

STAMFORD RETAIL

699 CANAL STREET | STAMFORD, CT 06902

AVAILABLE 11,270 SF - STORAGE SPACE WITH 2 ENCLOSED LOADING DOCKS

AREA TENANTS



JOIN  CLUB STUDIO AND NEWLY SIGNED



Primrose Schools &



CLUB STUDIO 

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: 11,270 - 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



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FOR MORE INFORMATION CONTACT:

DAN ZELSON | 203.227.2922 | Dan@CharterRealty.com

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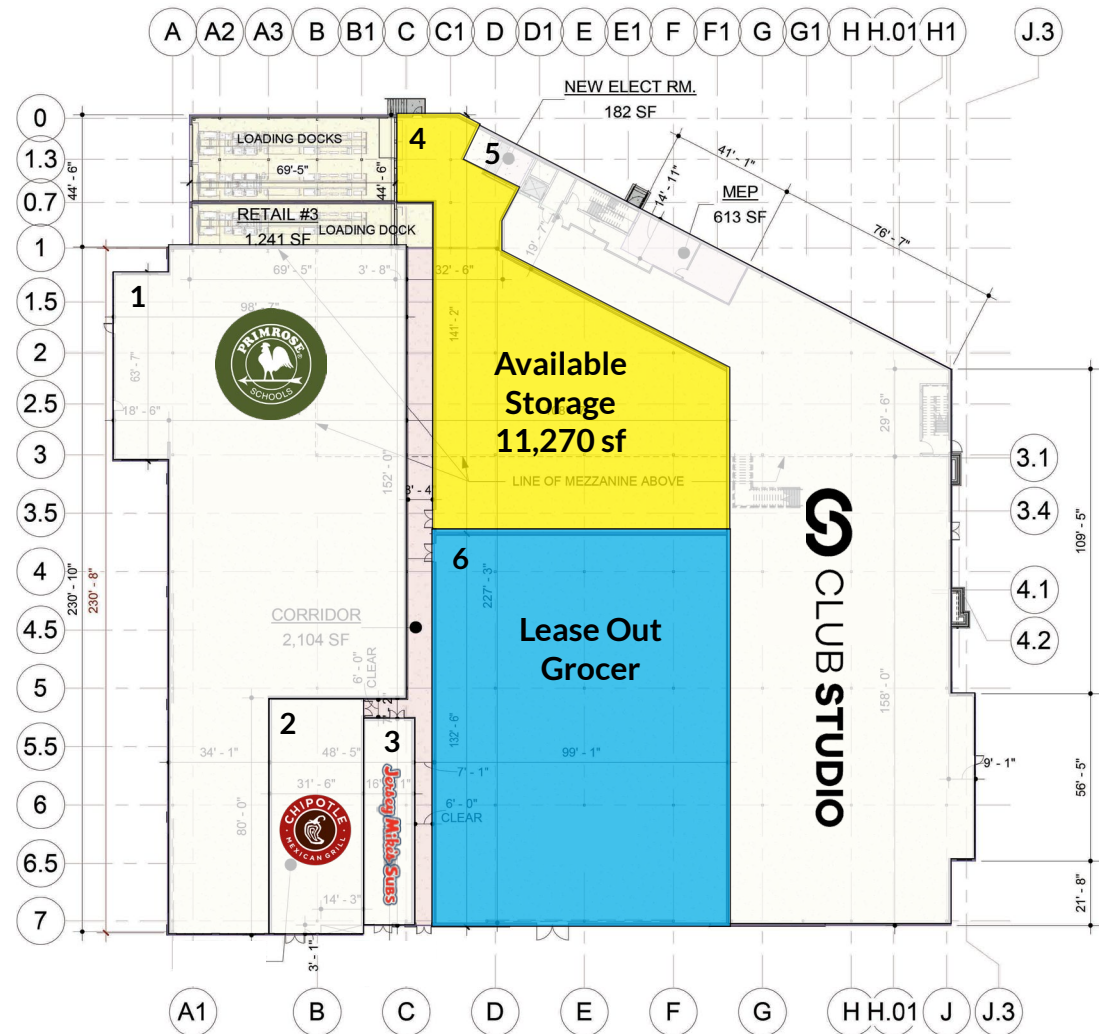
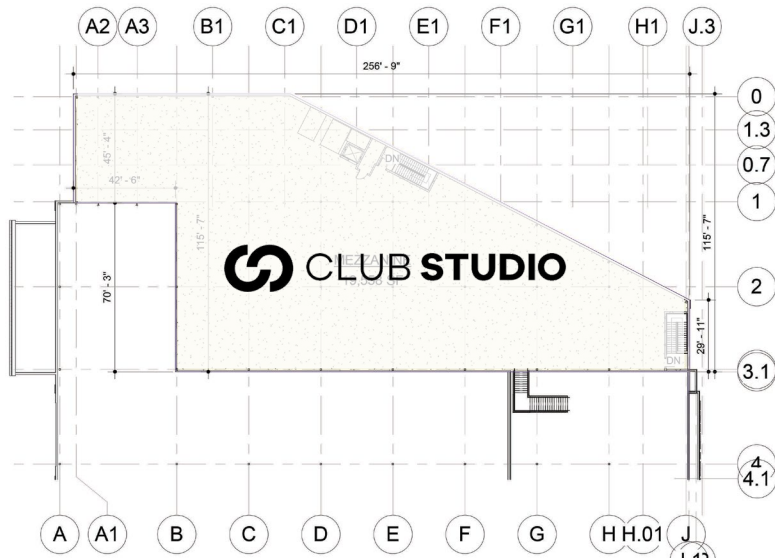


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#	TENANT	Sq. Ft.
01	Primrose Schools	16,167
02	Chipotle	2,519
03	Jersey Mike's	1,176
04	Available Storage	11,270
05	Club Studio	37,780
06	Lease Out - Grocer	13,080



Available
 Lease Out
 Lease Signed
 Occupied



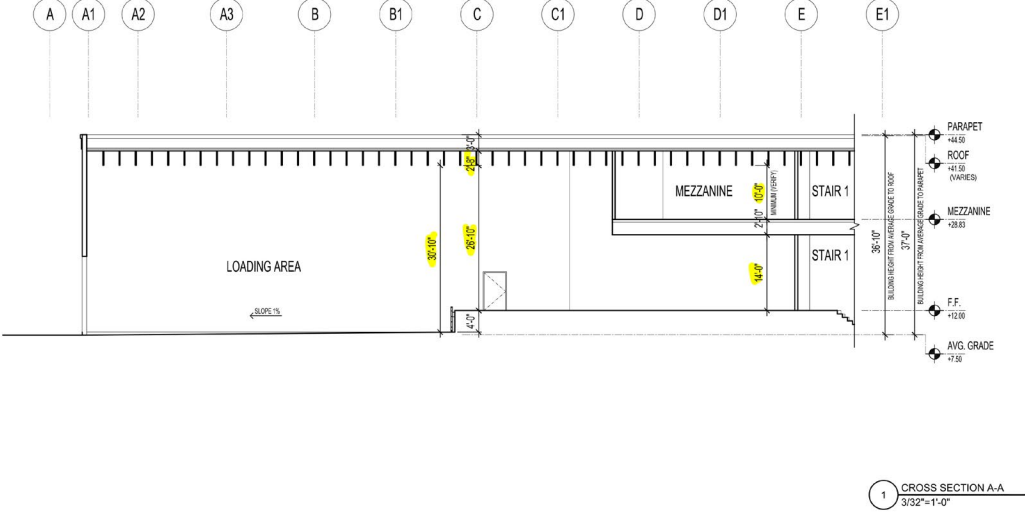
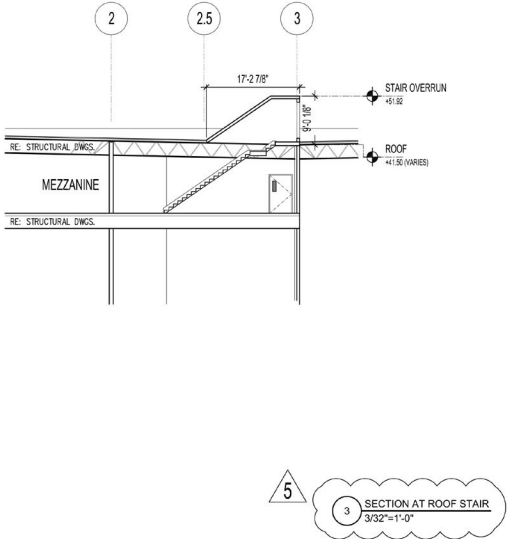
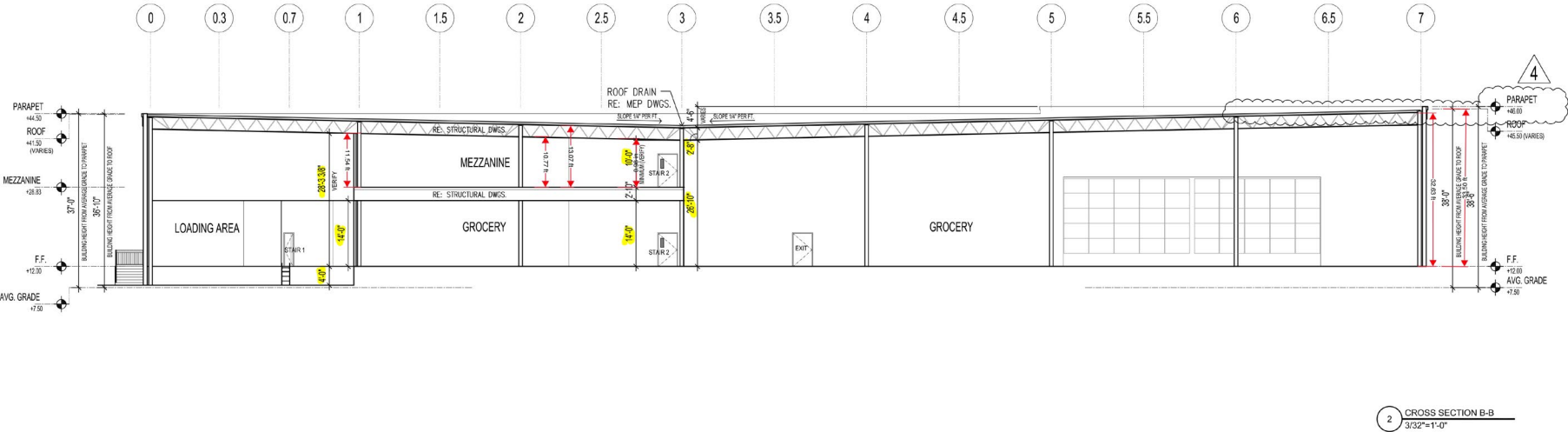
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CEILING HEIGHTS



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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**

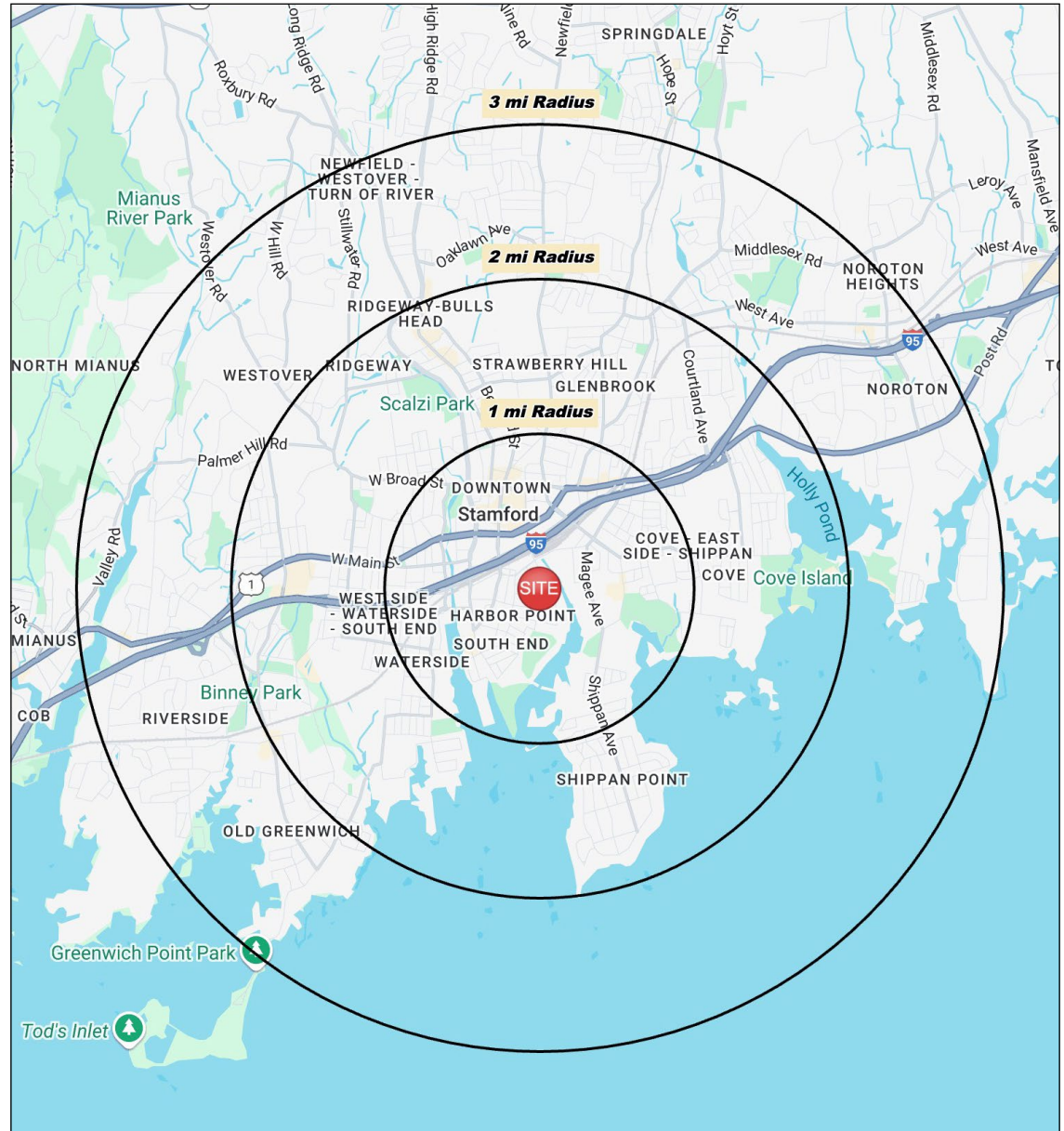
Daytime Population: **138,812**

Median Age: **36.0**



Average Household Income: **\$202,511**

Median Household Income: **\$137,348**



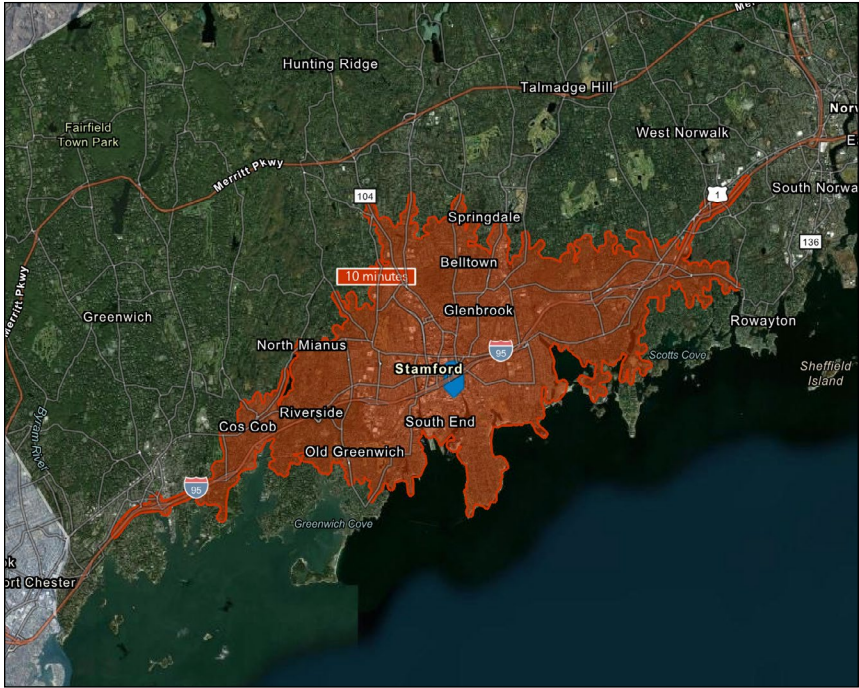
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10 MINUTE DRIVE TIME



KEY FACTS

121,597

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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