

JOIN



&



OFF
5TH

110 HIGH RIDGE ROAD

AVAILABLE
15,669 - 55,000 SF ON 2ND LEVEL
2,434 - 25,000 SF ON GROUND LEVEL

PAD SITES AVAILABLE

STAMFORD, CT

RETAIL SPACE FOR LEASE



110 HIGH RIDGE ROAD

PROPERTY INFORMATION

Year Built 1969, Renovated 2024

• • • •

GLA 153,416 SF
Site Area 12.3839± Acres
640 Total Parking Spaces

• • • •

High Ridge Road: 30,000±
Long Ridge Road: 20,000±
I-95: 122,000±
Merritt Parkway: 67,000±

• • • •

Access to NYC: ~55 min Metro-North express from Stamford Station or ~45 min off-peak drive (70–120 min rush hour) to Midtown Manhattan

• • • •

Estimated population of over 196,818 within 5 miles

• • • •

Retail vacancy in Stamford and the immediate trade area (excluding Stamford Town Center mall) is under 3%.

• • • •

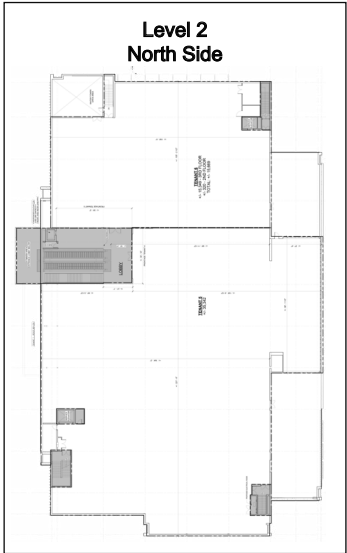
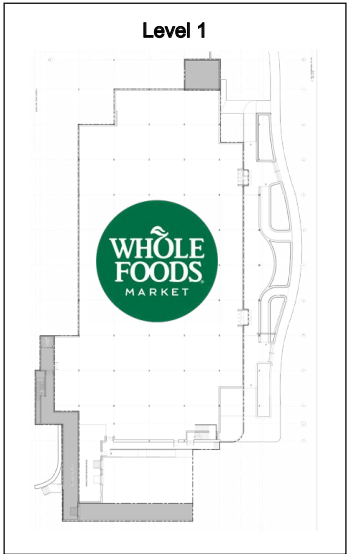
Significant residential growth nearby, including recent developments and future projects in progress

SPACE DETAILS

2,434 - 80,000 SF



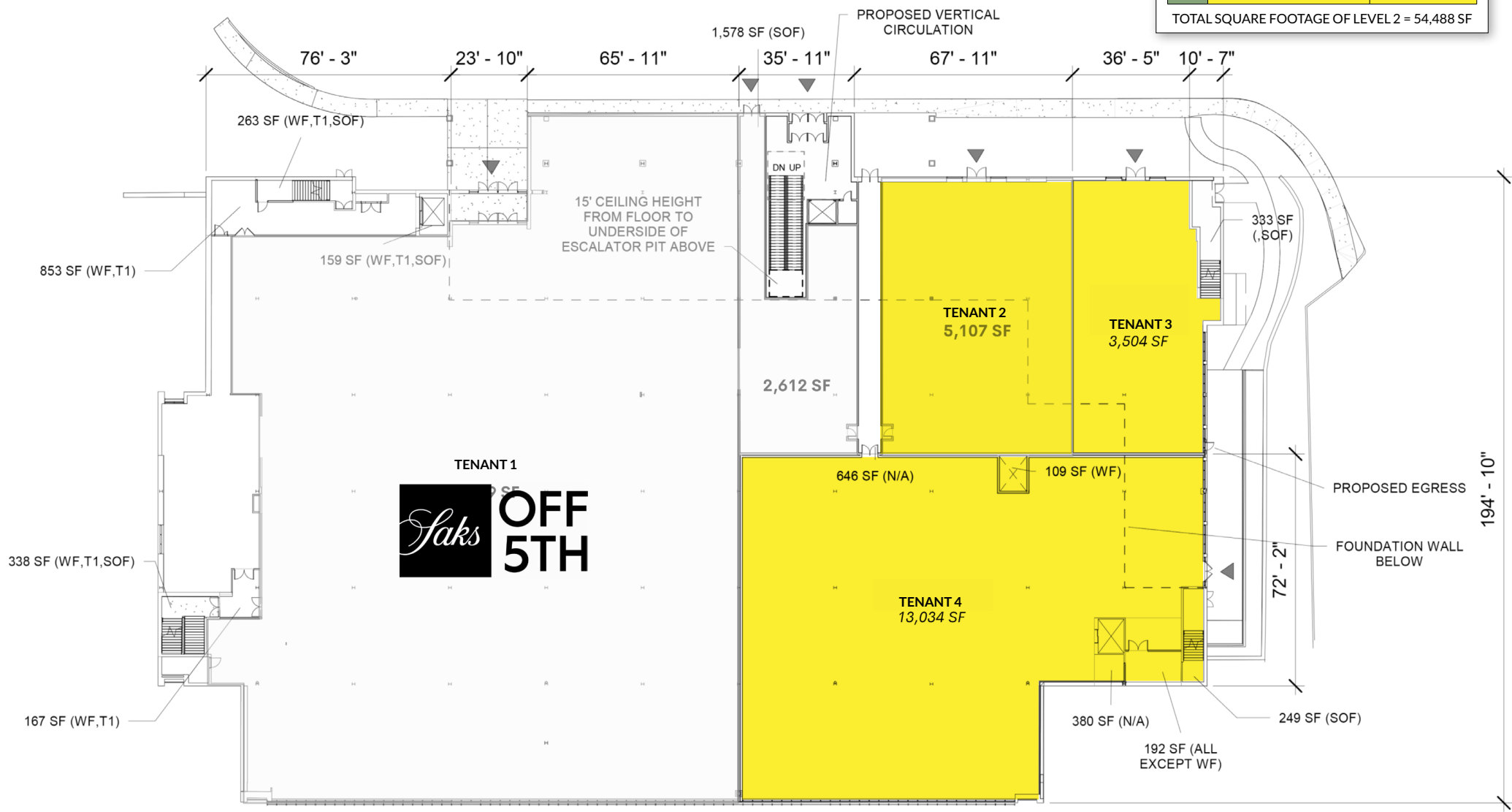
SITE PLAN



OPTION 1 FLOOR PLAN - GROUND LEVEL ON NORTH SIDE - LEVEL 2

- NOTE:**
- Tenants 2, 3, 4 & 5 suites are not currently subdivided.
 - 300 dedicated parking spaces for this level.

TENANTS / AVAILABILITY		
#	TENANT	Sq. Ft.
1	Saks Off 5th	30,409
2	Available	5,107
3	Available	3,504
4	Available	13,034
TOTAL SQUARE FOOTAGE OF LEVEL 2 = 54,488 SF		



OPTION 2 FLOOR PLAN - GROUND LEVEL ON NORTH SIDE - LEVEL 2

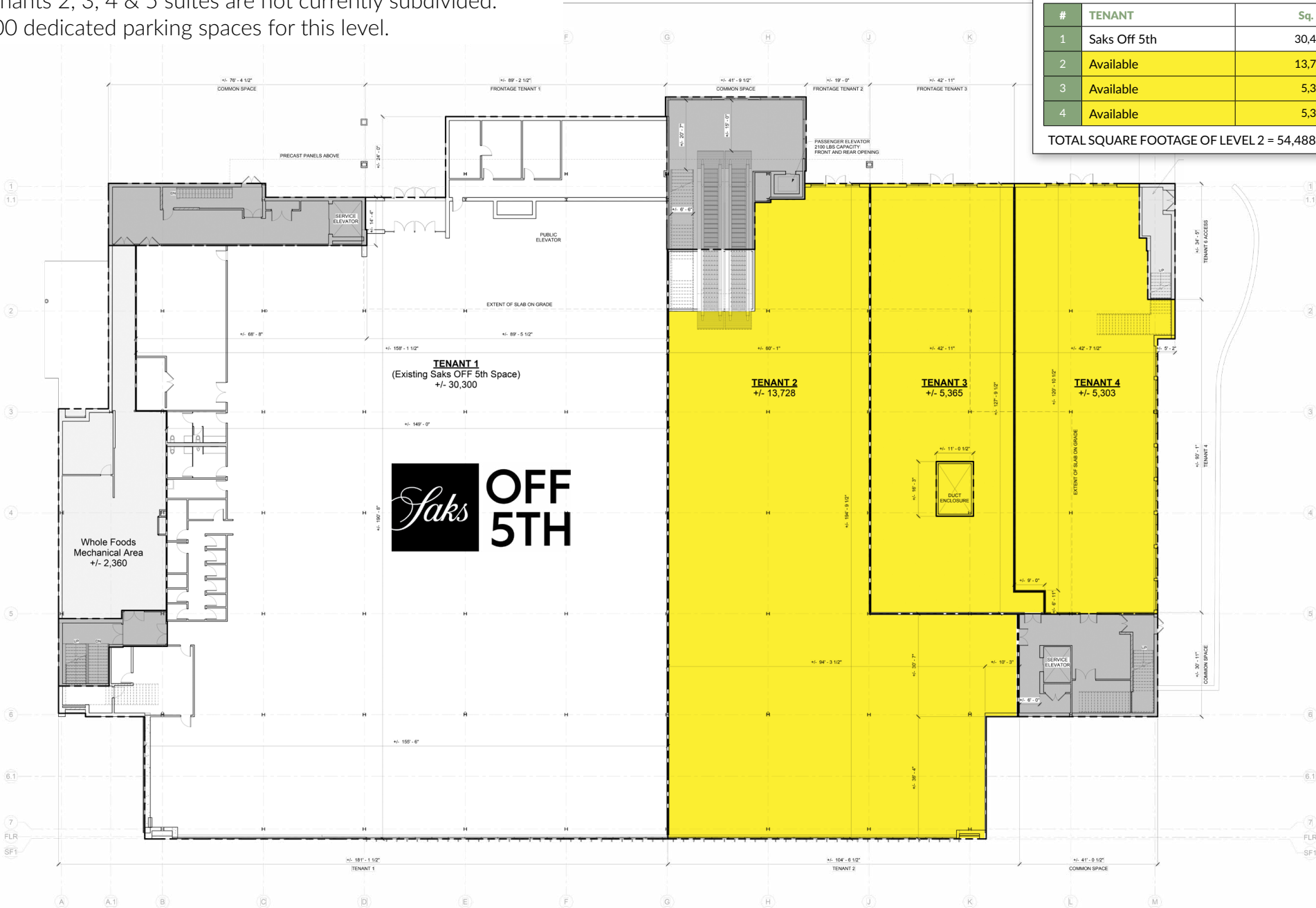
NOTE:

- Tenants 2, 3, 4 & 5 suites are not currently subdivided.
- 300 dedicated parking spaces for this level.

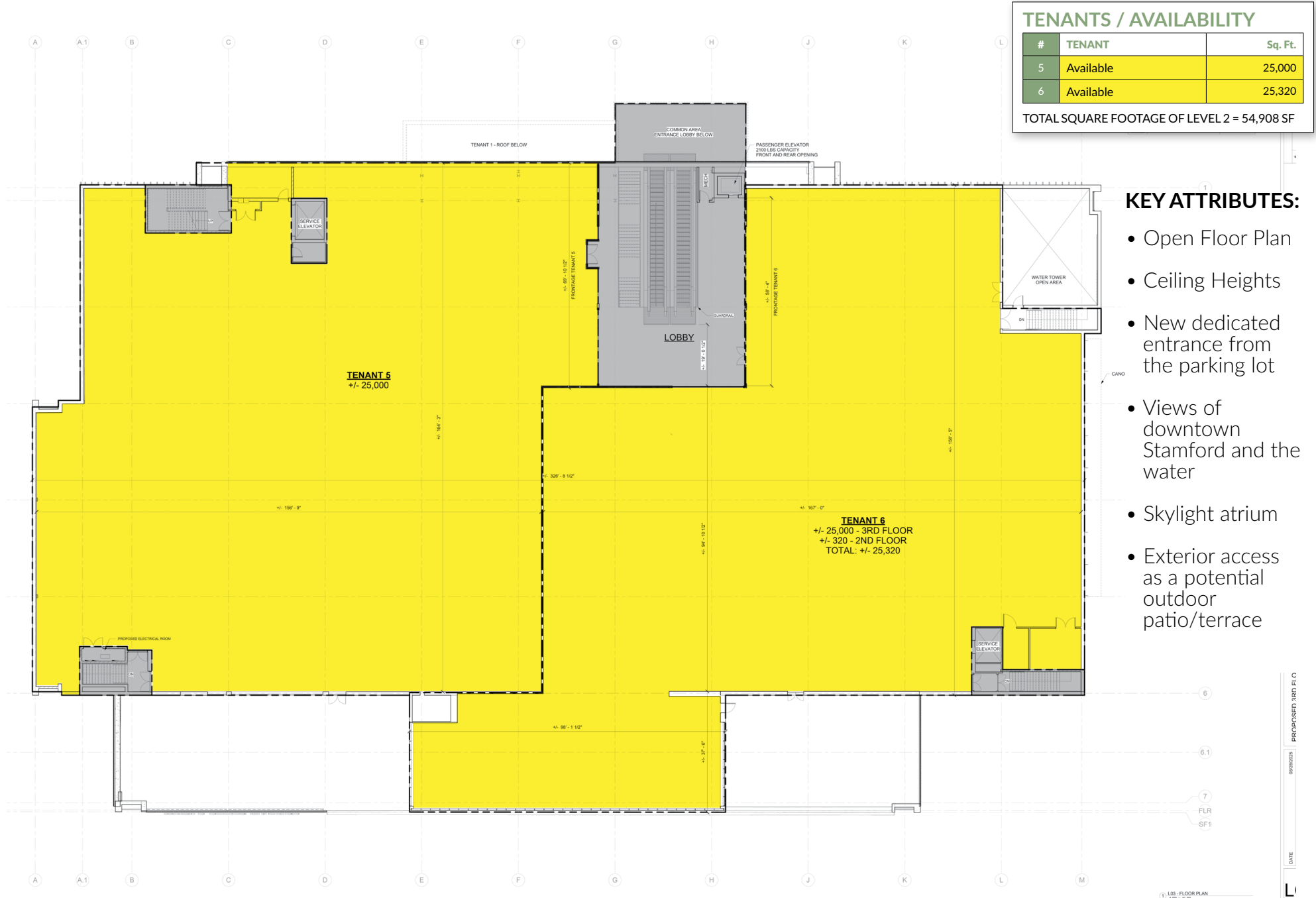
TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
1	Saks Off 5th	30,409
2	Available	13,728
3	Available	5,365
4	Available	5,303

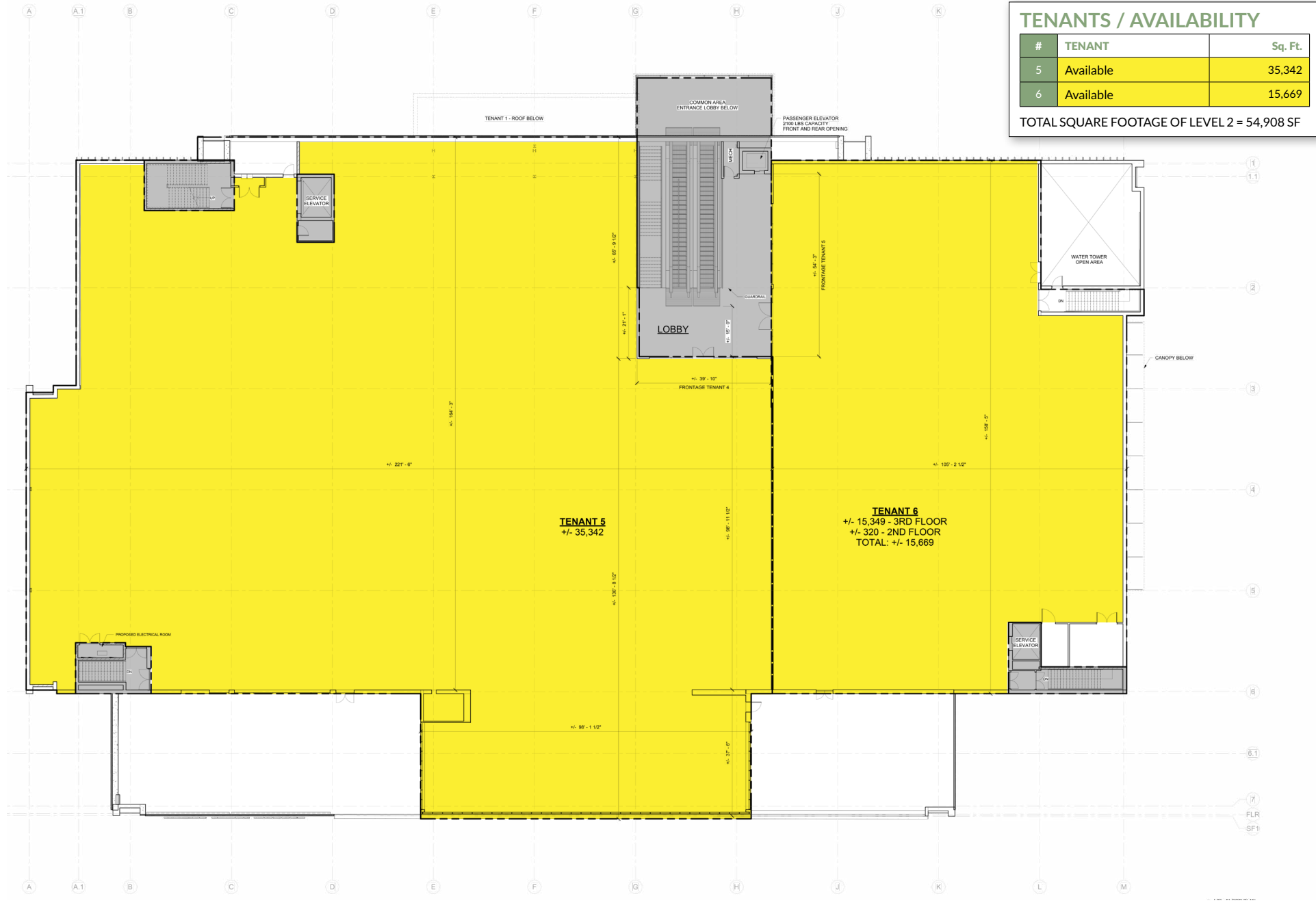
TOTAL SQUARE FOOTAGE OF LEVEL 2 = 54,488 SF



OPTION 1 FLOOR PLAN - LEVEL 2 ON NORTH SIDE (3RD LEVEL OF PROJECT)



OPTION 2 FLOOR PLAN - LEVEL 2 ON NORTH SIDE (3RD LEVEL OF PROJECT)

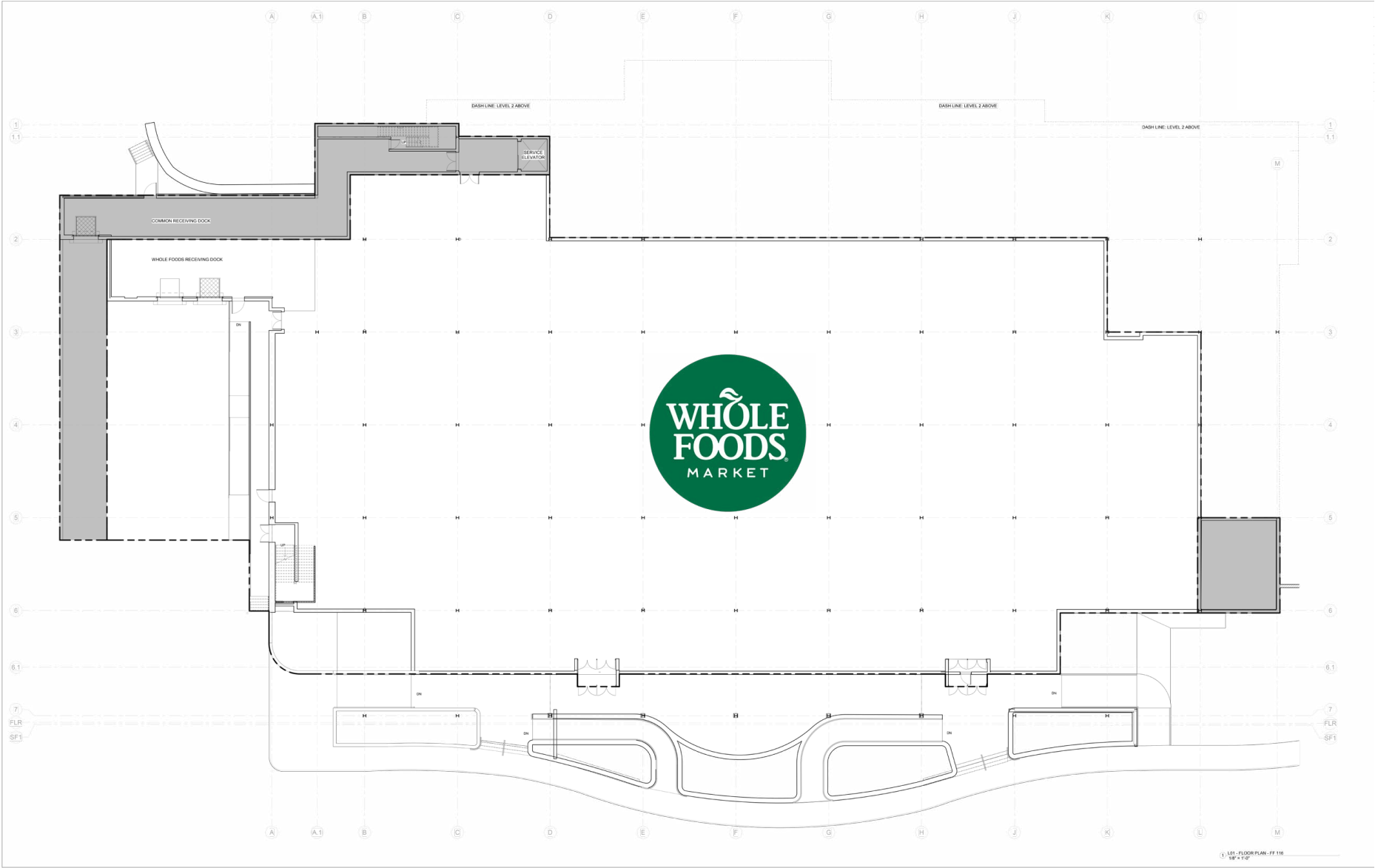


TENANTS / AVAILABILITY		
#	TENANT	Sq. Ft.
5	Available	35,342
6	Available	15,669
TOTAL SQUARE FOOTAGE OF LEVEL 2 = 54,908 SF		

FLOOR PLAN - LEVEL 1

NOTE:

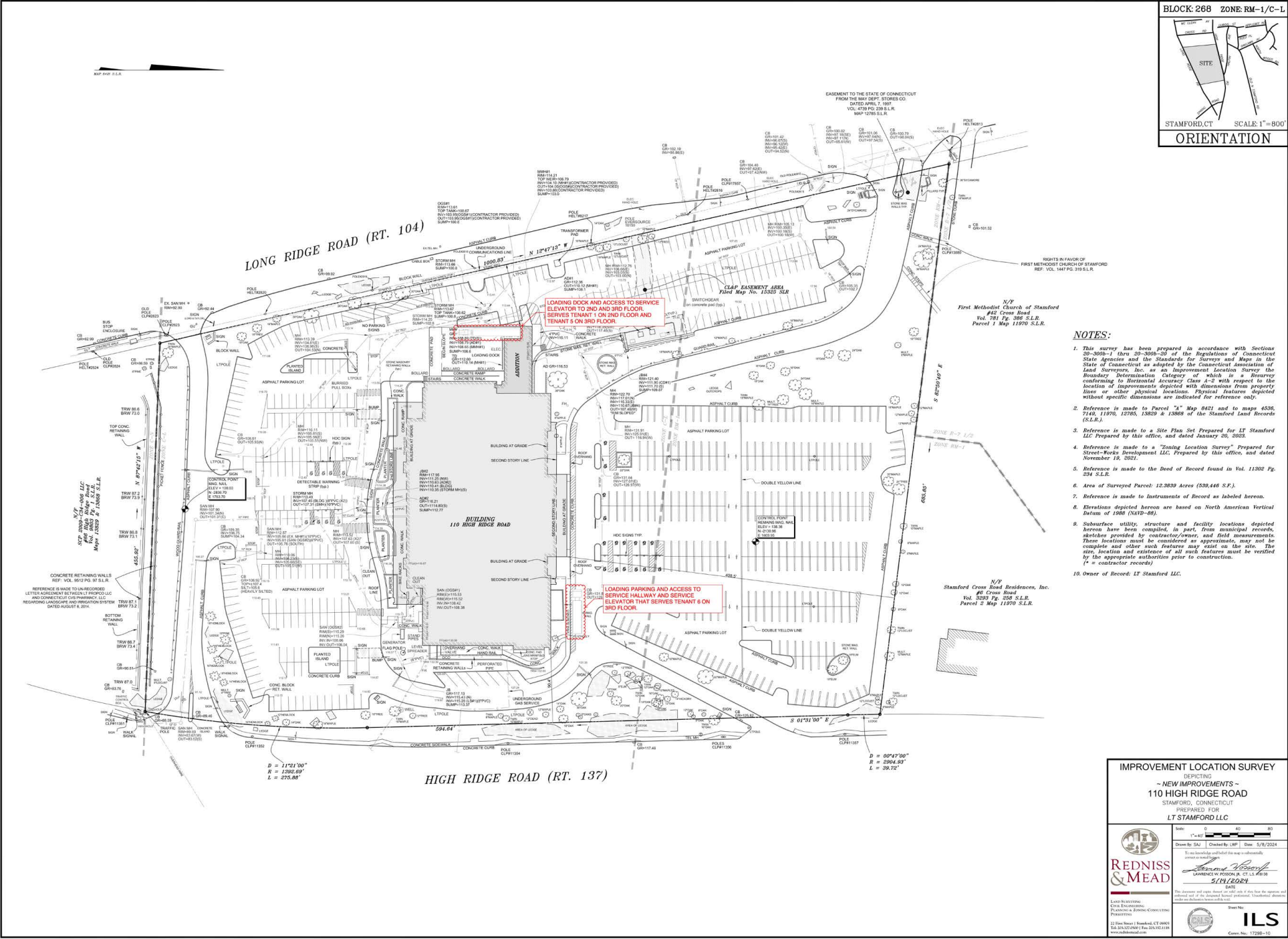
- New store opened in December 2024
- Since opening, the store has outperformed projections
- 643.1K Visits per Year
- 125.8K Visitors
- Visit Frequency 5.11



BUILDING DESCRIPTION - ALL NEW MECHANICS IN PLACE

LOADING DOCK	3 loading bays (2 Whole Foods, 1 Shared L2/L3)
GAS	26,273 CFH (Delivered by Eversource)
ELECTRIC	2000A 277/480V – Whole Foods 3000A 277/480V – Level 2 /Level 3
HVAC	Existing central plant decommissioned reclaiming RSF, future tenants to convert to RTU system
VERTICAL CIRCULATION	Newly completed freight elevator (5,200 capacity)
ROOF	New GAF 60 mil reinforced, TPO roof installed in April 2024, 20-year Centimark warranty through March 2044
WATER	Aquarion Water Company of CT, City of Stamford WPCA
CEILING	+16' floor-to-floor height
OUTDOOR SPACE	Two terraces on Level 3 totaling 5,492 SF and outdoor patios on Level 1 and Level 2 for Whole Foods and future tenants

LOADING PLANS



BLOCK 268 ZONE RM-1/C-L

STAMFORD, CT SCALE 1"=800'

ORIENTATION

- NOTES:**
1. This survey has been prepared in accordance with Sections 20-300-1 thru 20-300-39 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as an Improvement Location Survey. The Boundary Interference Category of which is a Boundary conforming to Horizontal Accuracy Class A-2 with respect to the location of improvements depicted with dimensions from property lines or other physical locations. Physical features depicted without specific dimensions are indicated for reference only.
 2. Reference is made to Parcel "A" Map 8421 and to maps 4536, 7149, 11970, 12785, 13829 & 13865 of the Stamford Land Records (S.L.R.).
 3. Reference is made to a Site Plan Set Prepared for LT Stamford LLC Prepared by this office, and dated January 20, 2023.
 4. Reference is made to a "Zoning Location Survey" Prepared for Street-Works Development LLC, Prepared by this office, and dated November 19, 2021.
 5. Reference is made to the Deed of Record found in Vol. 11202 Pg. 234 S.L.R.
 6. Area of Surveyed Parcel: 12.3839 Acres (539,446 S.F.).
 7. Reference is made to Instruments of Record as labeled herein.
 8. Elevations depicted hereon are based on North American Vertical Datum of 1988 (NAVD-88).
 9. Subsurface utility, structure and facility locations depicted hereon have been compiled, in part, from municipal records, sketches provided by contractor/owner, and field measurements. These locations must be considered as approximate, may not be complete and other such features may exist on the site. The size, location and existence of all such features must be verified by the appropriate authorities prior to construction. (* = contractor records)
 10. Owner of Record: LT Stamford LLC.

IMPROVEMENT LOCATION SURVEY

~ NEW IMPROVEMENTS ~
110 HIGH RIDGE ROAD
STAMFORD, CONNECTICUT
PREPARED FOR
LT STAMFORD LLC

Scale: 1"=80'

Drawn by: SAJ | Checked by: WPF | Date: 5/16/2024

To my knowledge and belief this map is substantially correct.

REDNISS & MEAD
Surveyors
GAVIN W. REDNISS, P.E., C.E.
5/14/2024

This document and copies thereof are valid only as they show the signature and seal of the licensed Surveyor preparing the same. Unintentional alteration of this document is prohibited.

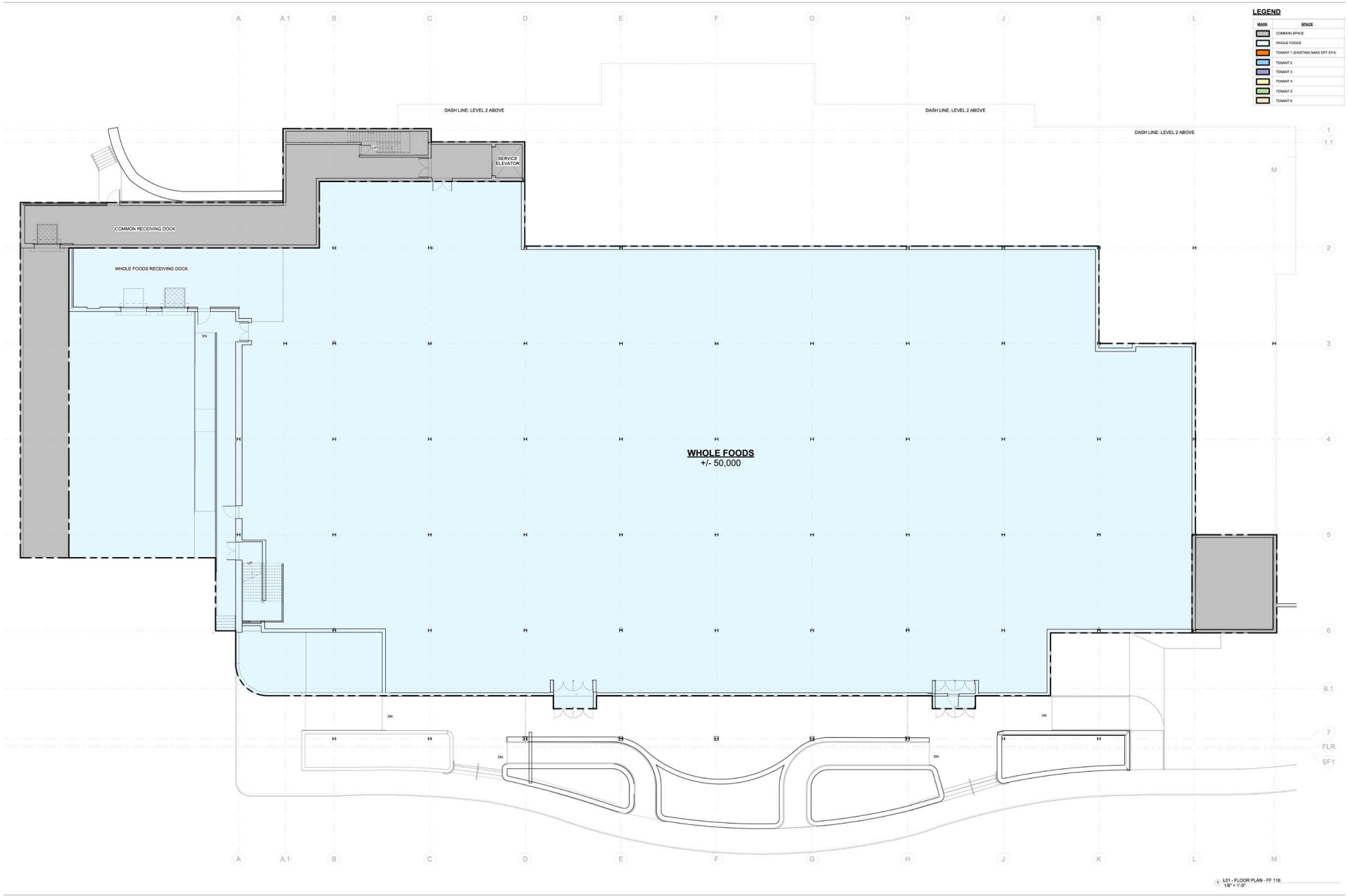
LAND SURVEYING
CIVIL ENGINEERING
PLANNING
CONSTRUCTION
PERMITS

12 Elm Street | Stamford, CT 06901
Tel: 203.359.0701 Fax: 203.359.0108
www.rednissandmead.com

Sheet No: **ILS**
Case No: 17288-12



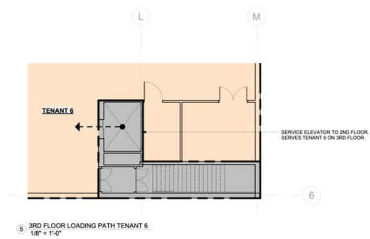
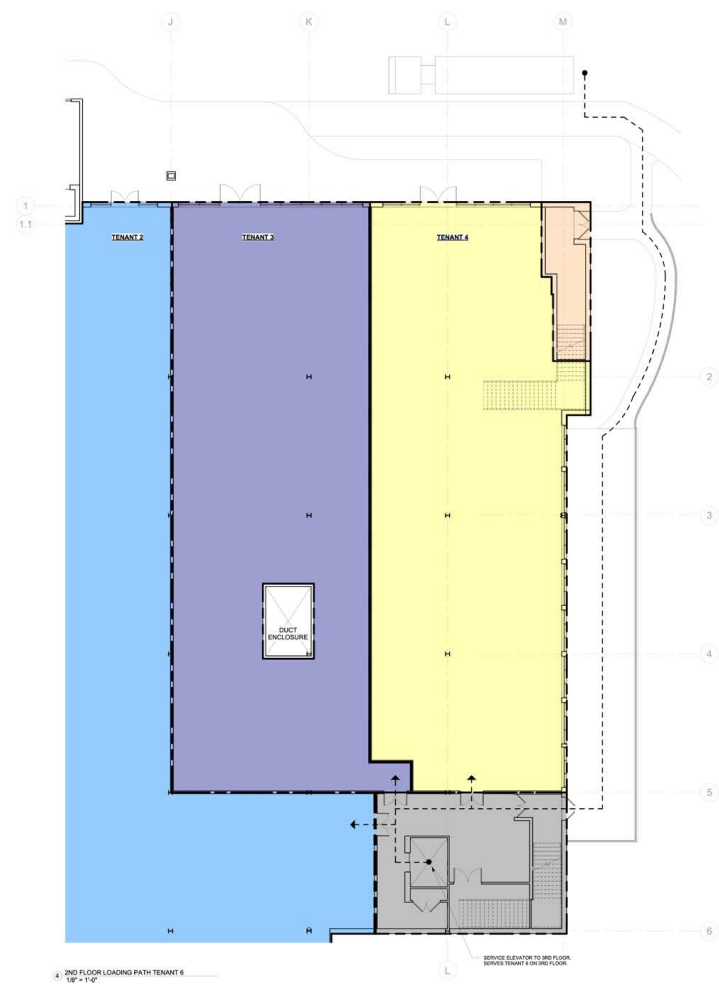
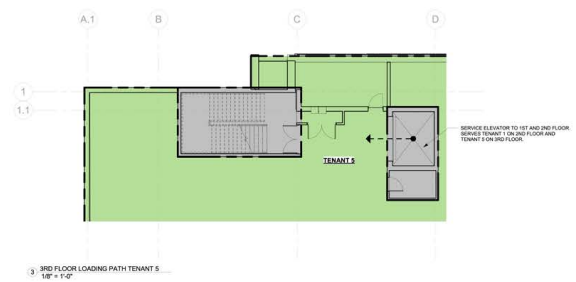
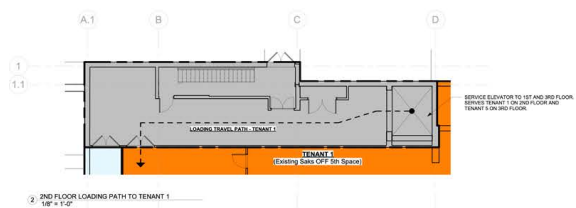
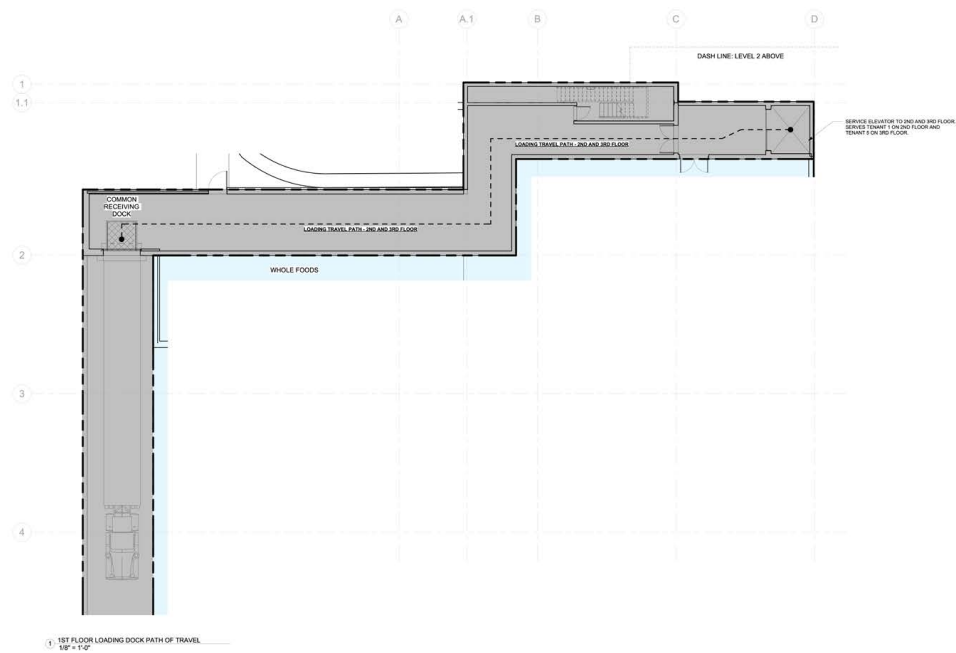
LOADING PLANS - LEVEL 1



LOADING PLANS - GROUND LEVEL ON NORTH SIDE - LEVEL 2



LOADING PLANS



DEMOGRAPHICS AT 1, 3 AND 5 MILE RADIUS

1 MILE RADIUS:



Total Population: 15,093

Households: 5,982

Daytime Population: 11,156

Median Age: 38.8

Historical Annual Population Growth (2020-2025): 1,176

Historical Annual Population Growth (2025-2030): -250



Average Household Income: \$175,850

Median Household Income: \$133,772

3 MILE RADIUS:



Total Population: 144,046

Households: 57,909

Daytime Population: 138,912

Median Age: 36.8

Historical Annual Population Growth (2020-2025): 5,162

Historical Annual Population Growth (2025-2030): -710



Average Household Income: \$177,177

Median Household Income: \$124,098

5 MILE RADIUS:



Total Population: 196,818

Households: 76,208

Daytime Population: 193,567

Median Age: 38.7

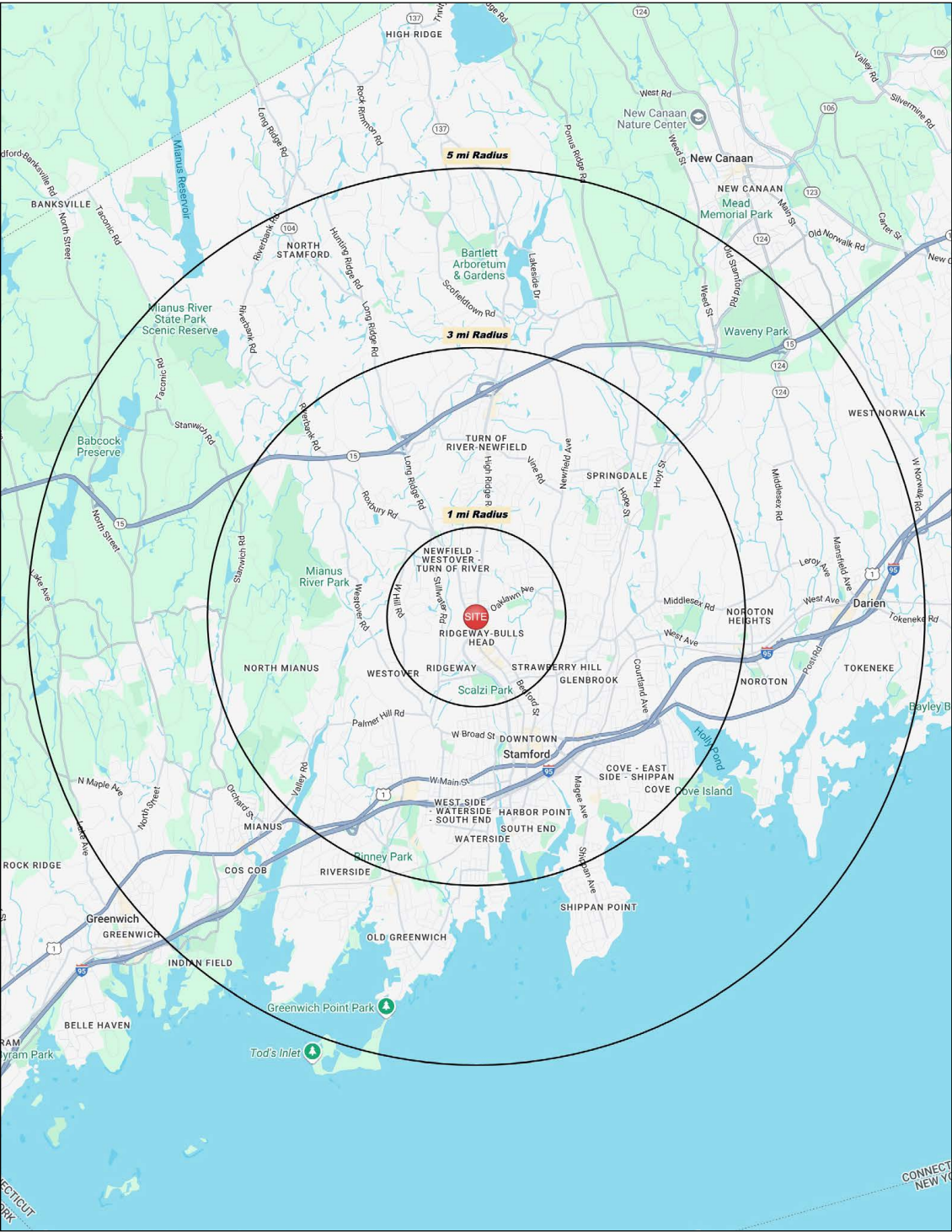
Historical Annual Population Growth (2020-2025): 7,251

Historical Annual Population Growth (2025-2030): -1,769



Average Household Income: \$237,448

Median Household Income: \$150,975



25 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$9,111,820,352

EDUCATION

Bachelor's Degree or Higher



61%

OWNER OCCUPIED HOME VALUE

Average



\$1,088,986

KEY FACTS

464,222

Population

40.6

Median Age

\$135,870

Median Household Income

517,291

Daytime Population

Major employers/Businesses in the area: Charter Communications (Spectrum), Synchrony Financial, Gartner, NBC Sports Group, Henkel North America, and WWE headquarters all operate within a 10-minute drive, supporting a deep daytime workforce and steady customer base.

TAPESTRY SEGMENTS

Top Tier 64,000 households	Uptown Lights 16,600 households	Diverse Horizons 13,900 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.	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.	Socioeconomic Traits In large interstate corridors / coastal metros, these diverse, often immigrant communities have large families and some single-person households. Residents earn middle incomes, rent older multiunit homes, own few cars, and often use public transit.
Household Types Married couples	Household Types Married couples; singles living alone	Household Types Married couples; singles living alone
Typical Housing Single Family	Typical Housing Single Family	Typical Housing Multi-Units

ANNUAL HOUSEHOLD SPENDING

\$8,636

Eating Out

\$5,016

Apparel & Services

\$14,697

Groceries

\$467

Computer & Hardware

\$14,248

Health Care

GROWING RESIDENTIAL DEMAND

Along Long Ridge Road, approximately $\pm 1,000$ residential units have already been approved, with additional developments in the planning stages. This influx of new housing will further increase demand in an already supply-constrained retail market, making this location even more desirable and strategically positioned for long-term success.



800 LONG RIDGE ROAD

SITE AERIAL



LOCAL RETAIL



LOCAL RETAIL



LOCAL RETAIL

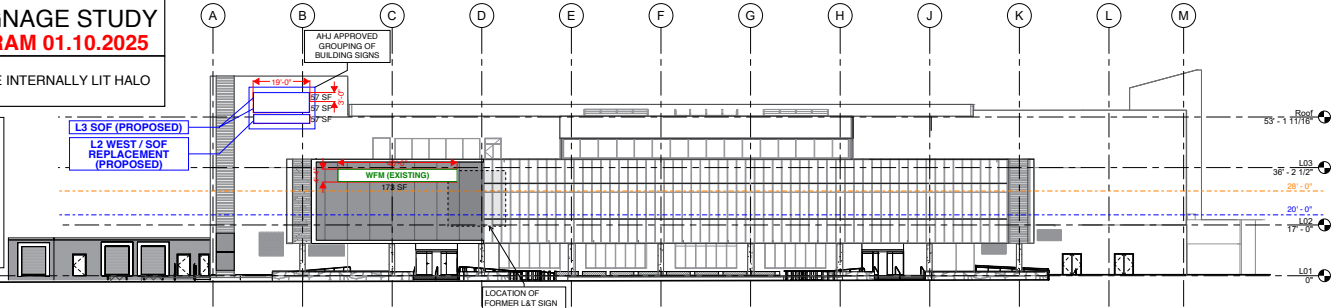


SIGNAGE

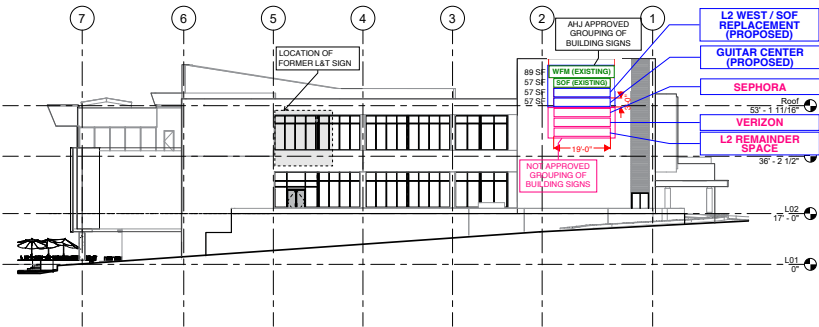
PROPOSED SIGNAGE STUDY
PLANNING DIAGRAM 01.10.2025

NOTES:
-ALL PROPOSED SIGNS ARE INTERNALLY LIT HALO
ILLUMINATED SIGNS

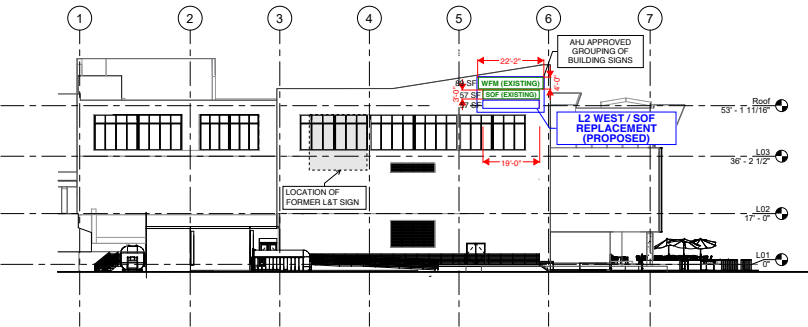
- LEGEND:
- EXISTING INSTALLED BUILDING SIGNAGE
 - PROPOSED APPROVED BUILDING SIGNAGE ALLOCATION
 - PROPOSED NOT APPROVED BUILDING SIGNAGE ALLOCATION



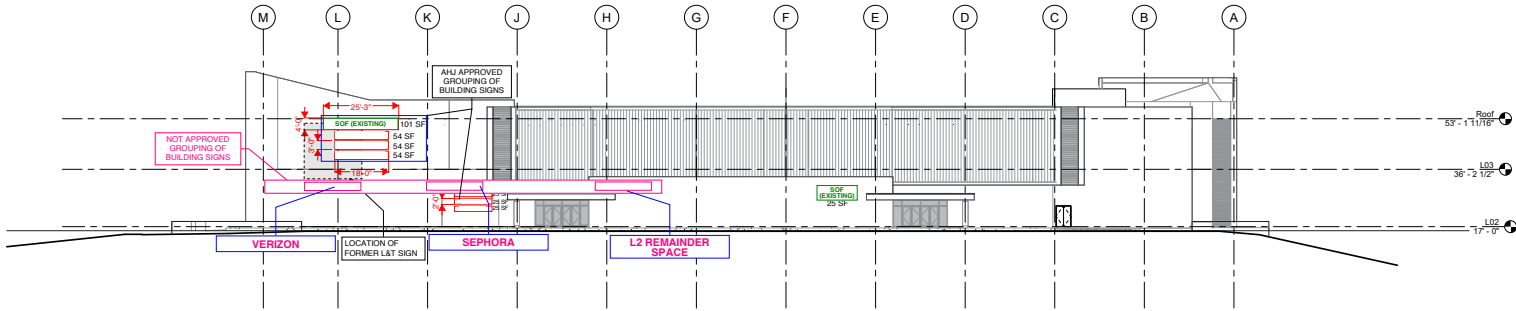
PROPOSED SOUTH ELEVATION
1/16" = 1'-0"



PROPOSED EAST ELEVATION
1/16" = 1'-0"



PROPOSED WEST ELEVATION
1/16" = 1'-0"



PROPOSED NORTH ELEVATION
1/16" = 1'-0"

PROJECT:
**110 HIGH RIDGE ROAD
STAMFORD, CT 06905**

OWNER:
LT STAMFORD LLC
(STREET WORKS DEVELOPMENT)
5065 MAIN STREET
TRUMBULL, CT 06461
325 LIBERTY STREET
NEW YORK, NY 10001
T. 646. 646. 2499

CONSULTANTS:
STRUCTURAL ENGINEER:
**MEKAEL ENGINEERING
& CONSULTING, LLC**
59 AMITY ROAD
NEW HAVEN, CT 06525
203.684.8134

MEP ENGINEER:
**COSENTINI
ASSOCIATES INC**
498 7TH AVE.
NEW YORK, NY 10018 - 6798
212.615.3730

CIVIL ENGINEER:
REDNISS & MEAD, INC.
22 FIRST STREET
STAMFORD, CT 06905
203.327.0500

EXPIRITOR:
**STRAZZA CONSULTING,
LLC**
30 COMMERCE RD
STAMFORD, CT 06902
203.667.3437

ARCHITECT:
**Design Development
Architects**
355 Main Street, R. 2
06902 Stamford, CT 06905
203.344.4272
203.344.4278
A DESIGN AND DEVELOPMENT
CONSULTANCY

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DRAWING INFORMATION CAN ONLY
BE MADE UNDER THE SUPERVISION
OF A LICENSED ARCHITECT

ARCHITECT OF RECORD

MARK	DATE	ISSUE
2	02.15.22	ISSUED FOR TENANT REVIEW

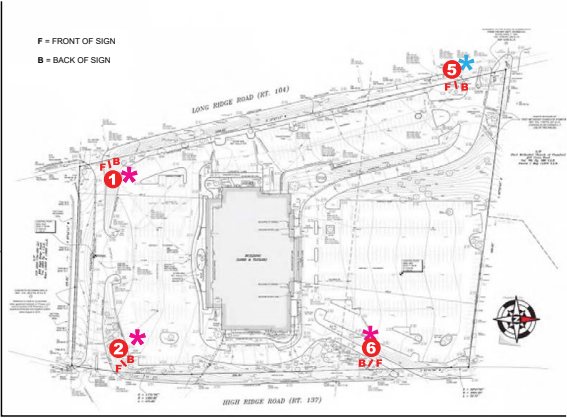
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DRAWN BY: RRR
CHECKED BY: KGC
SHEET TITLE:
BUILDING ELEVATIONS

DRAWING NUMBER:
A-200

SCALE:

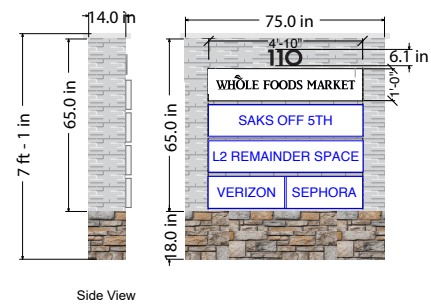
SIGNAGE

- Single Face Sign
- Double Face Sign

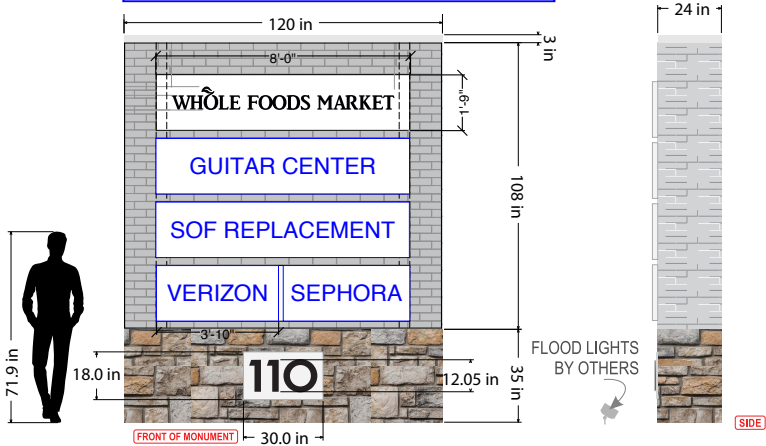


01.14.2024 - STAMFORD MONUMENT SIGN PLANNING DIAGRAM

SOUTHWEST MONUMENT SIGN #1 SINGLE SIDED

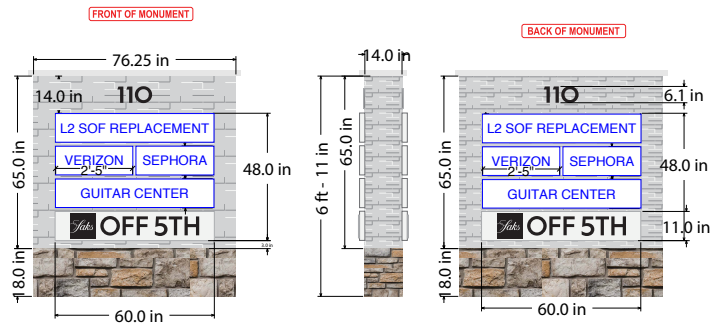


SOUTHEAST MONUMENT SIGN #2 SINGLE SIDED

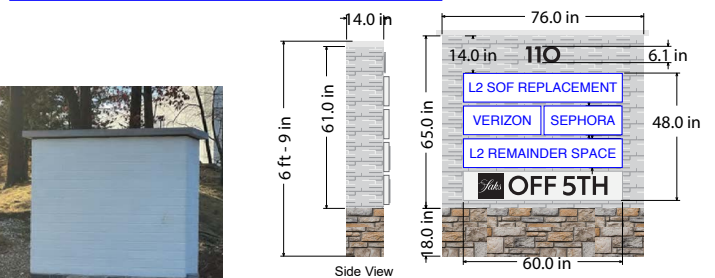


Address Panels & Pin Letters
Fabricate and install (1) custom non-illuminated pan face sign, and pin letters for existing ground signs per approved proof.
30" X 18" - pan face w/ 1/2" thick black Aluminum pin letters flush mounted

NORTHWEST MONUMENT SIGN #5 DOUBLE SIDED



NORTHEAST MONUMENT SIGN #6 SINGLE SIDED



RENDERINGS

NORTH ENTRANCE



110 HIGH RIDGE ROAD

WHOLE FOODS MARKET

Opening
December 12



CHARTER REALTY

Dan Zelson | (203) 683 1562 | Dan@CharterRealty.com

www.CharterRealty.com

110 High Ridge Road | Stamford, CT