

STAMFORD RETAIL

699 CANAL STREET | STAMFORD, CT 06902

AVAILABLE 1,250 SF - 18,002

AREA TENANTS



THE
CAPITAL
G R I L L E



JOIN CLUB STUDIO 37,780 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 1,250 sf - 18,002 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



FOR MORE INFORMATION CONTACT:

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www.CharterRealty.com

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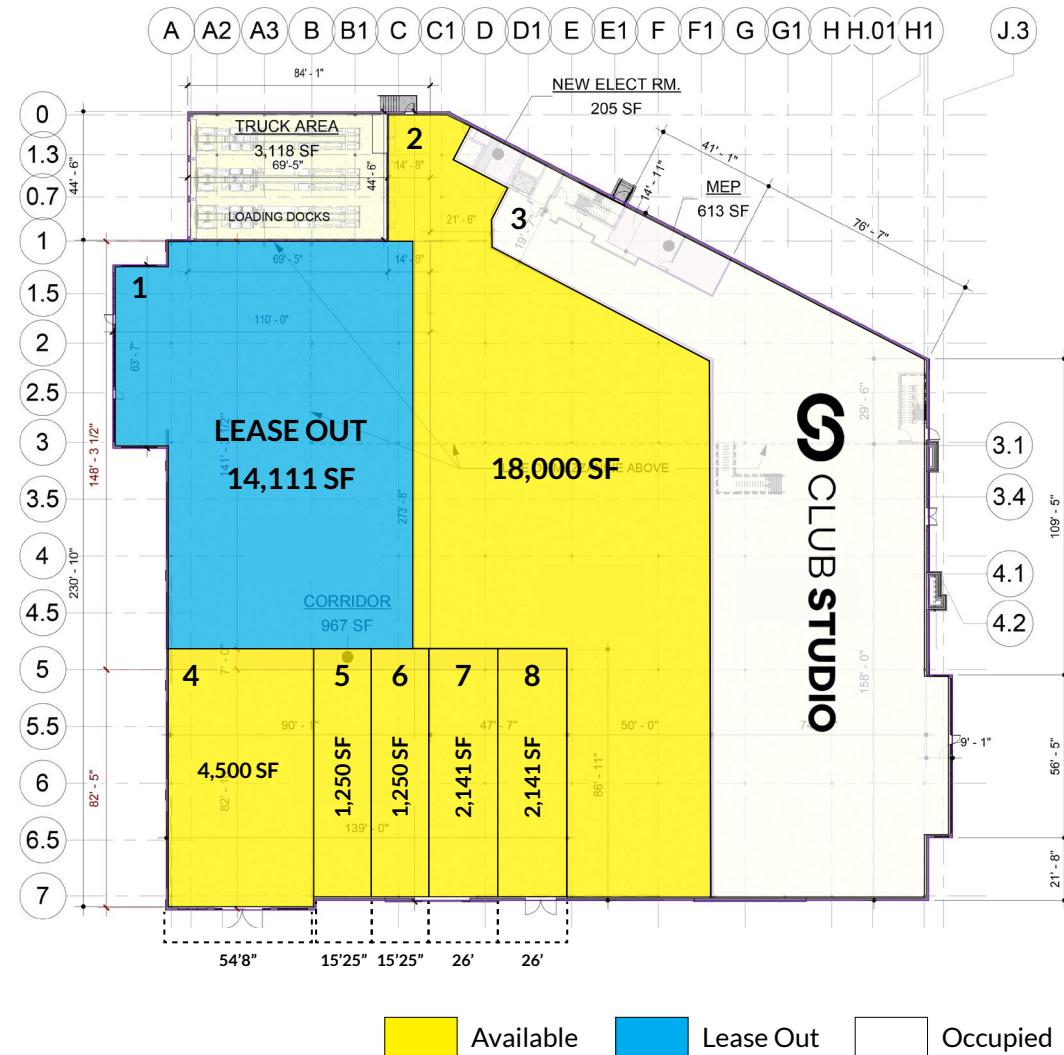
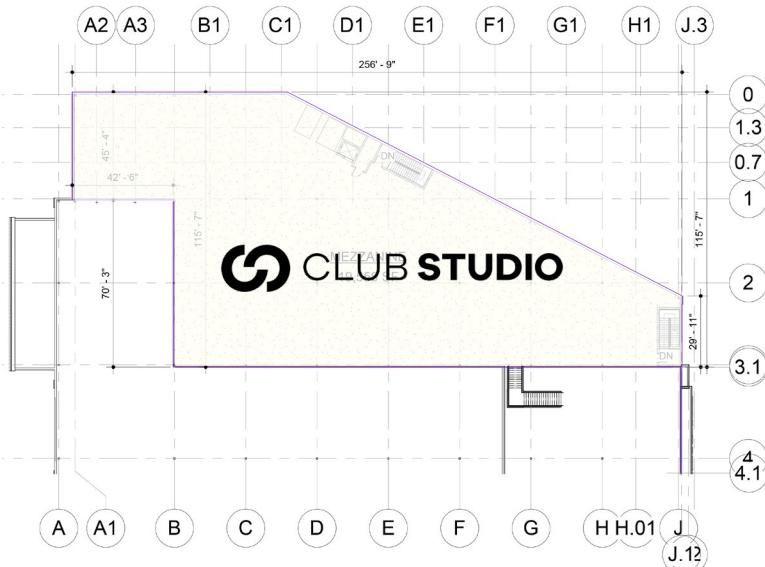
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TENANTS / AVAILABILITY

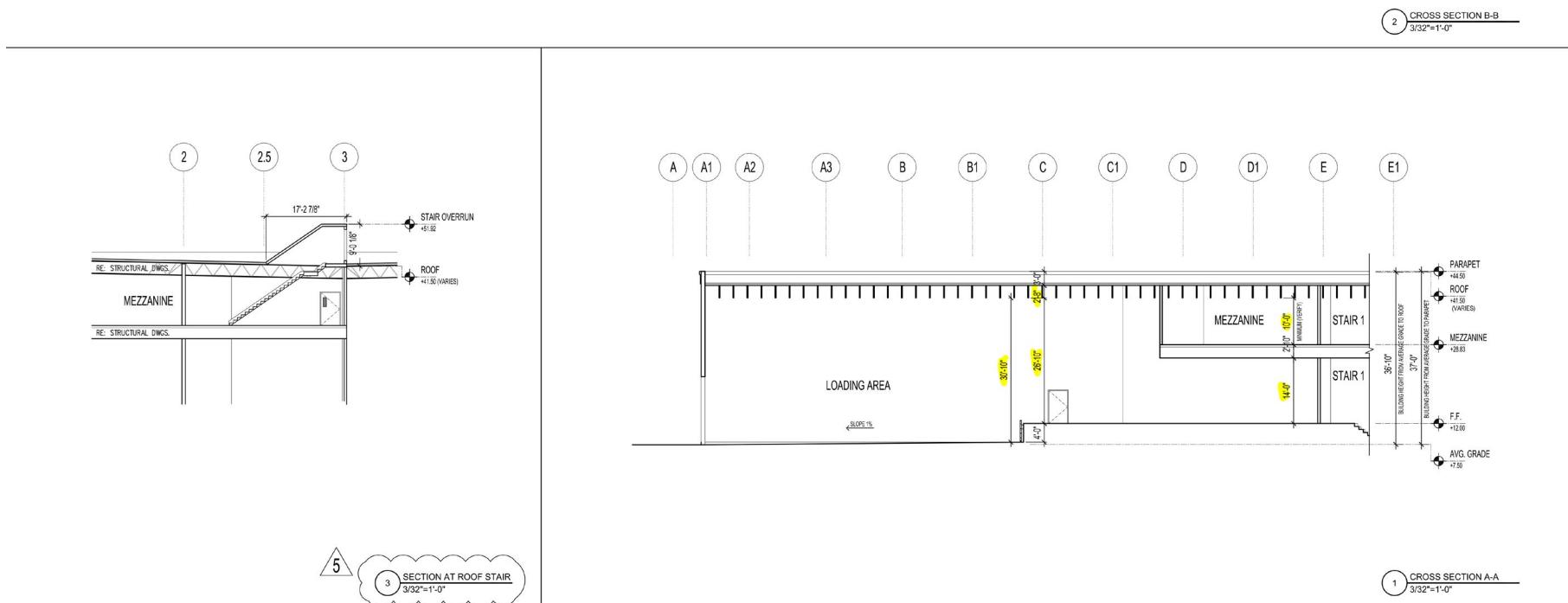
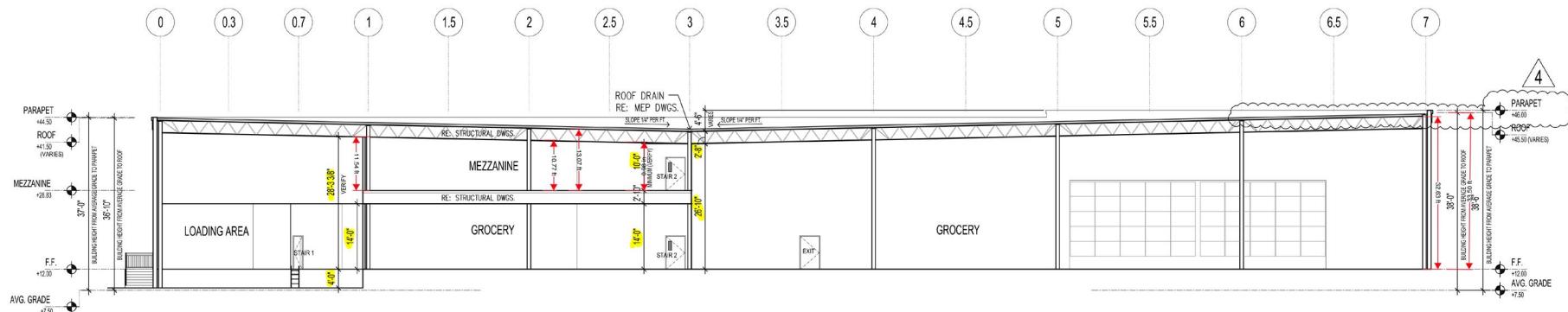
#	TENANT	Sq. Ft.
01	Lease Out	14,111
02	Available (space can be divided)	18,002
03	Club Studio	37,780
04	Available	4,500
05	Available	1,250
06	Available	1,250
07	Available	2,141
08	Available	2,141



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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

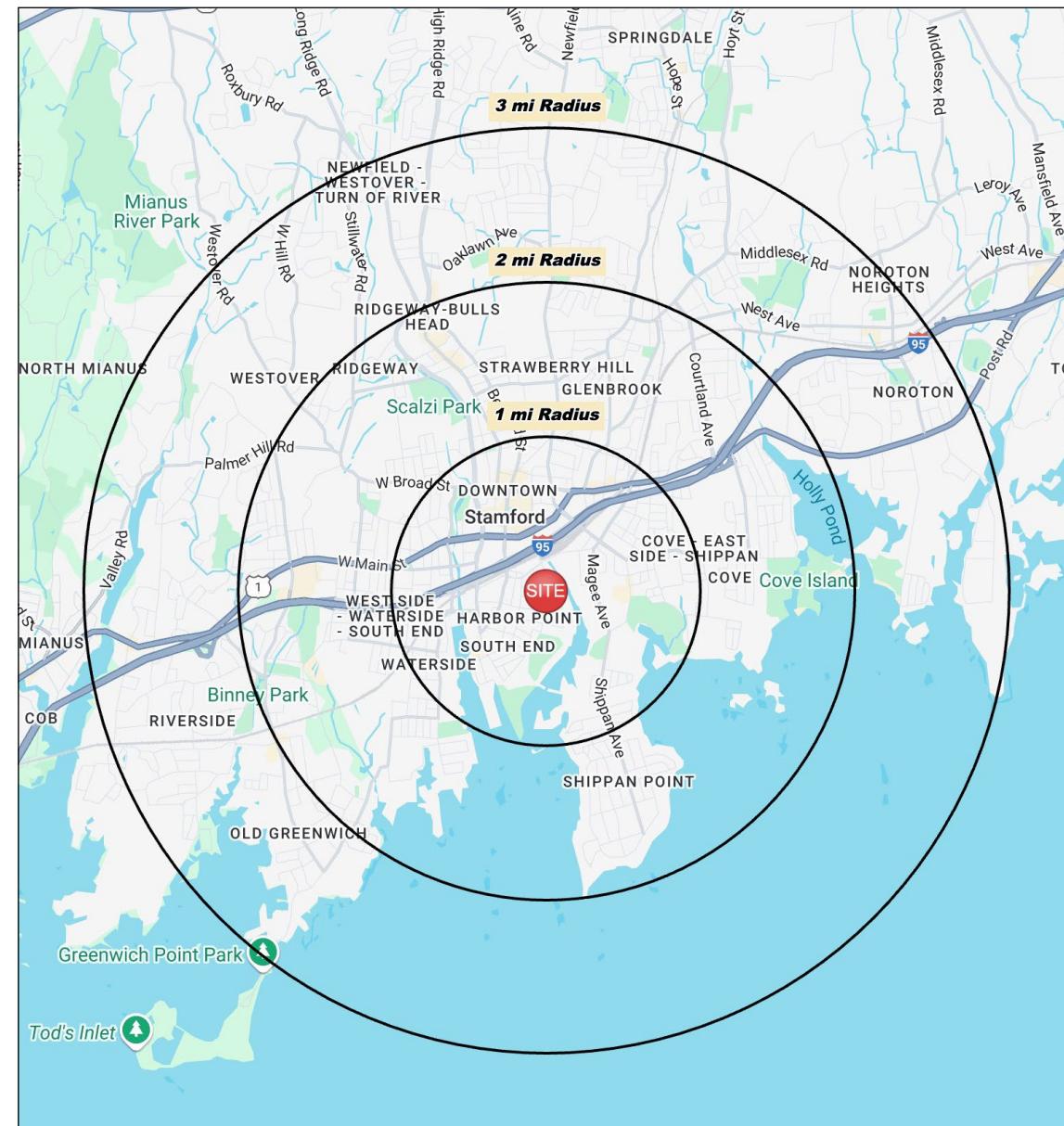
Daytime Population: 134,758

Median Age: 36.3



Average Household Income: \$187,150

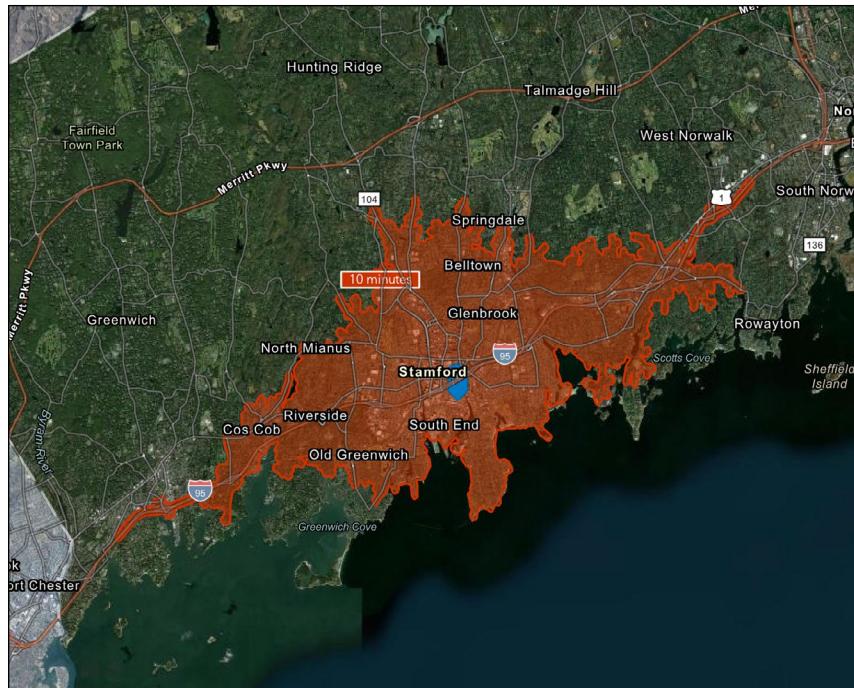
Median Household Income: \$129,184



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10 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



EDUCATION

Bachelor's Degree or Higher



OWNER OCCUPIED HOME VALUE

Average



\$1,998,308,752

56%

\$949,338

KEY FACTS

121,597

Population

\$104,170

Median Household Income

36.8

Median Age

139,560

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

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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