

# STAMFORD RETAIL

699 CANAL STREET | STAMFORD, CT 06902

LAST SPACE: 16,613 SF (WITH A LOADING DOCK)

## AREA TENANTS



**31,309 SF & 37,435 SF LEASES OUT - ONLY ONE SPACE LEFT**



## 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 16,613 SF w/ loading dock

## AREA DEMOGRAPHICS

| 2023 DEMOGRAPHICS | 1 MILE    | 2 MILE    | 3 MILE    |
|-------------------|-----------|-----------|-----------|
| POPULATION        | 44,539    | 95,843    | 129,090   |
| MEDIAN HH INC     | \$98,001  | \$107,186 | \$131,895 |
| AVERAGE HH INC    | \$128,526 | \$147,494 | \$189,591 |



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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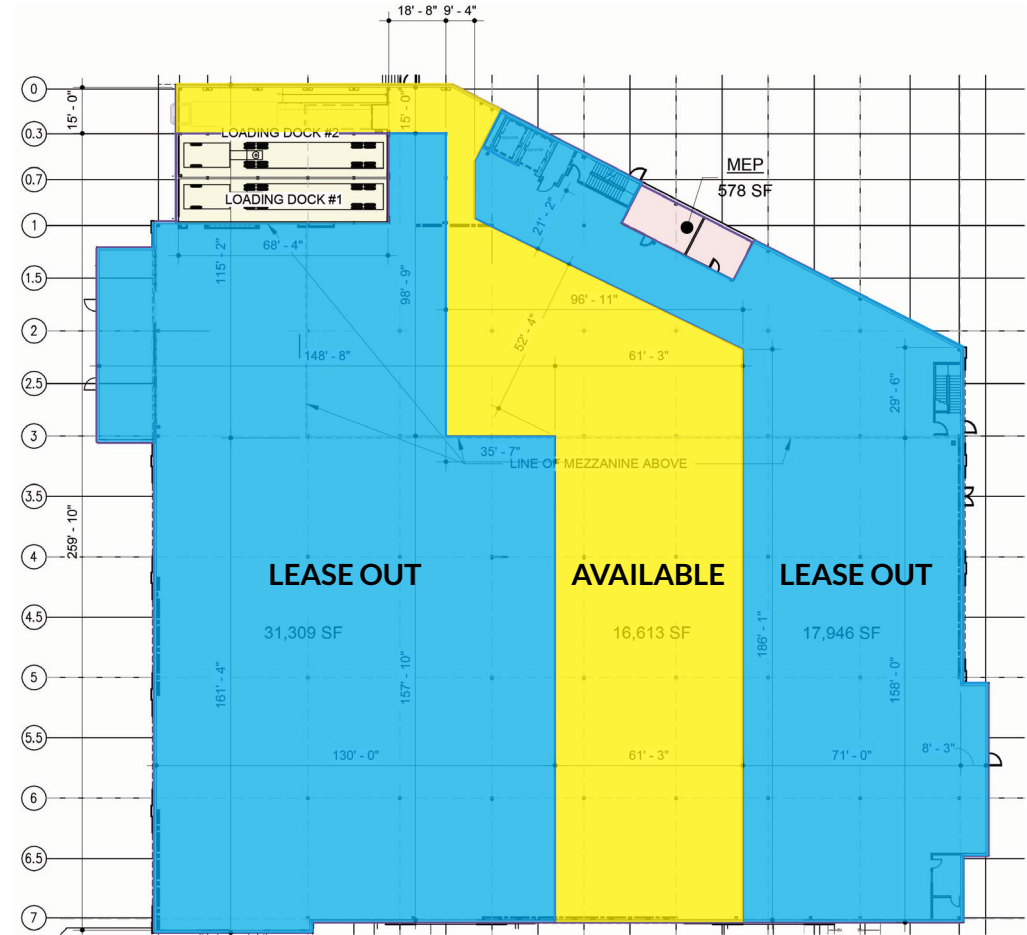
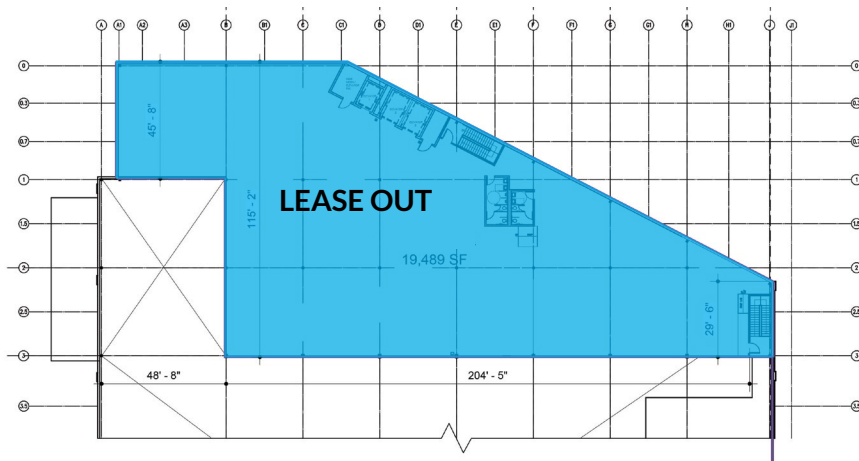
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## TENANTS / AVAILABILITY

| #  | TENANT    | Sq. Ft.                   |
|----|-----------|---------------------------|
| 01 | Lease Out | 31,309                    |
| 02 | Available | 16,613                    |
| 03 | Lease Out | 17,946<br>+ 19,489 (Mezz) |



Available
  Lease Out
  Occupied



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **44,539**

Households: **18,045**

Daytime Population: **74,785**

Median Age: **34.7**



Average Household Income: **\$128,526**

Median Household Income: **\$98,001**

### 2 MILE RADIUS:



Total Population: **95,843**

Households: **38,857**

Daytime Population: **121,251**

Median Age: **35.6**



Average Household Income: **\$147,494**

Median Household Income: **\$107,186**

### 3 MILE RADIUS:



Total Population: **129,090**

Households: **50,485**

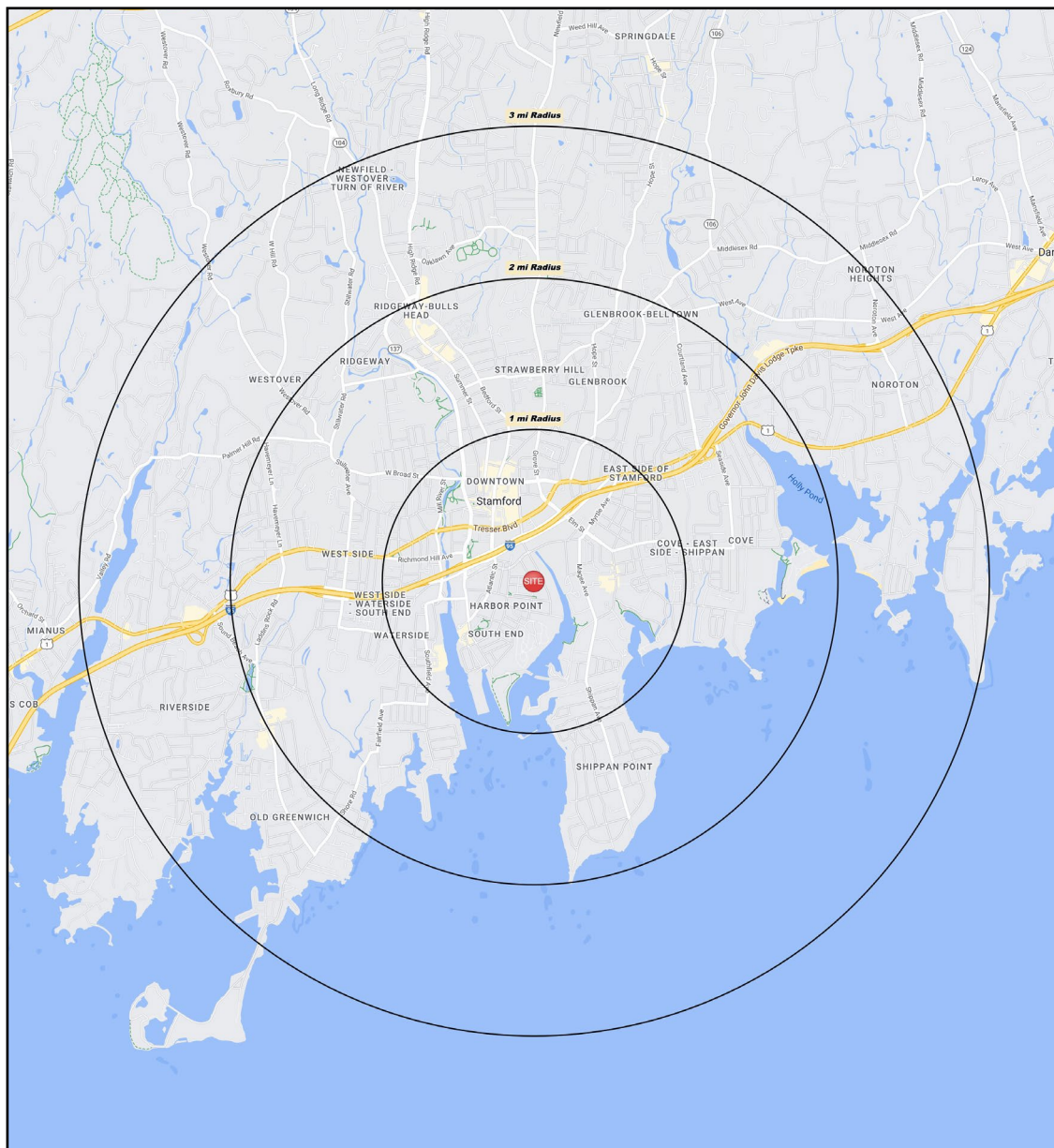
Daytime Population: **143,820**

Median Age: **36.9**



Average Household Income: **\$189,591**

Median Household Income: **\$131,895**



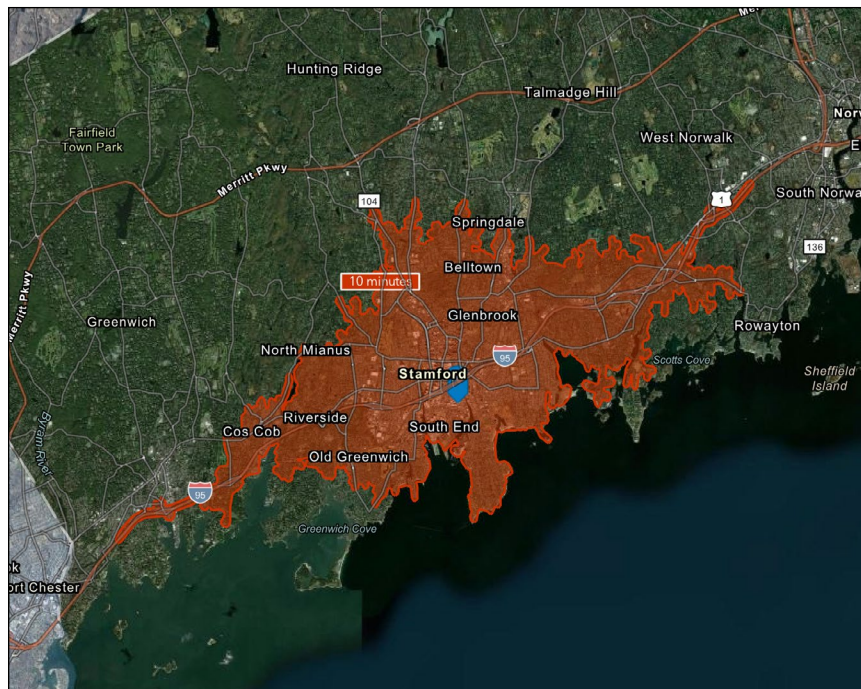
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10 MINUTE DRIVE TIME



## KEY FACTS

128,402

Population

\$104,938

Median Household Income

37.8

Median Age

152,988

Daytime Population

## TAPESTRY SEGMENTS

| Diverse Convergence<br><i>12,794 Households</i>  | Top Tier<br><i>7,639 Households</i>   | City Lights<br><i>6,867 Households</i>   |
|--|---|--|
| <b>Socioeconomic Traits</b><br>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%. | <b>Socioeconomic Traits</b><br>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. | <b>Socioeconomic Traits</b><br>Residents work hard in professional and service occupations but also seek to enjoy life. They earn above average incomes. |
| <b>Household Types</b><br>Young family market: 41% of families w/ children (married couple or single parent), plus married couples without children.                                       | <b>Household Types</b><br>Married couples without children or married couples with older children.  | <b>Household Types</b><br>Families, both married couples and single parents, as well as singles.   |
| <b>Typical Housing</b><br>High-Density Apartments; Single Family   | <b>Typical Housing</b><br>Single Family   | <b>Typical Housing</b><br>Multi-units; Single Family   |

## TOTAL RETAIL SALES

Includes F&B



\$1,832,085,052

## EDUCATION

Bachelor's Degree or Higher



57%

## OWNER OCCUPIED HOME VALUE

Average



\$810,699

## 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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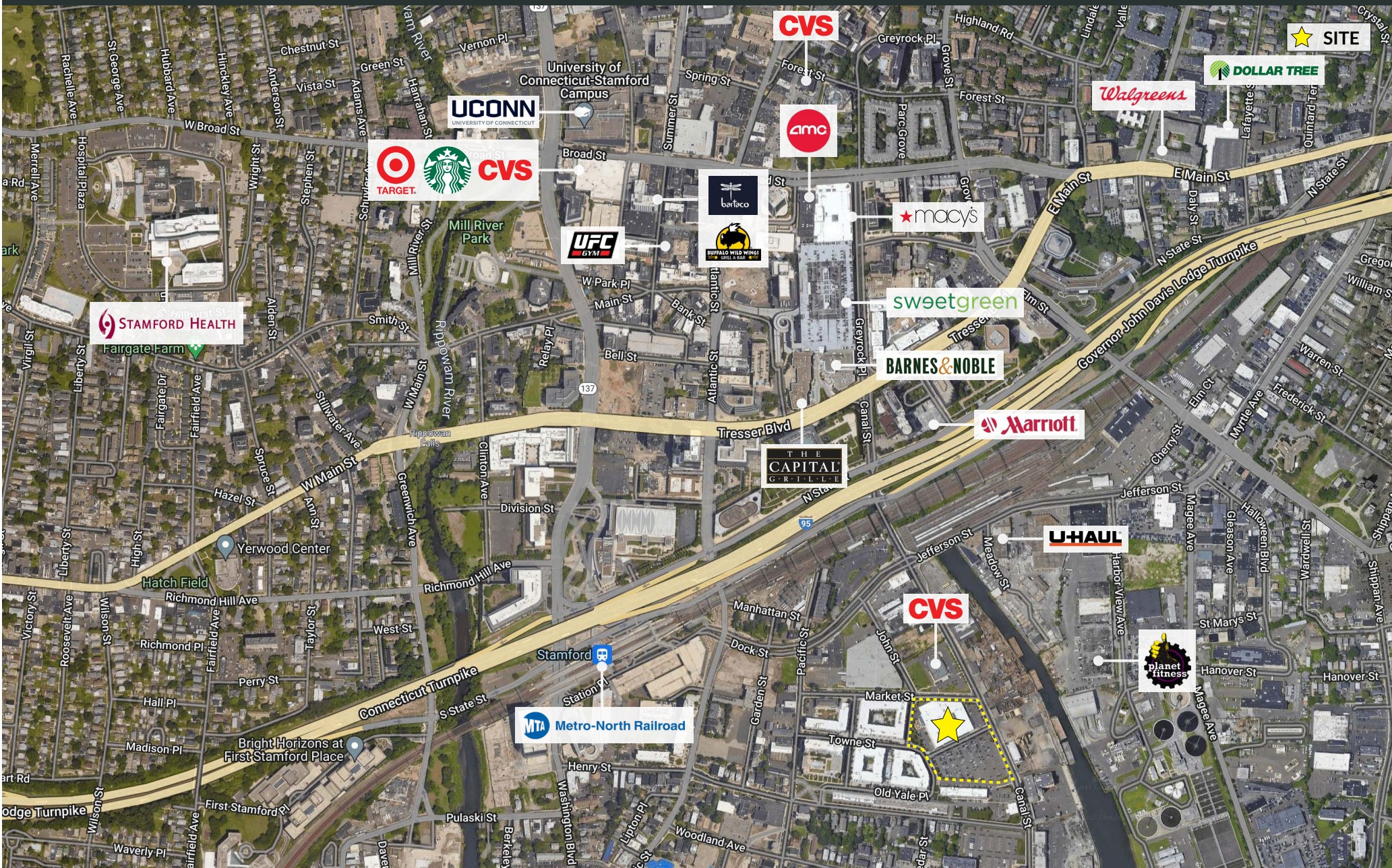
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