NEWLY SIGNED Guitar Center LEASE AND 50,000 SF OF LEASES OUT

JOIN WHOLE FOODS MARKET

110 HIGH RIDGE ROAD

AVAILABLE
11,000 SF ON 2ND LEVEL
4,472 - 30,300 SF ON GROUND LEVEL

PAD SITES AVAILABLE

STAMFORD, CT

RETAIL SPACE FOR LEASE

CHARTER REALTY





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 via car) 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

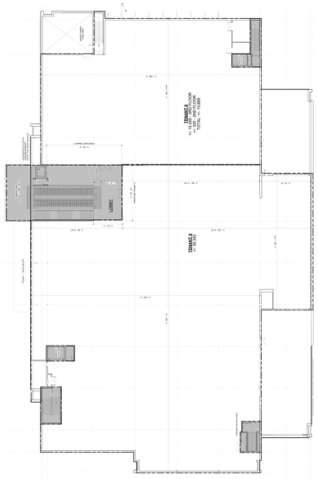
4,472 SF - 46,000 SF

SITE PLAN

Level 1



Level 2
North Side





FLOOR PLAN - GROUND LEVEL ON NORTH SIDE - LEVEL 2

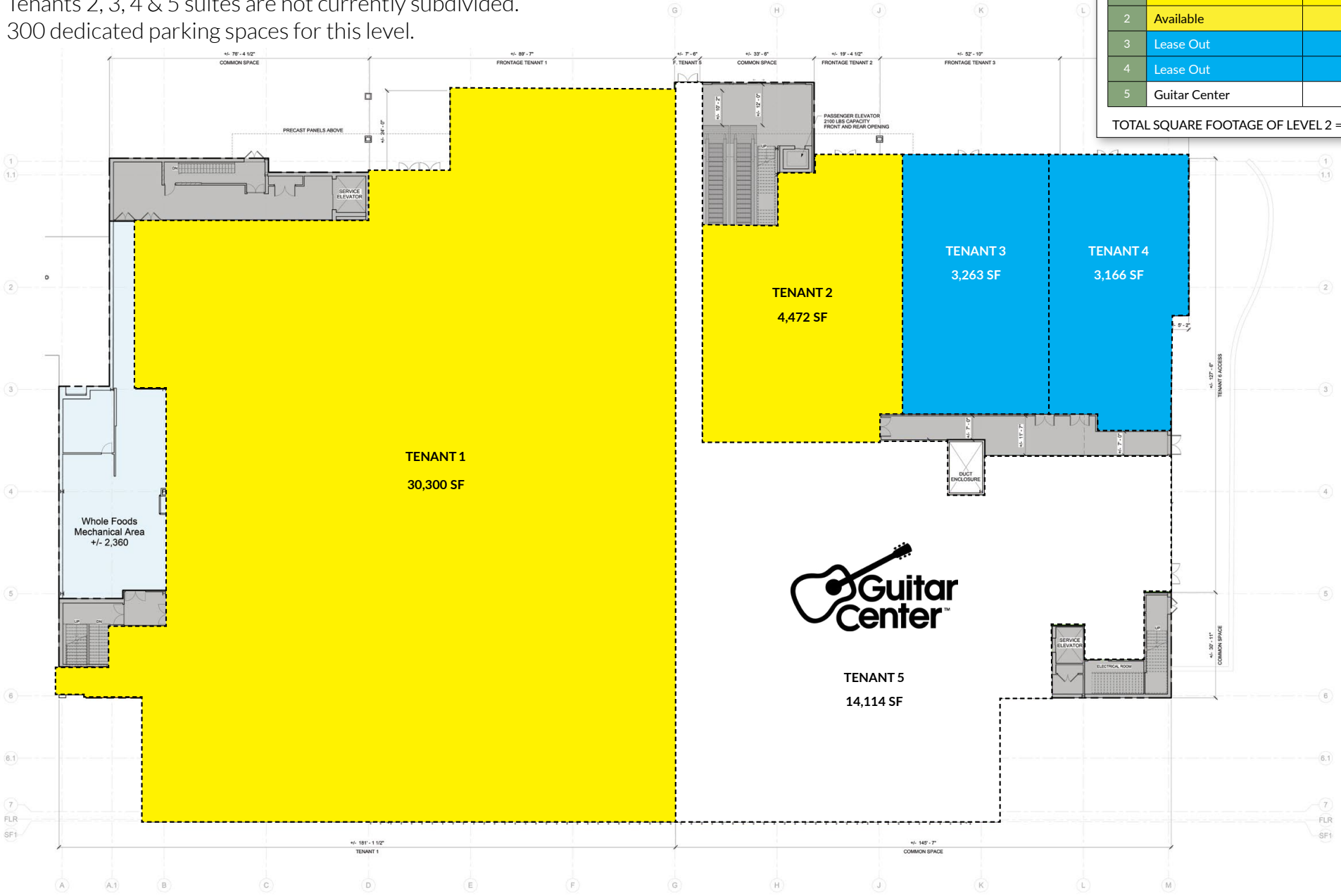
NOTE:

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

TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
1	Available	30,300
2	Available	4,472
3	Lease Out	3,263
4	Lease Out	3,166
5	Guitar Center	14,114

TOTAL SQUARE FOOTAGE OF LEVEL 2 = 55,252 SF

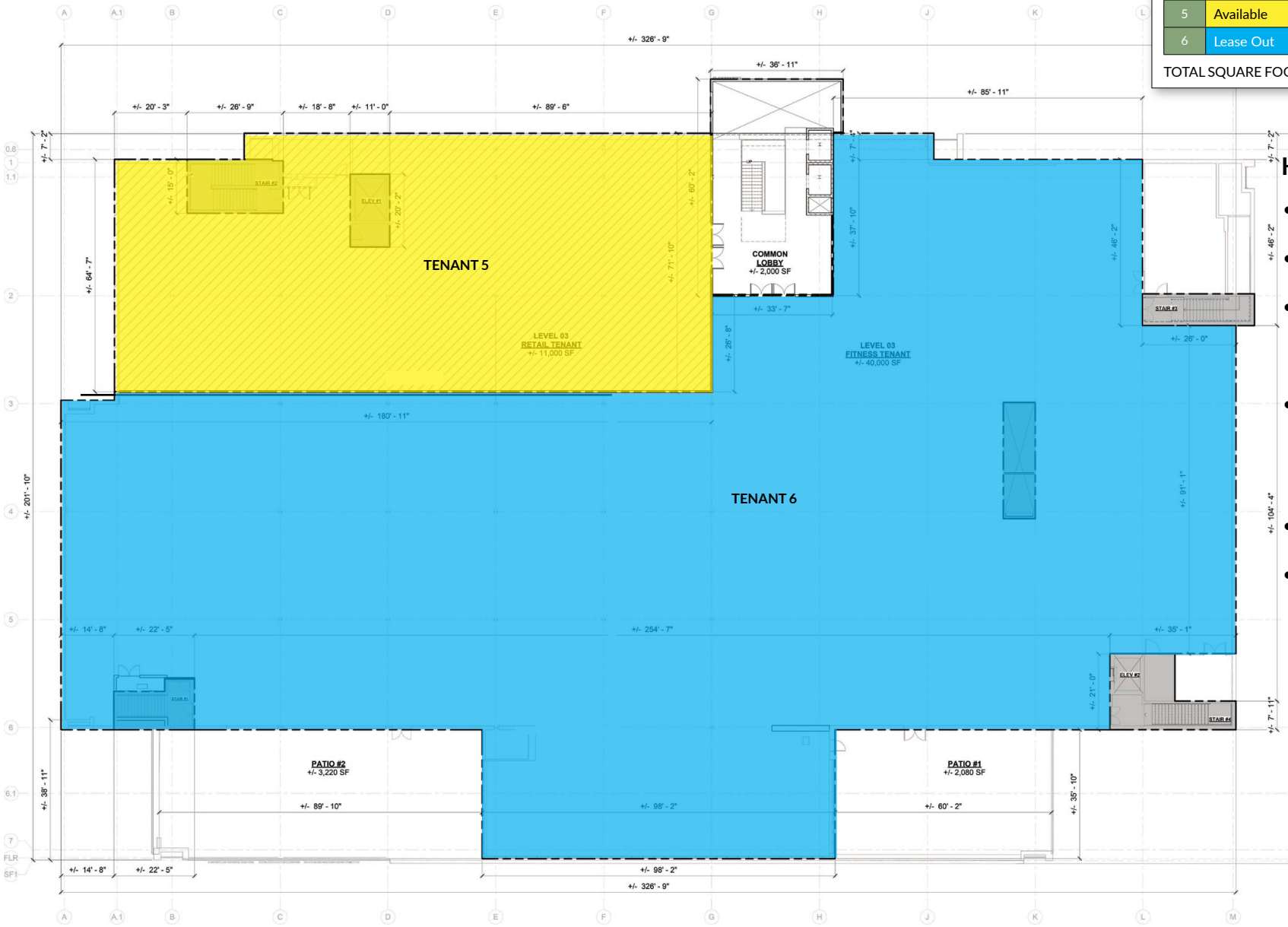


FLOOR PLAN - LEVEL 2 ON NORTH SIDE (3RD LEVEL OF PROJECT)

TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
5	Available	11,000
6	Lease Out	40,000

TOTAL SQUARE FOOTAGE OF LEVEL 2 = 52,500 SF



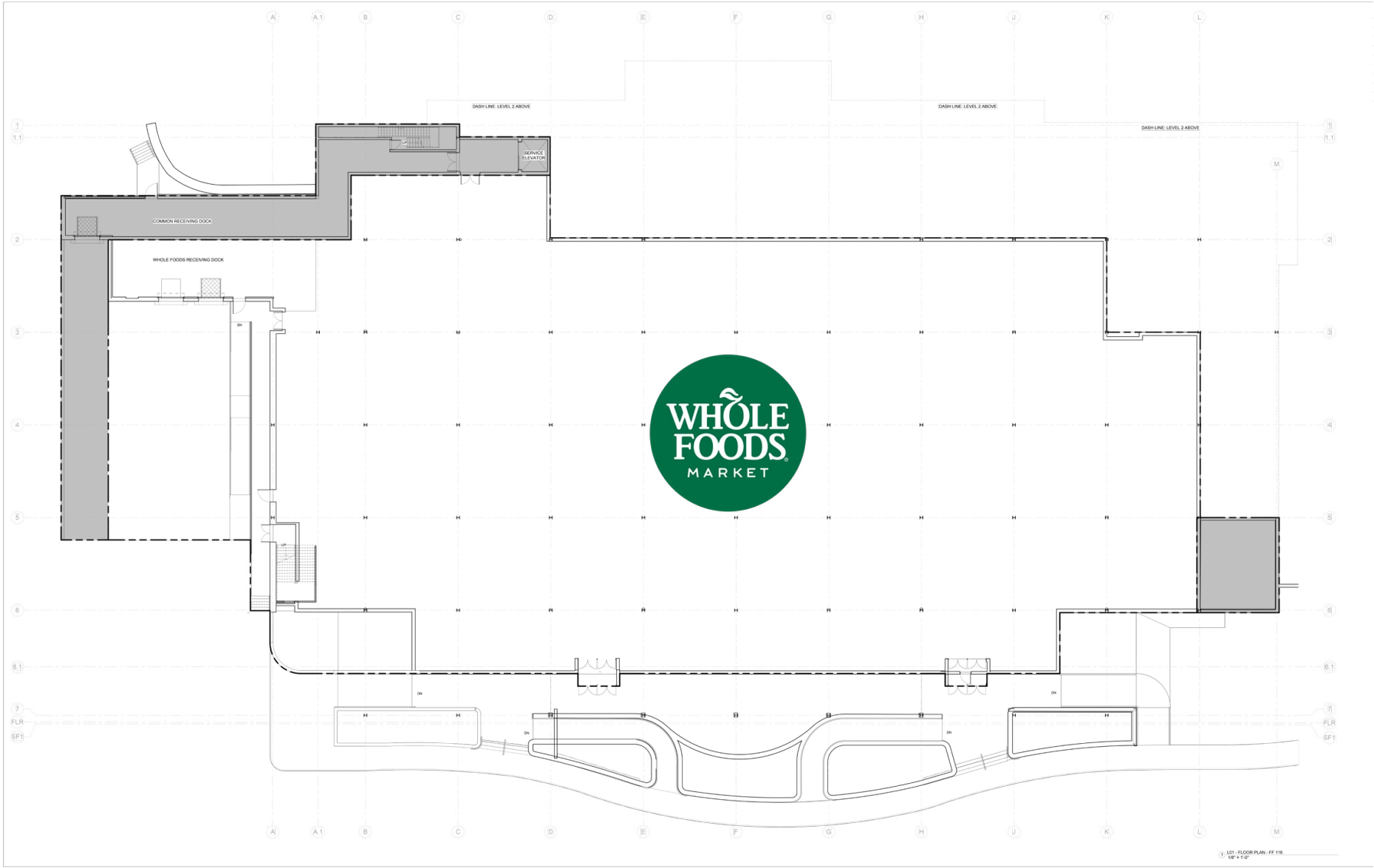
KEY ATTRIBUTES:

- Open Floor Plan
- Ceiling Heights
- New dedicated entrance from the parking lot
- Views of downtown Stamford and the water
- Skylight atrium
- Exterior access as a potential outdoor patio/terrace

FLOOR PLAN - LEVEL 1

NOTE:

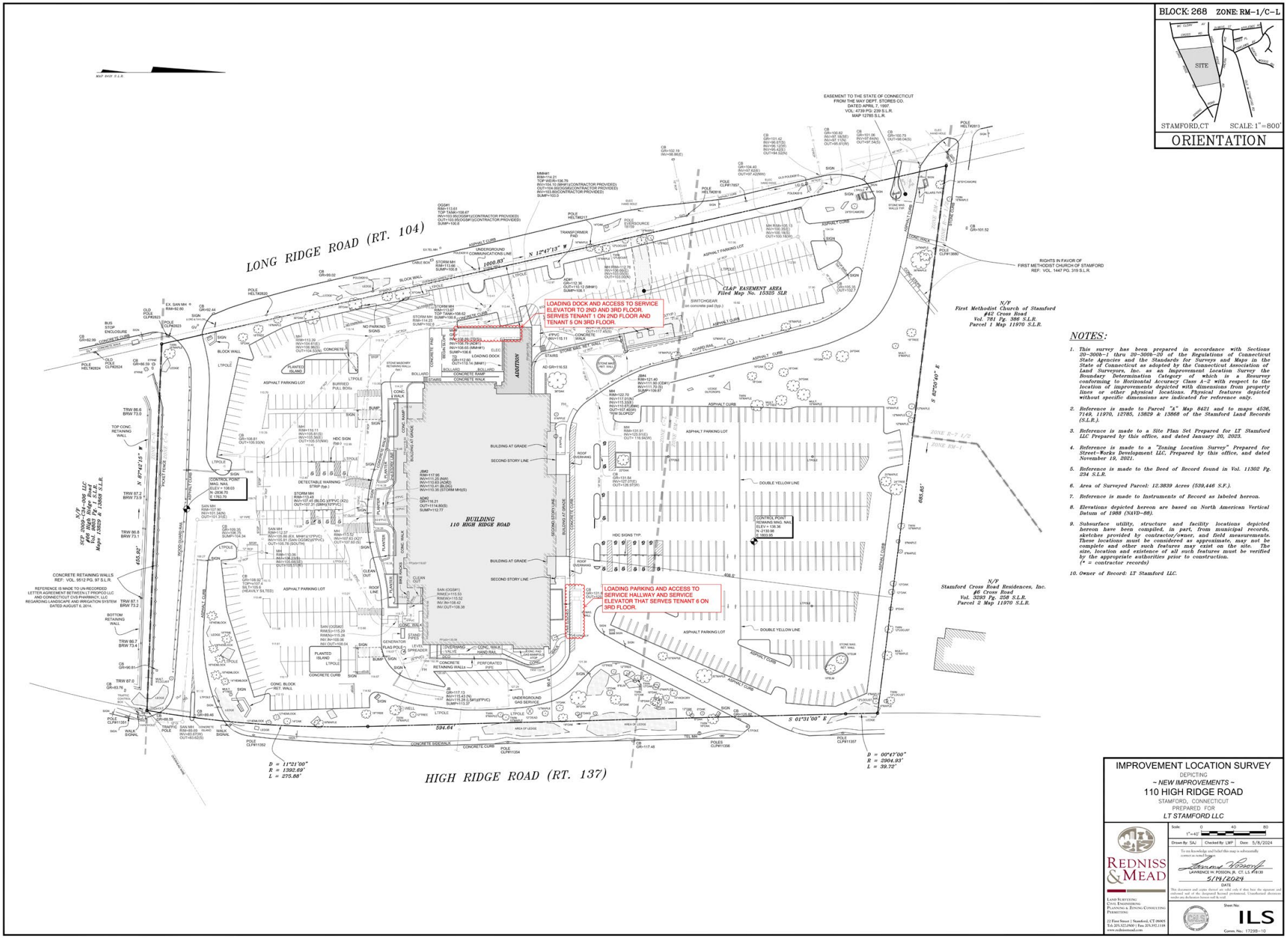
- New store opened in December 2024
- Since opening, the store has outperformed projections
- 643.1K Visits per Year
- 125.8K Visitors
- Visit Frequency 5.11



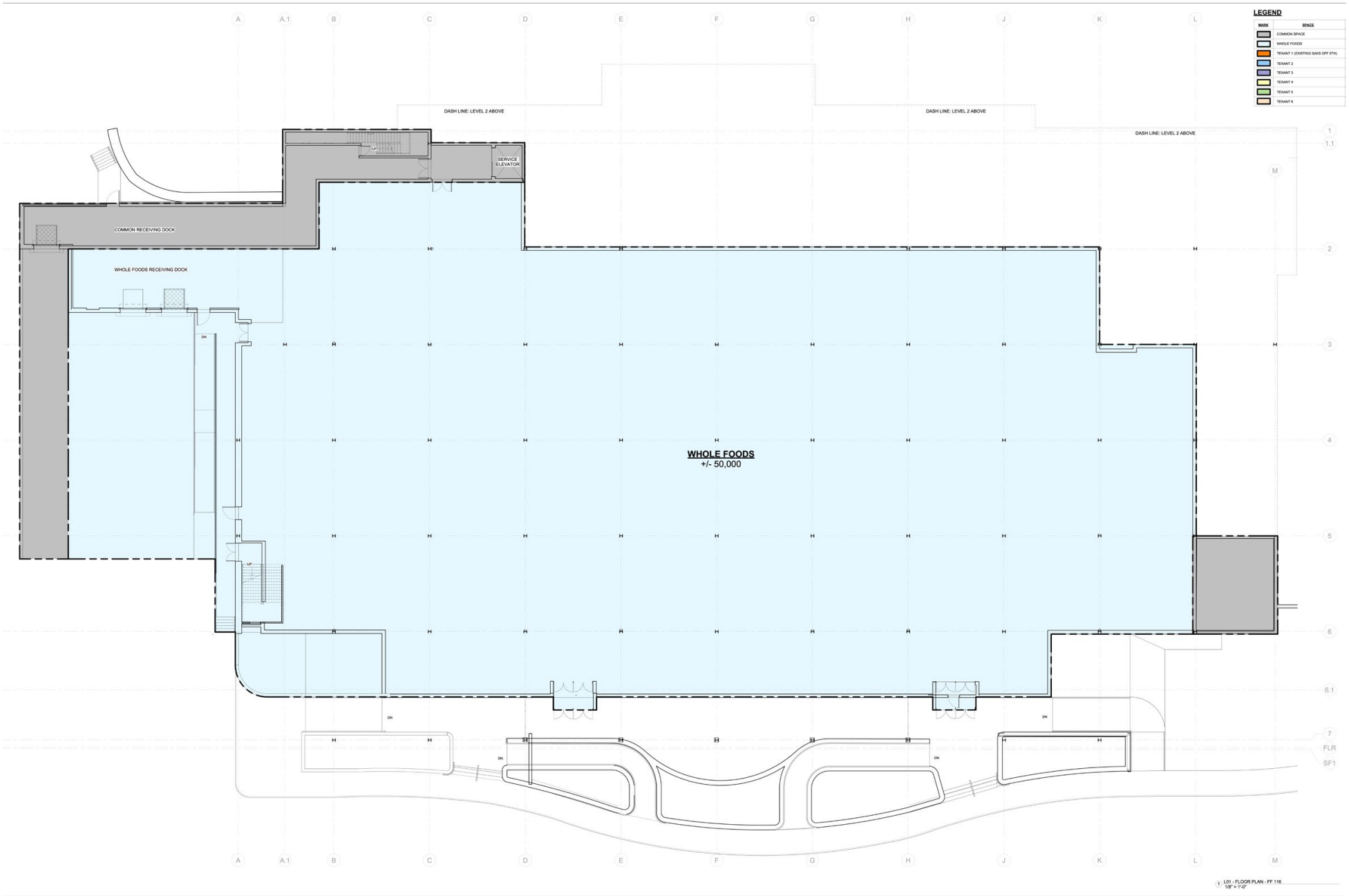
BUILDING DESCRIPTION - ALL NEW MECHANICS IN PLACE

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

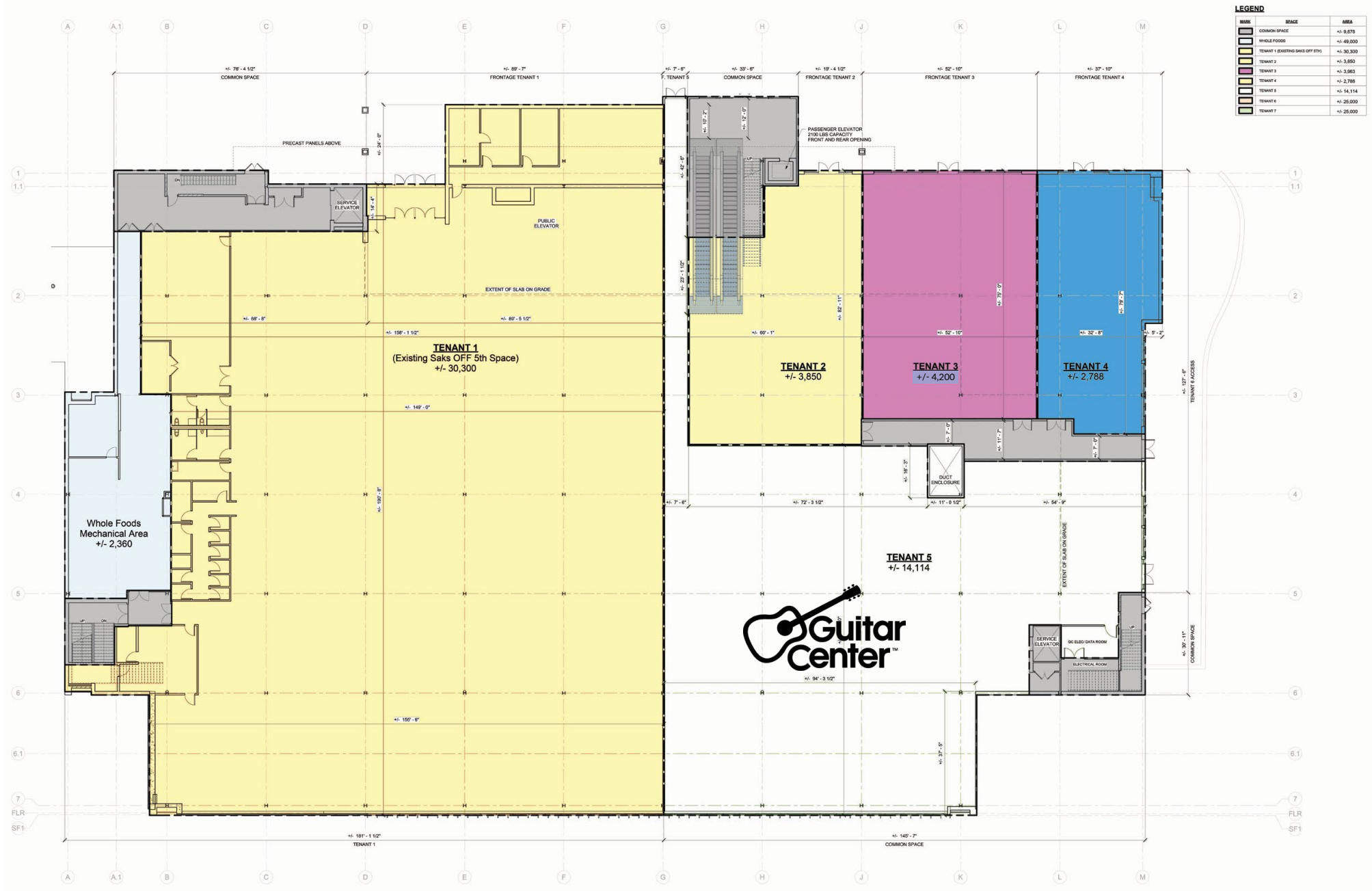
LOADING PLANS



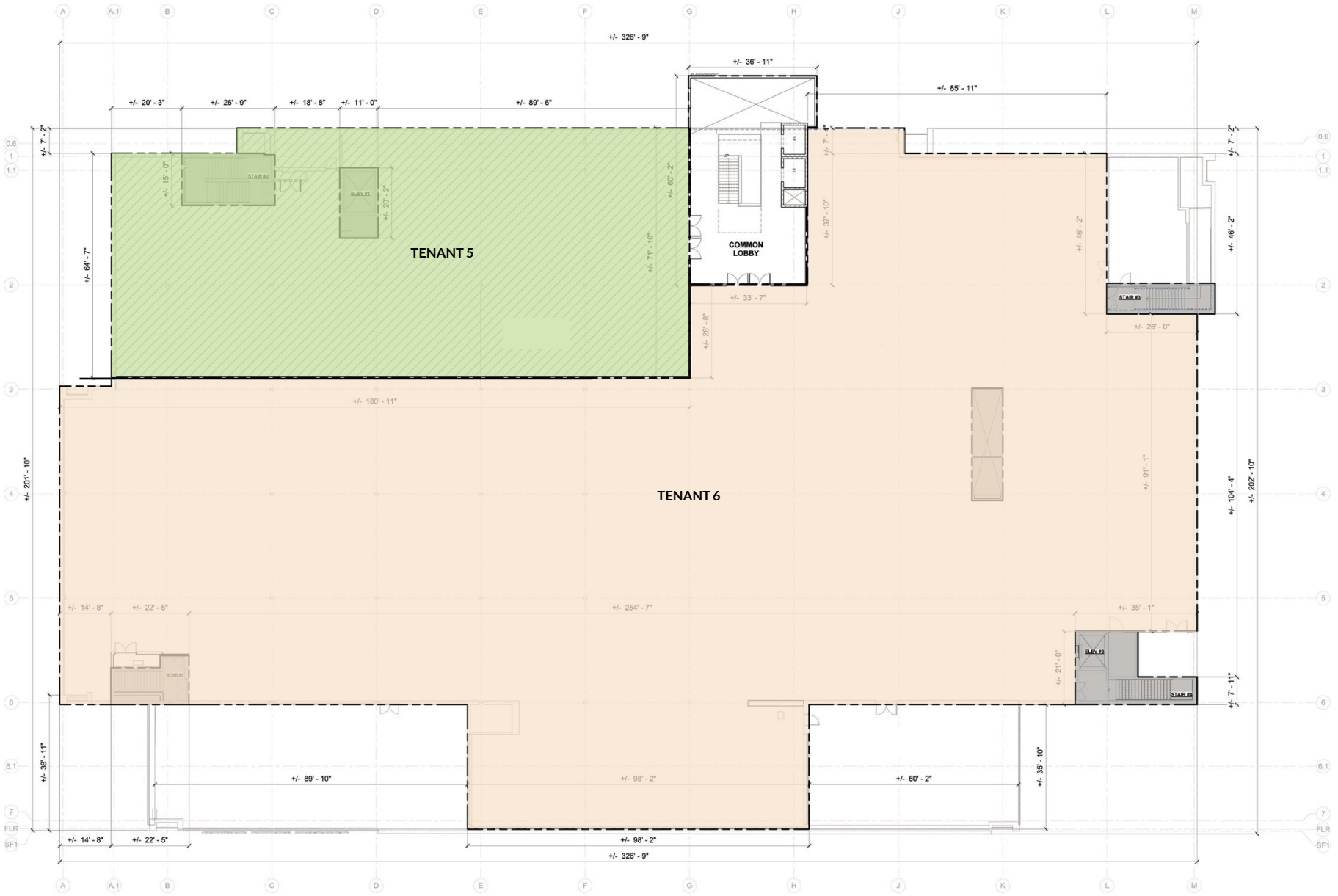
LOADING PLANS - LEVEL 1



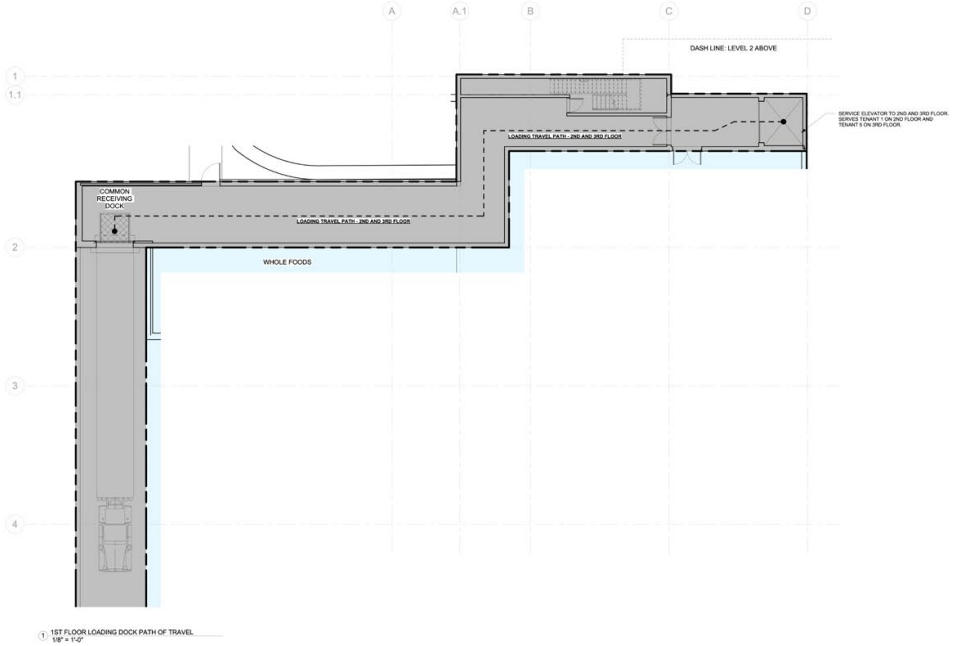
LOADING PLANS - GROUND LEVEL ON NORTH SIDE - LEVEL 2

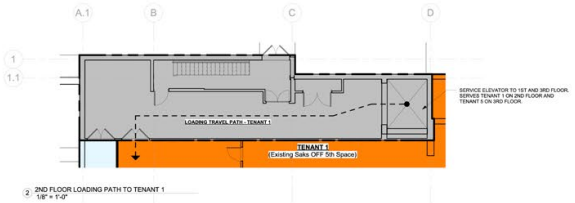


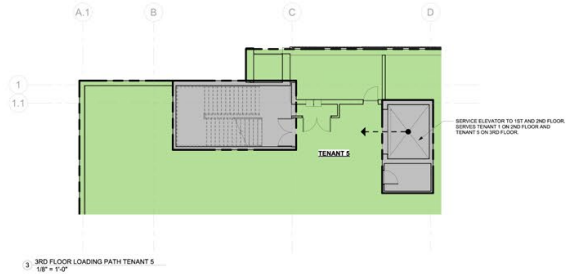
LOADING PLANS - LEVEL 2 ON NORTH SIDE (3RD LEVEL OF PROJECT)

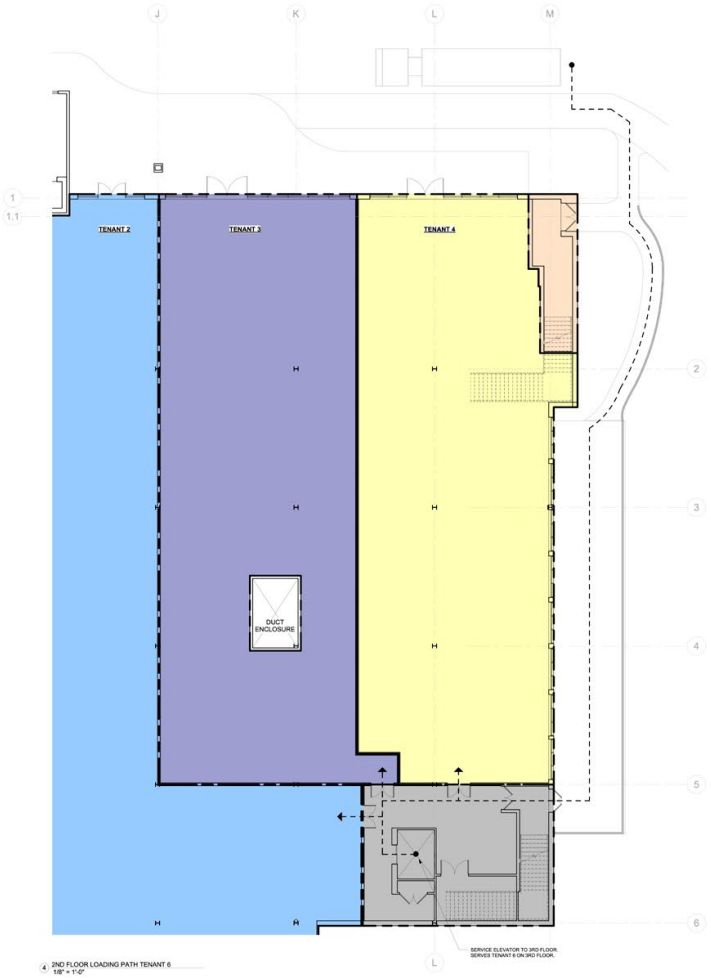


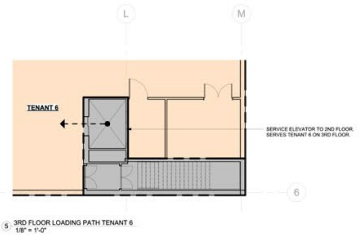
LOADING PLANS











DEMOGRAPHICS AT 1, 3 AND 5 MILE RADIUS

1 MILE RADIUS:

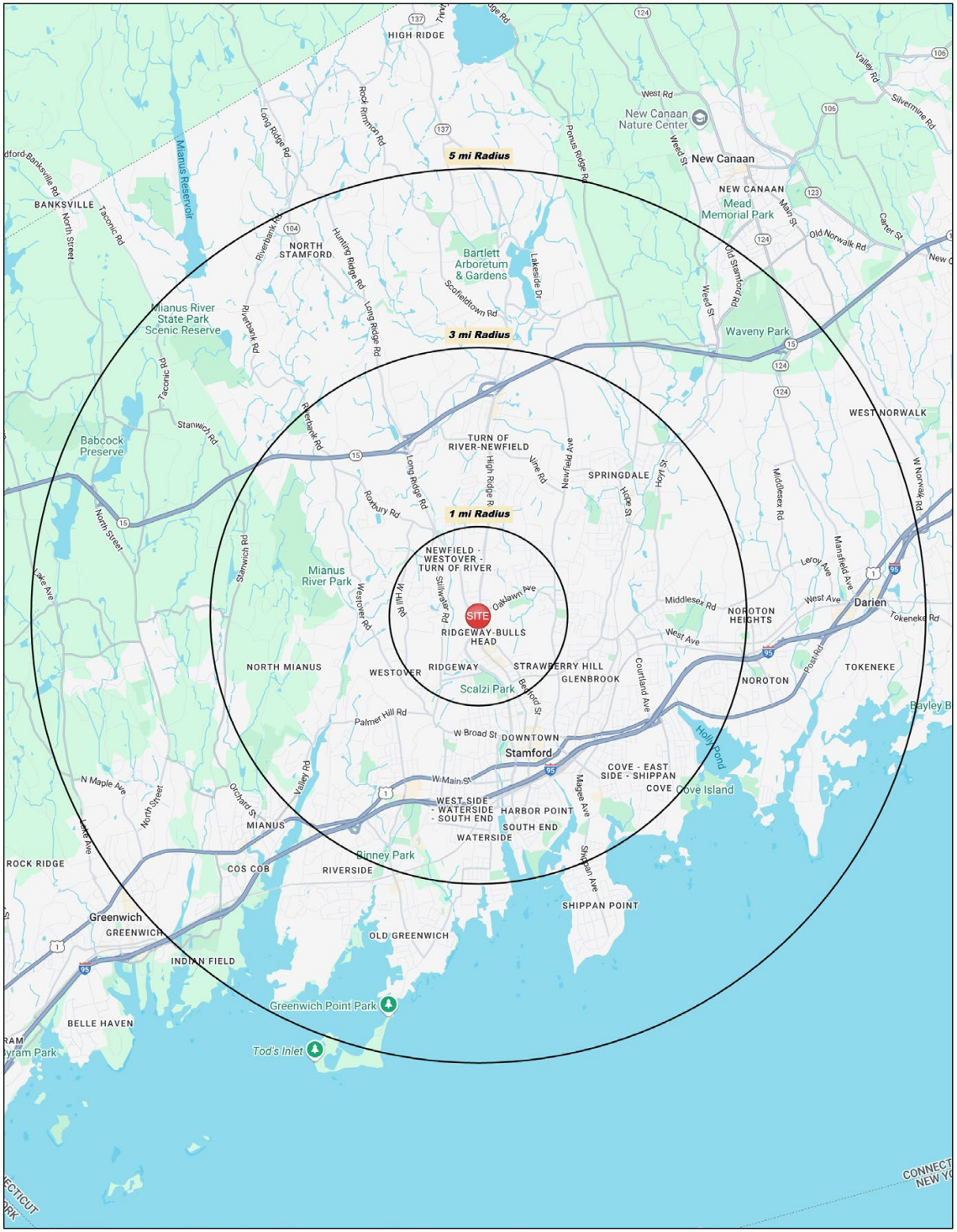
Total Population: **15,093**
Households: **5,982**
Daytime Population: **11,156**
Median Age: **38.8**
Average Household Income: **$175,850**
Median Household Income: **$133,772**
Historical Annual Population Growth (2020-2025): **1,176**
Historical Annual Population Growth (2025-2030): **-250**

3 MILE RADIUS:

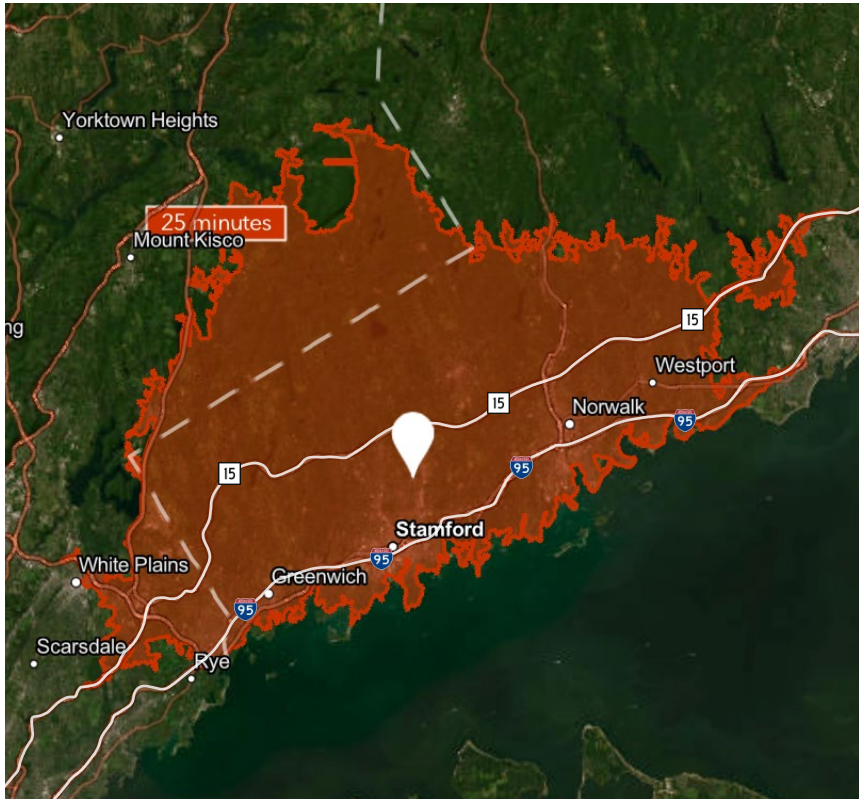
Total Population: **144,046**
Households: **57,909**
Daytime Population: **138,912**
Median Age: **36.8**
Average Household Income: **$177,177**
Median Household Income: **$124,098**
Historical Annual Population Growth (2020-2025): **5,162**
Historical Annual Population Growth (2025-2030): **-710**

5 MILE RADIUS:

Total Population: **196,818**
Households: **76,208**
Daytime Population: **193,567**
Median Age: **38.7**
Average Household Income: **$237,448**
Median Household Income: **$150,975**
Historical Annual Population Growth (2020-2025): **7,251**
Historical Annual Population Growth (2025-2030): **-1,769**



25 MINUTE DRIVE TIME



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

TOTAL RETAIL SALES	EDUCATION	OWNER OCCUPIED HOME VALUE
Includes F&B	Bachelor's Degree or Higher	Average
$9,111,820,352	61%	$1,088,986

ANNUAL HOUSEHOLD SPENDING

$8,636	$5,016	$14,697	$467	$14,248
Eating Out	Apparel & Services	Groceries	Computer & Hardware	Health Care

GROWING RESIDENTIAL DEMAND

Along Long Ridge Road, approximately ± 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


20,000 ± VPD
Long Ridge Road
30,000 ± VPD
High Ridge Road
WHOLE FOODS MARKET

LOCAL RETAIL



LOCAL RETAIL



LOCAL RETAIL

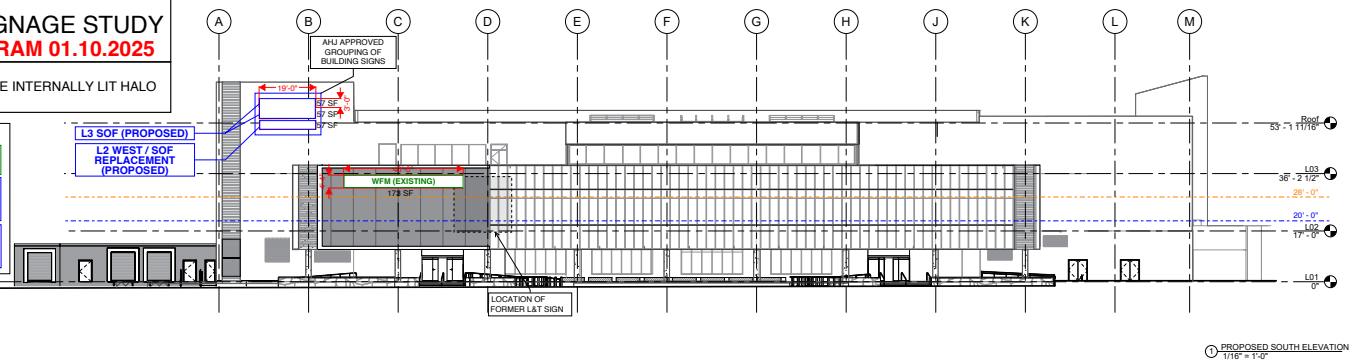


SIGNAGE

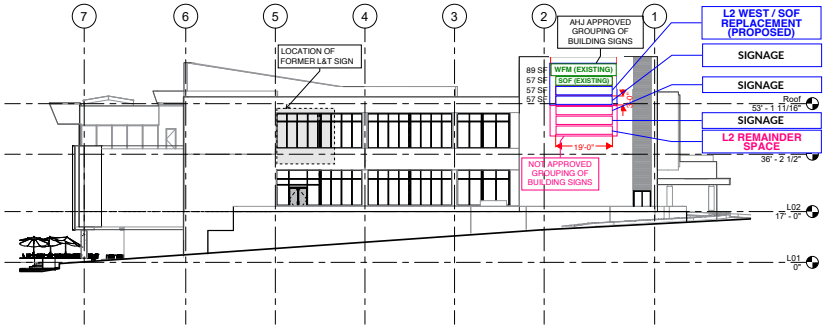
PROPOSED SIGNAGE STUDY
PLANNING DIAGRAM 01.10.2025

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

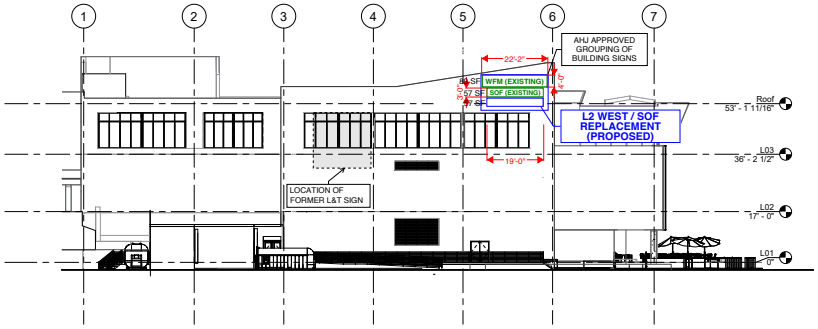
LEGEND:
- EXISTING INSTALLED BUILDING SIGNAGE
- PROPOSED APPROVED BUILDING SIGNAGE ALLOCATION
- PROPOSED NOT APPROVED BUILDING SIGNAGE ALLOCATION



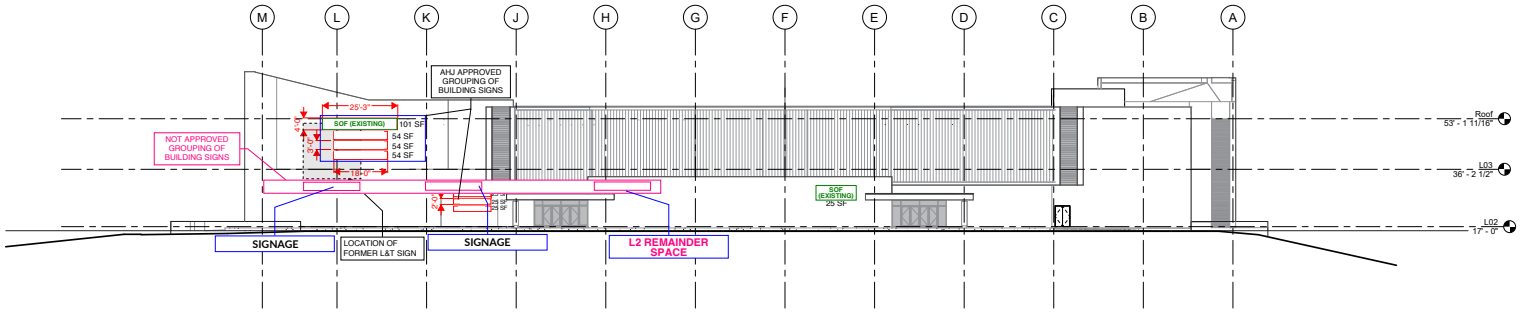
① PROPOSED SOUTH ELEVATION
1/16" = 1'-0"



③ PROPOSED EAST ELEVATION
1/16" = 1'-0"



② PROPOSED WEST ELEVATION
1/16" = 1'-0"



④ 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 06611
225 LIBERTY STREET
NEW YORK, NY 10601
T: 646 - 648 - 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

EXPEDITOR:
STRAZZA CONSULTING, LLC
30 COMMERCE RD
STAMFORD, CT - 06902
230.667.3437

ARCHITECT:
Design Development Architects
165 Mamaroneck Ave, fl. 2
White Plains, NY 10601
914.949.4272 t.
914.949.4278 f.
A DESIGN AND DEVELOPMENT CONSULTANCY

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ARCHITECT OF RECORD

MARK	DATE	ISSUE
2	02.15.22	ISSUED FOR TENANT REVIEW

PROJECT NUMBER: HBC_STA_04
DRAWN BY: RR
CHK'D BY: KC
SHEET TITLE:

BUILDING ELEVATIONS

DRAWING NUMBER:

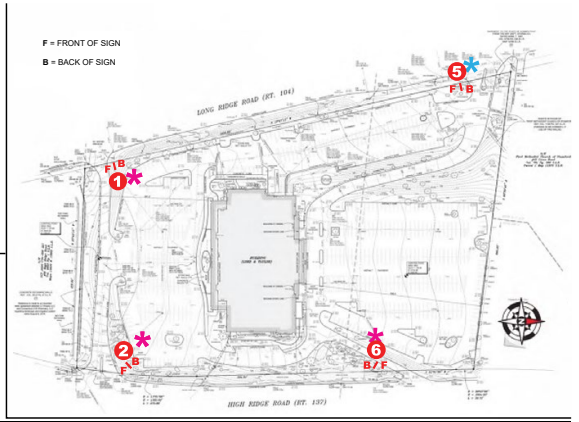
A-200

SCALE:

SIGNAGE

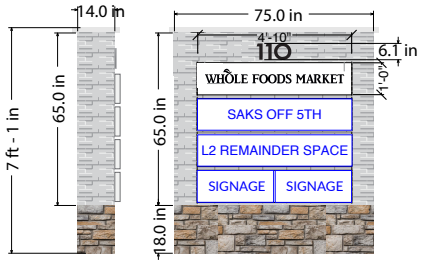
Single Face Sign

Double Face Sign



01.14.2024 - STAMFORD MONUMENT SIGN PLANNING DIAGRAM

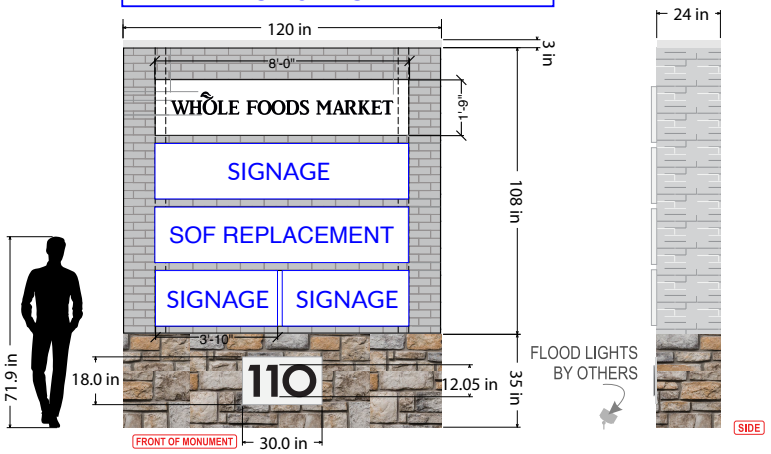
SOUTHWEST MONUMENT SIGN #1 SINGLE SIDED



Side View



SOUTHEAST MONUMENT SIGN #2 SINGLE SIDED

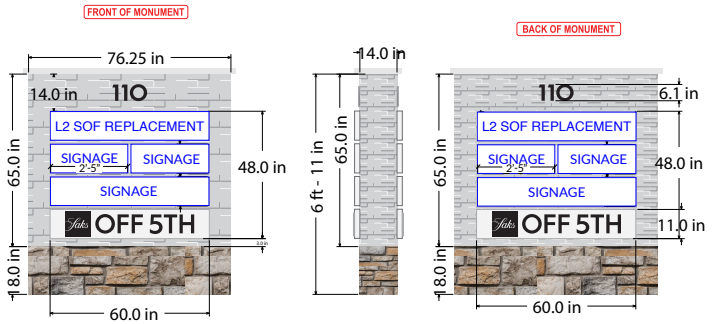




Address Panels & Pin Letters
Fabricate and Install (1) custom non-illuminated pan face sign, and pin letters for existing ground signs per approved proof.
30" X 18" - pan face w./ 1/2" thick black Aluminum pin letters flush mounted

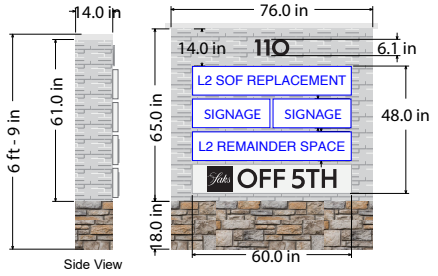
NORTHWEST MONUMENT SIGN #5 DOUBLE SIDED





NORTHEAST MONUMENT SIGN #6 SINGLE SIDED





RENDERINGS


NORTH ENTRANCE
TENANT 1
TENANT 2
TENANT 3
TENANT 4
TENANT 5
TENANT 6
TENANT 4
TENANT 3
TENANT 2
TENANT 5
TENANT 6
TENANT 1




WHOLE FOODS MARKET


WHOLE FOODS MARKET
Now Op

110 HIGH RIDGE ROAD



CHARTER REALTY

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www.CharterRealty.com