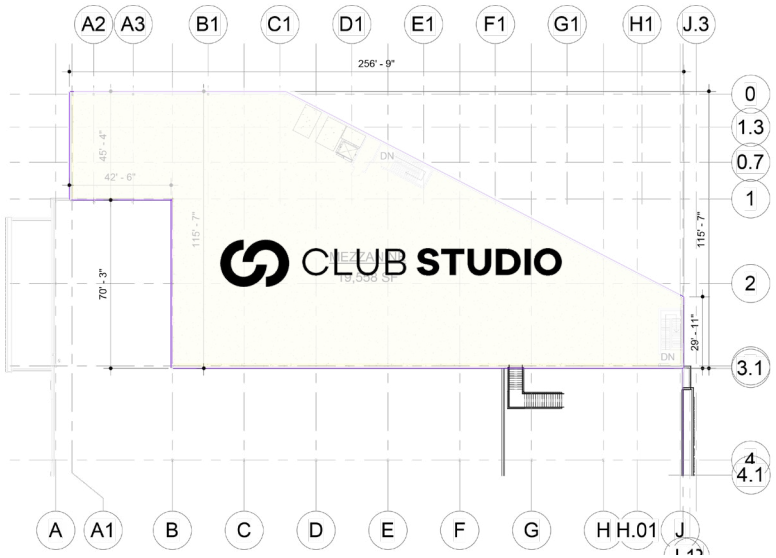
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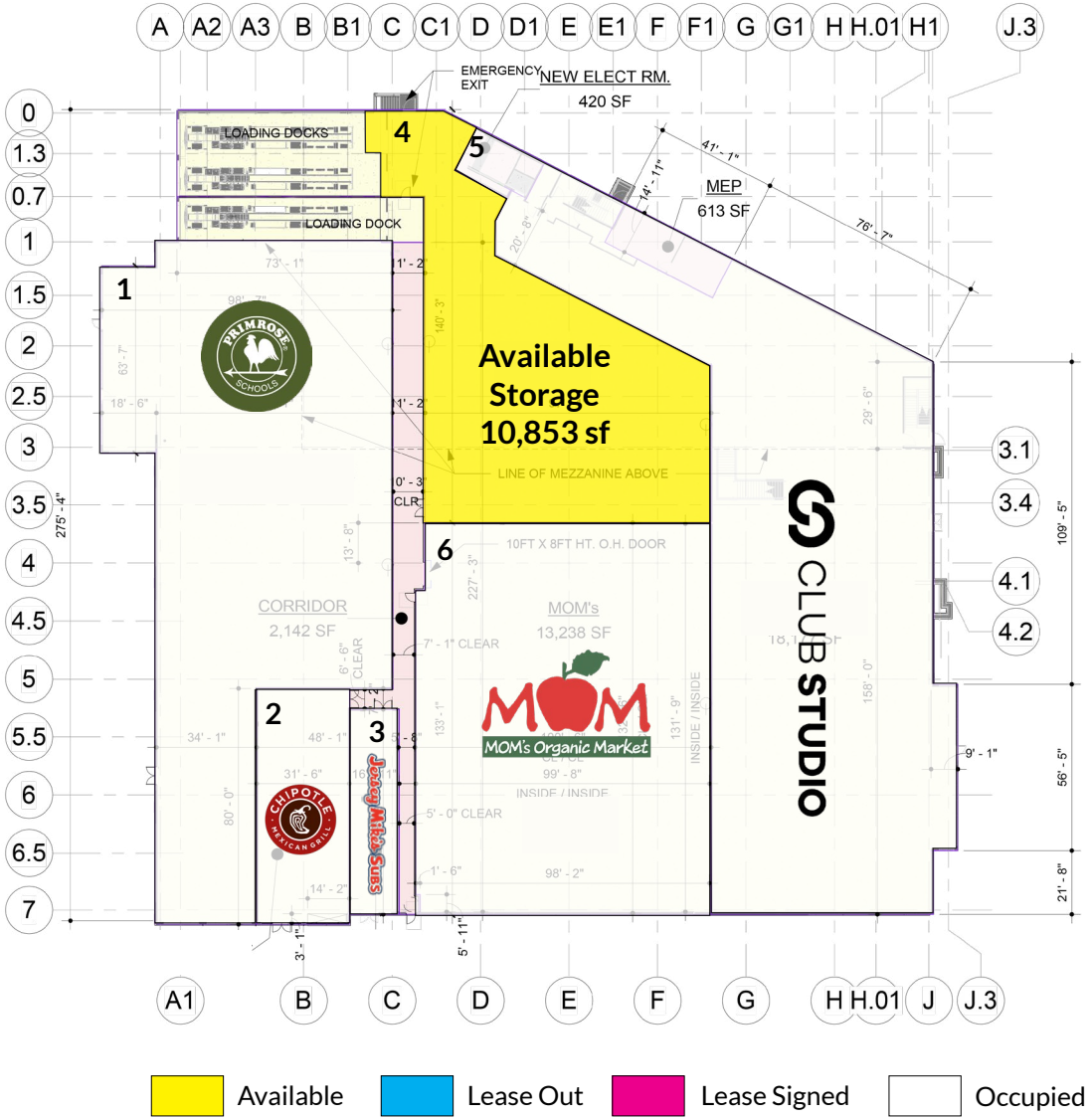
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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Primrose Schools	16,167
02	Chipotle	2,519
03	Jersey Mike's	1,176
04	Available Storage	10,853
05	Club Studio	37,735
06	Mom's Organic Market	13,238





Available | Lease Out | Lease Signed | Occupied

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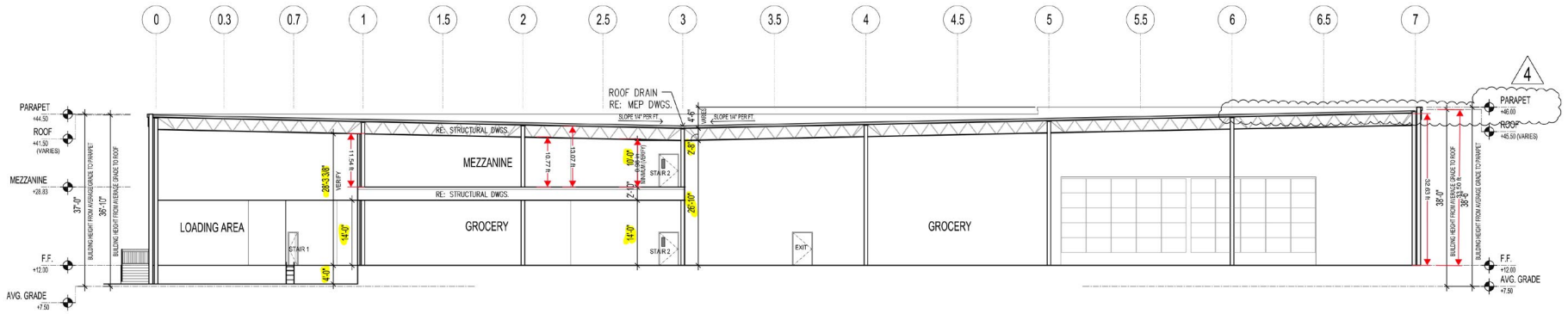
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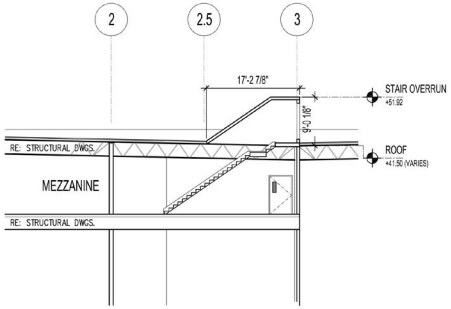
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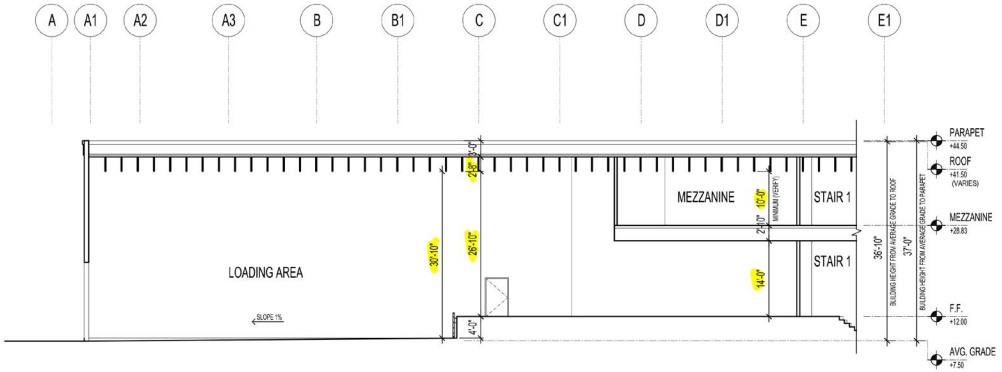
CEILING HEIGHTS



2 CROSS SECTION B-B
3/32"=1'-0"



5
3 SECTION AT ROOF STAIR
3/32"=1'-0"



1 CROSS SECTION A-A
3/32"=1'-0"

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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:

Total Population: **48,356**
Households: **22,192**
Daytime Population: **67,027**
Median Age: **31.9**

Average Household Income: **$151,030**
Median Household Income: **$108,753**

2 MILE RADIUS:

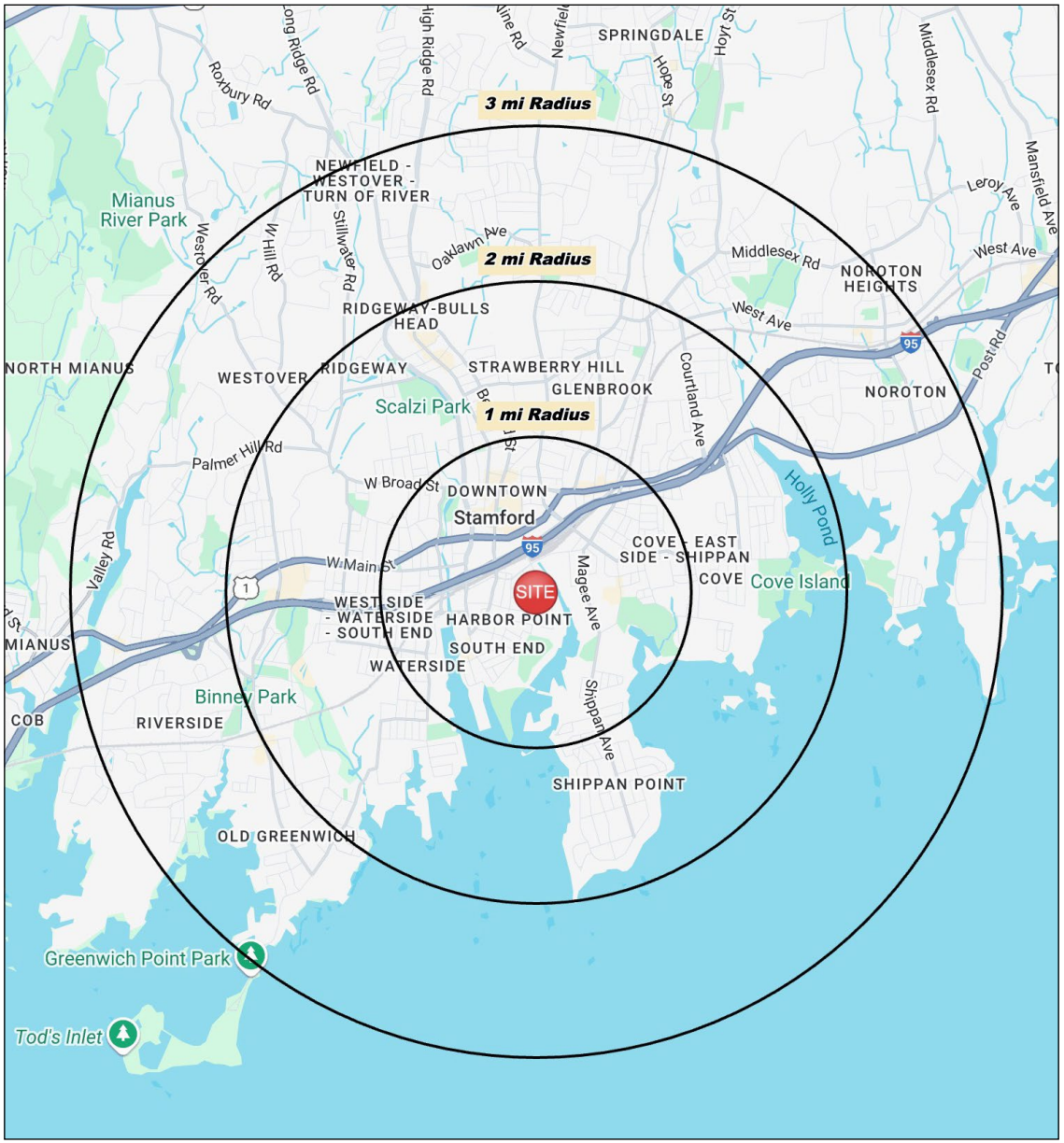
Total Population: **102,198**
Households: **43,356**
Daytime Population: **115,931**
Median Age: **34.1**

Average Household Income: **$161,028**
Median Household Income: **$113,215**

3 MILE RADIUS:

Total Population: **135,961**
Households: **55,079**
Daytime Population: **138,812**
Median Age: **36.0**

Average Household Income: **$202,511**
Median Household Income: **$137,348**



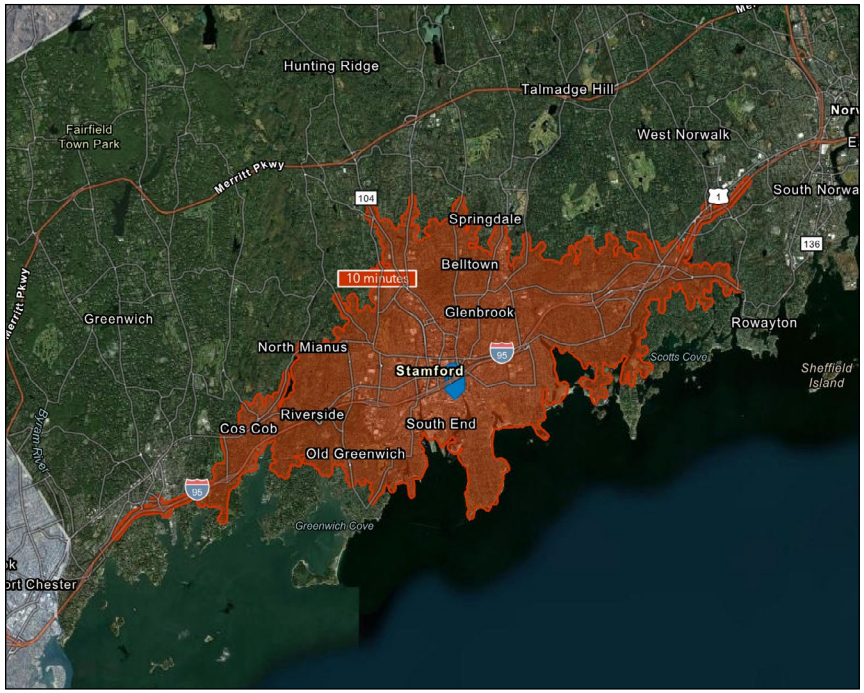
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10 MINUTE DRIVE TIME



KEY FACTS

121,597	36.8
Population	Median Age
$104,170	139,560
Median Household Income	Daytime Population

TAPESTRY SEGMENTS

Metro Renters	Top Tier	Uptown Lights
11,400 households	*7,352 households*	*6,597 households*
Socioeconomic Traits	**Socioeconomic Traits**	**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.	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.	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	**Household Types**	**Household Types**
Singles living alone	Married couples	Married couples; singles living alone
Typical Housing	**Typical Housing**	**Typical Housing**
High Rises	Single Family	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	$3,912	$11,391	$364	$10,365
Eating Out	Apparel & Services	Groceries	Computer & Hardware	Health Care

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