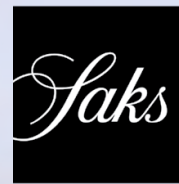


JOIN



&



OFF
5TH

110 HIGH RIDGE ROAD

AVAILABLE
13,470 - 54,371 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 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%.

• • • •

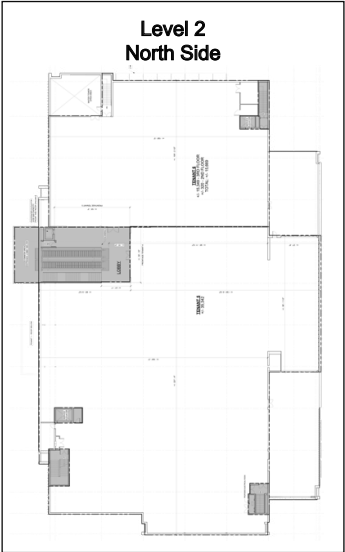
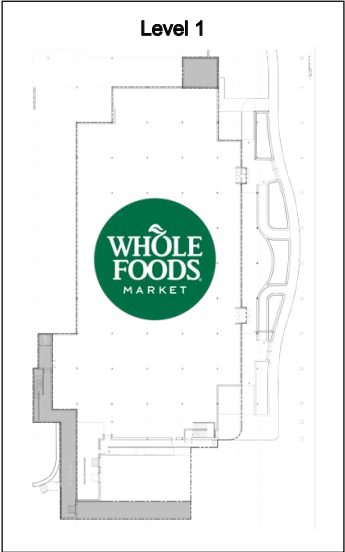
Significant residential growth nearby, including recent developments and future projects in progress

SPACE DETAILS

2,434 - 80,000 SF

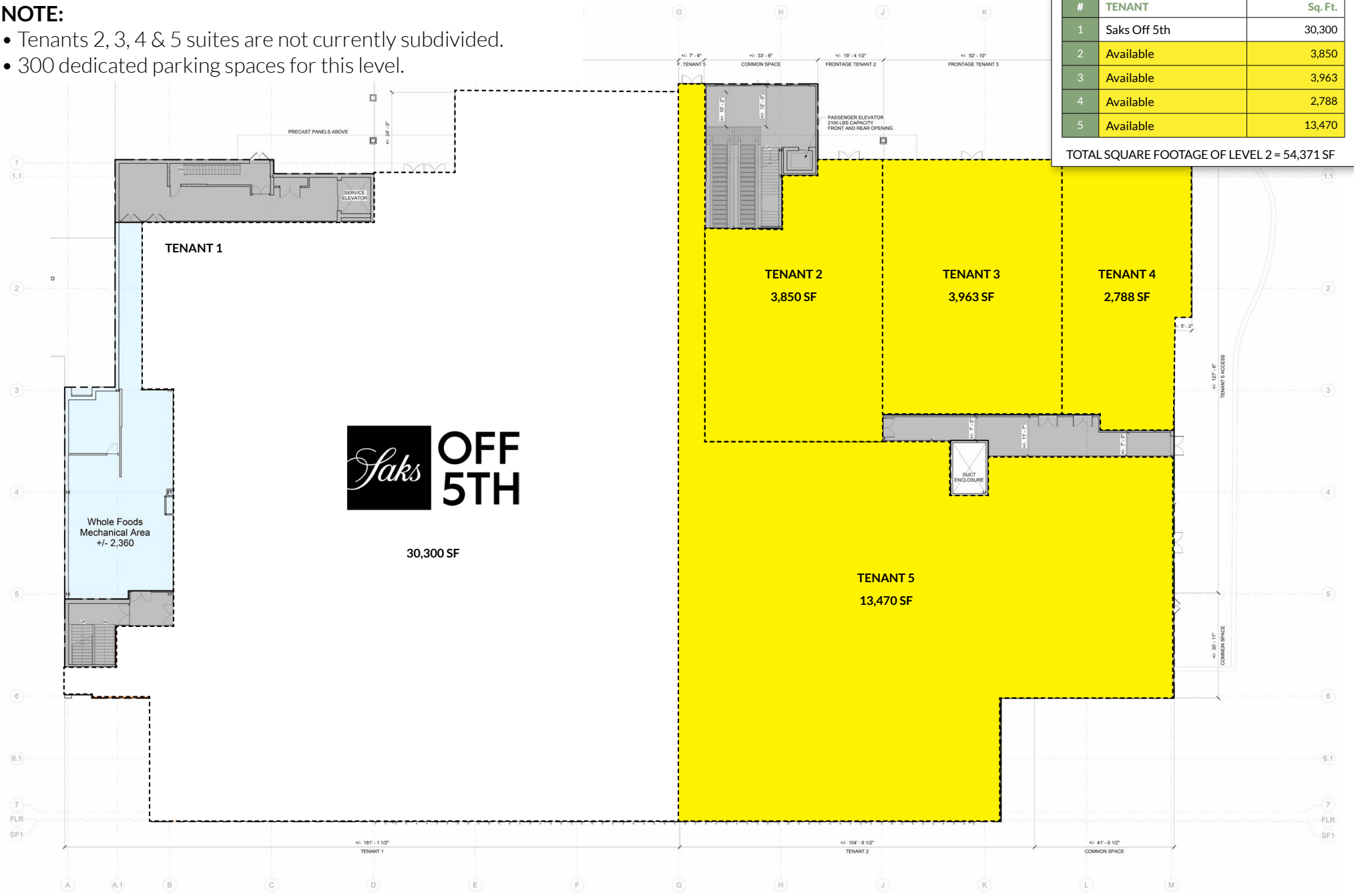


SITE PLAN

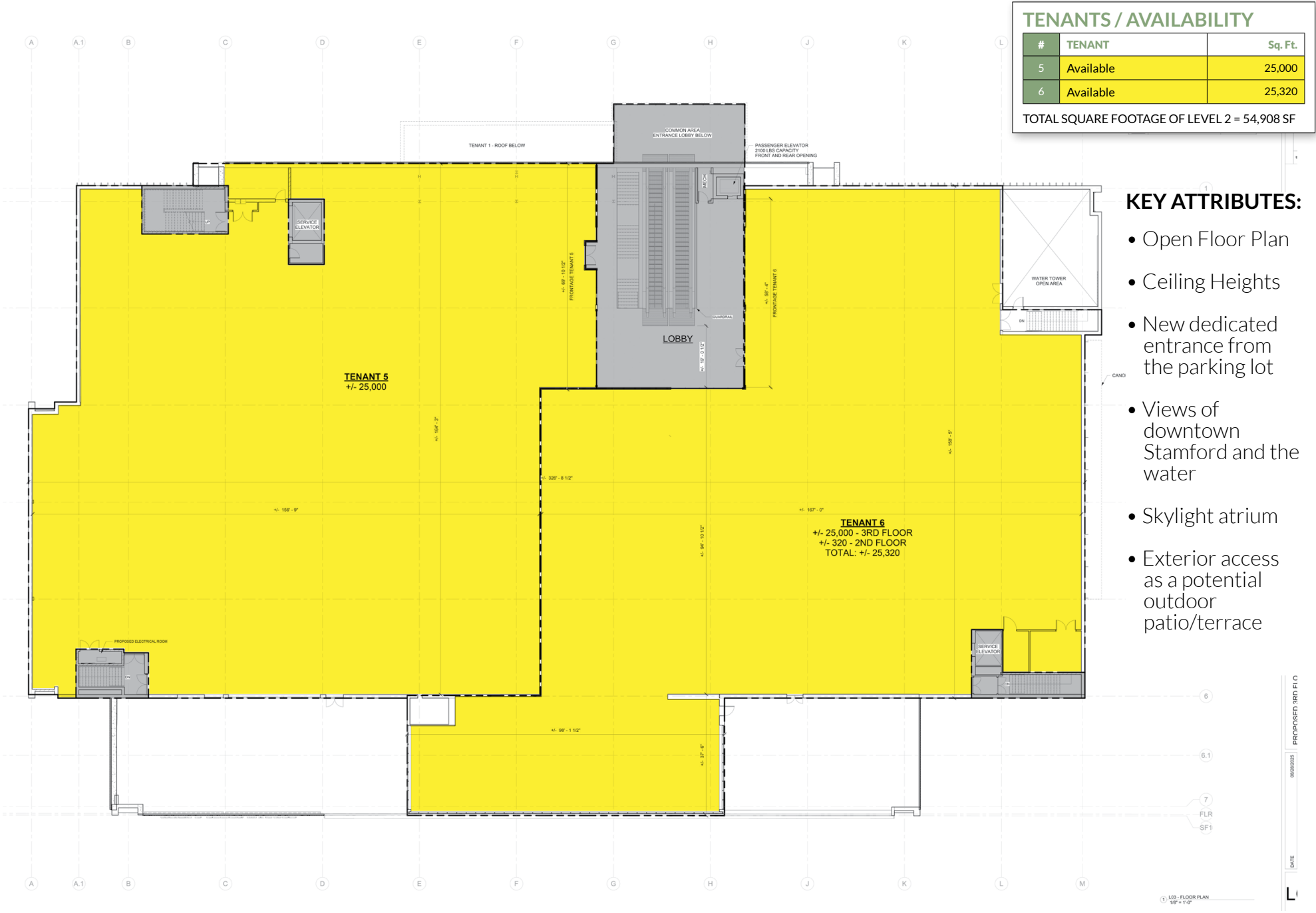


FLOOR PLAN - GROUND LEVEL ON NORTH SIDE - LEVEL 2

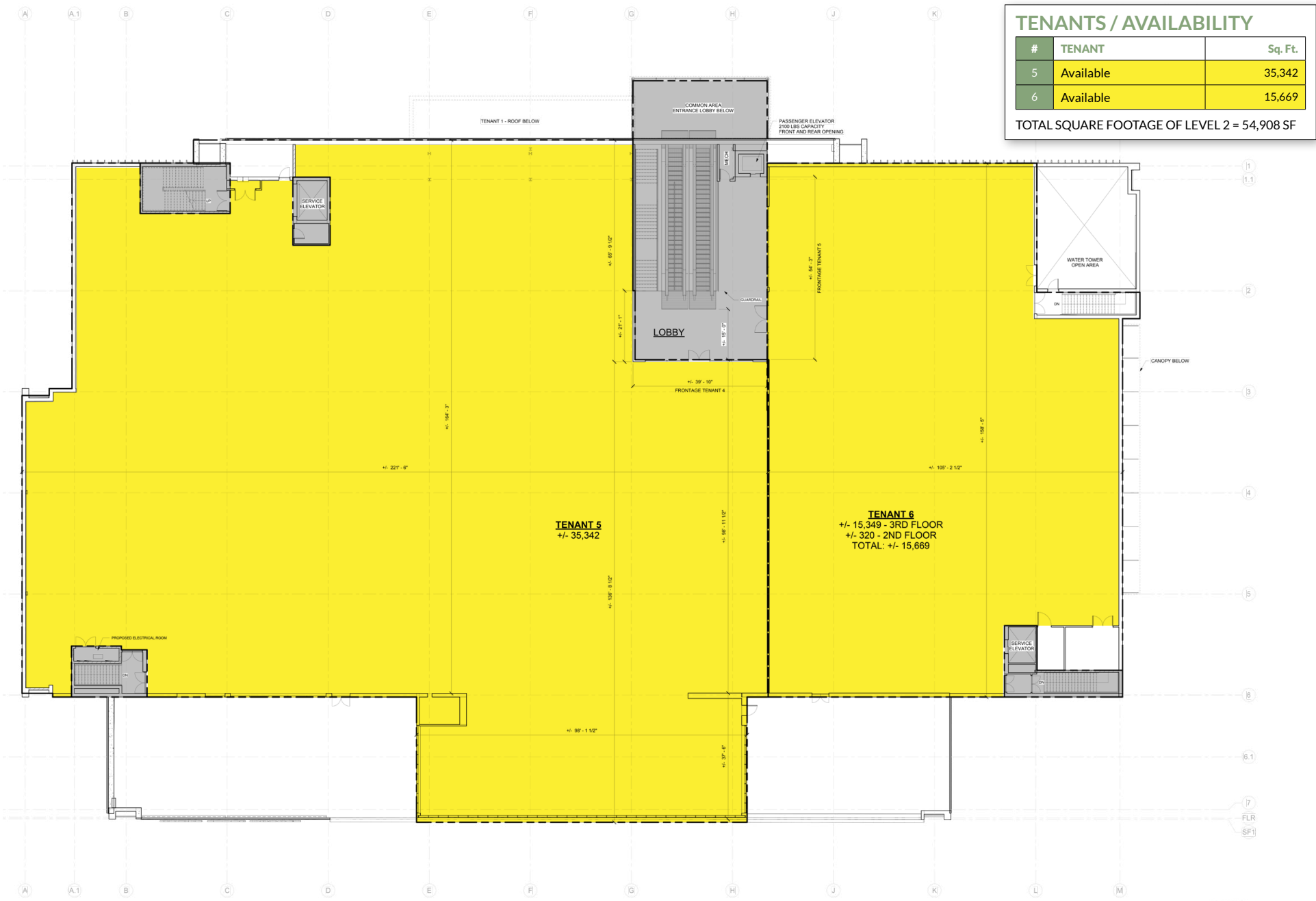
- NOTE:**
- Tenants 2, 3, 4 & 5 suites are not currently subdivided.
 - 300 dedicated parking spaces for this level.



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



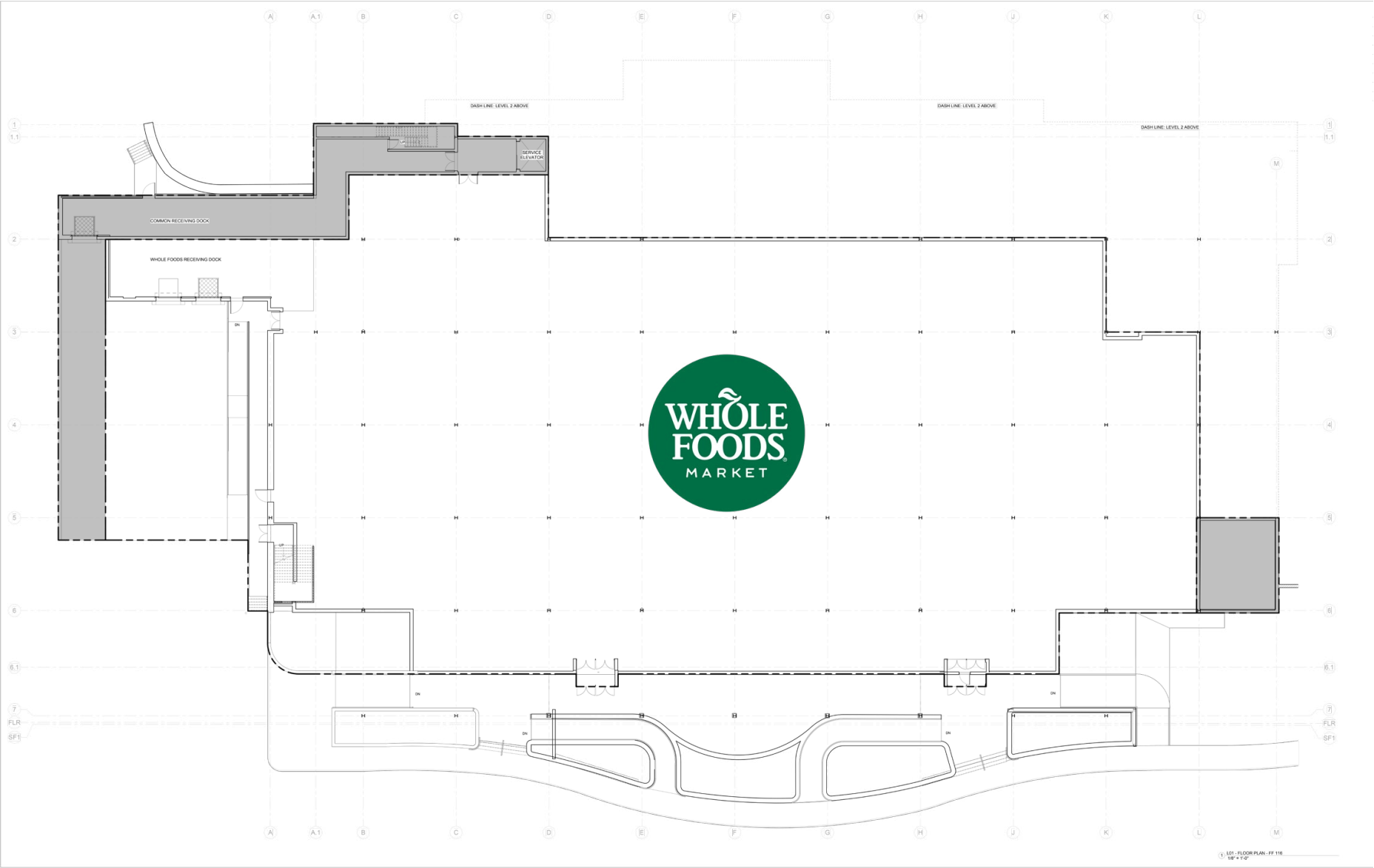
OPTION 2 FLOOR PLAN - LEVEL 2 ON NORTH SIDE (3RD LEVEL OF PROJECT)



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

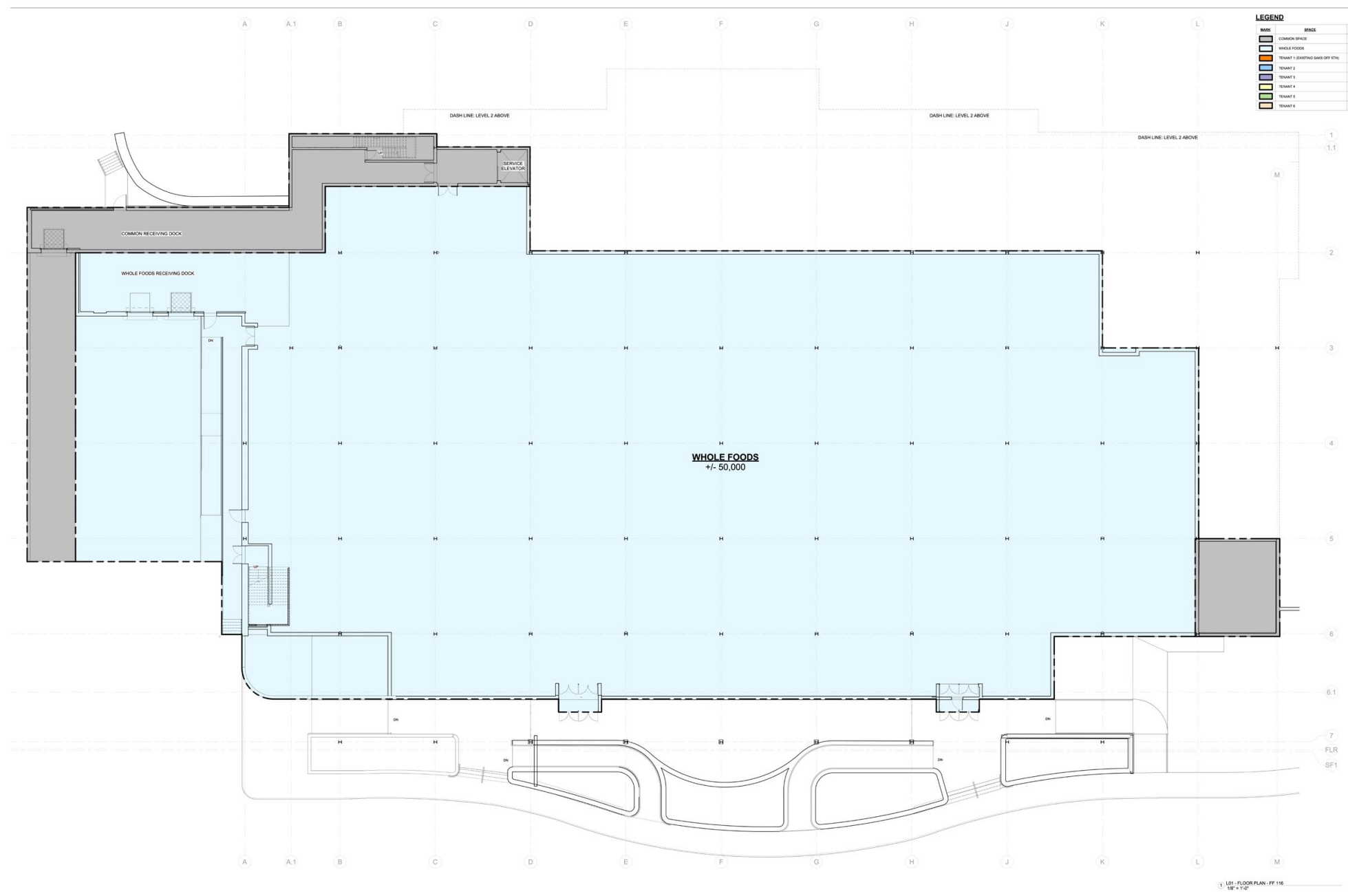


BUILDING DESCRIPTION - ALL NEW MECHANICS IN PLACE

| | |
|----------------------|--|
| 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 |



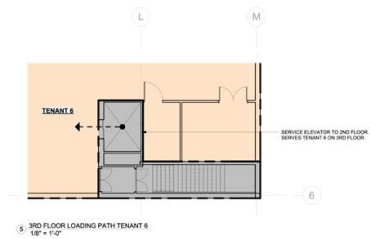
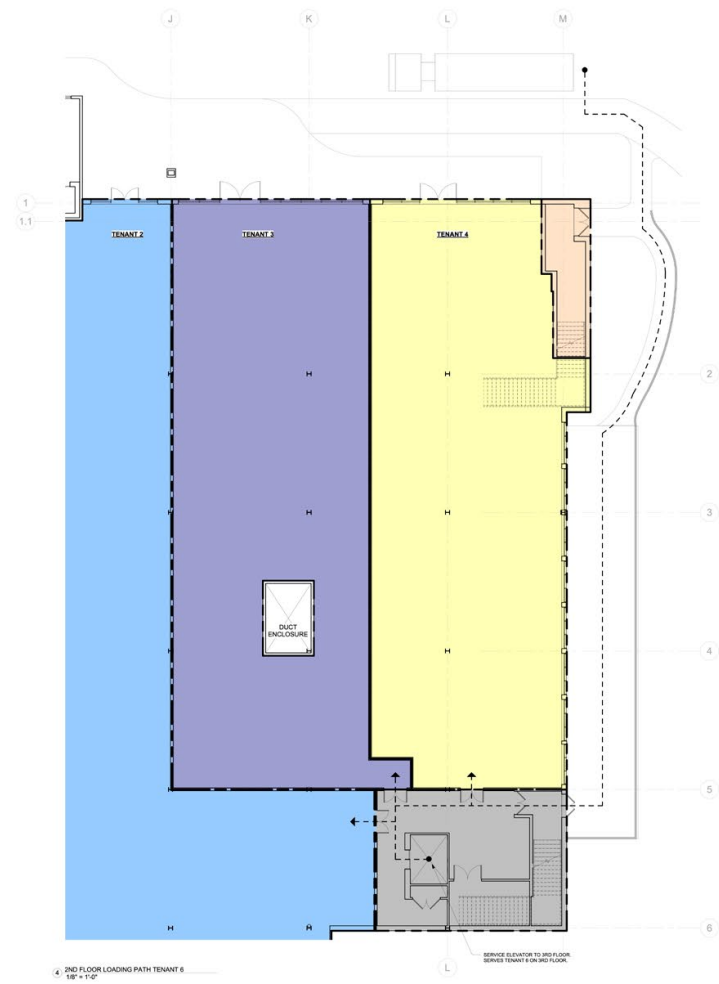
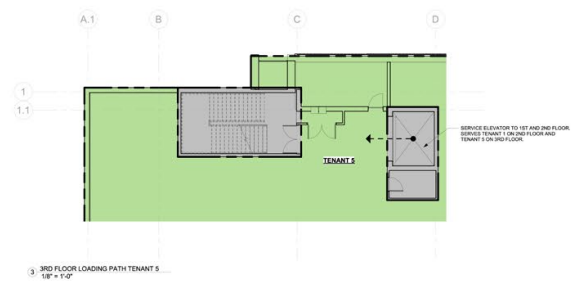
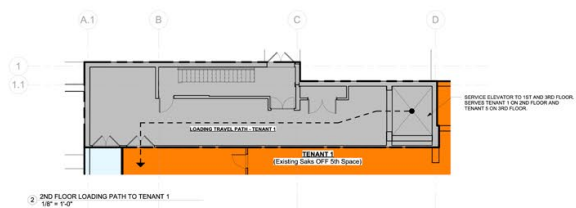
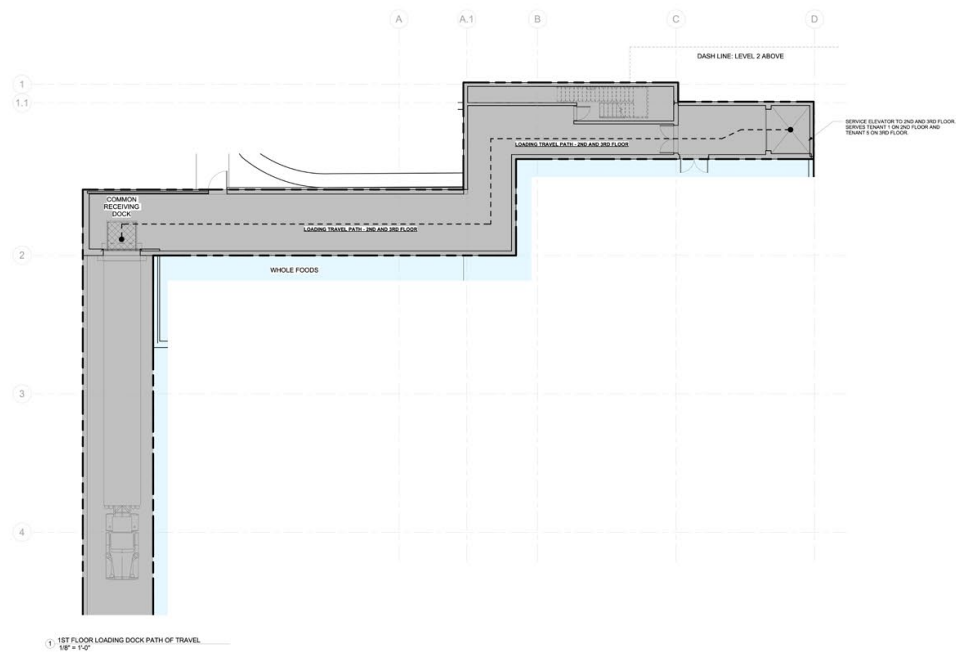
LOADING PLANS - LEVEL 1



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**

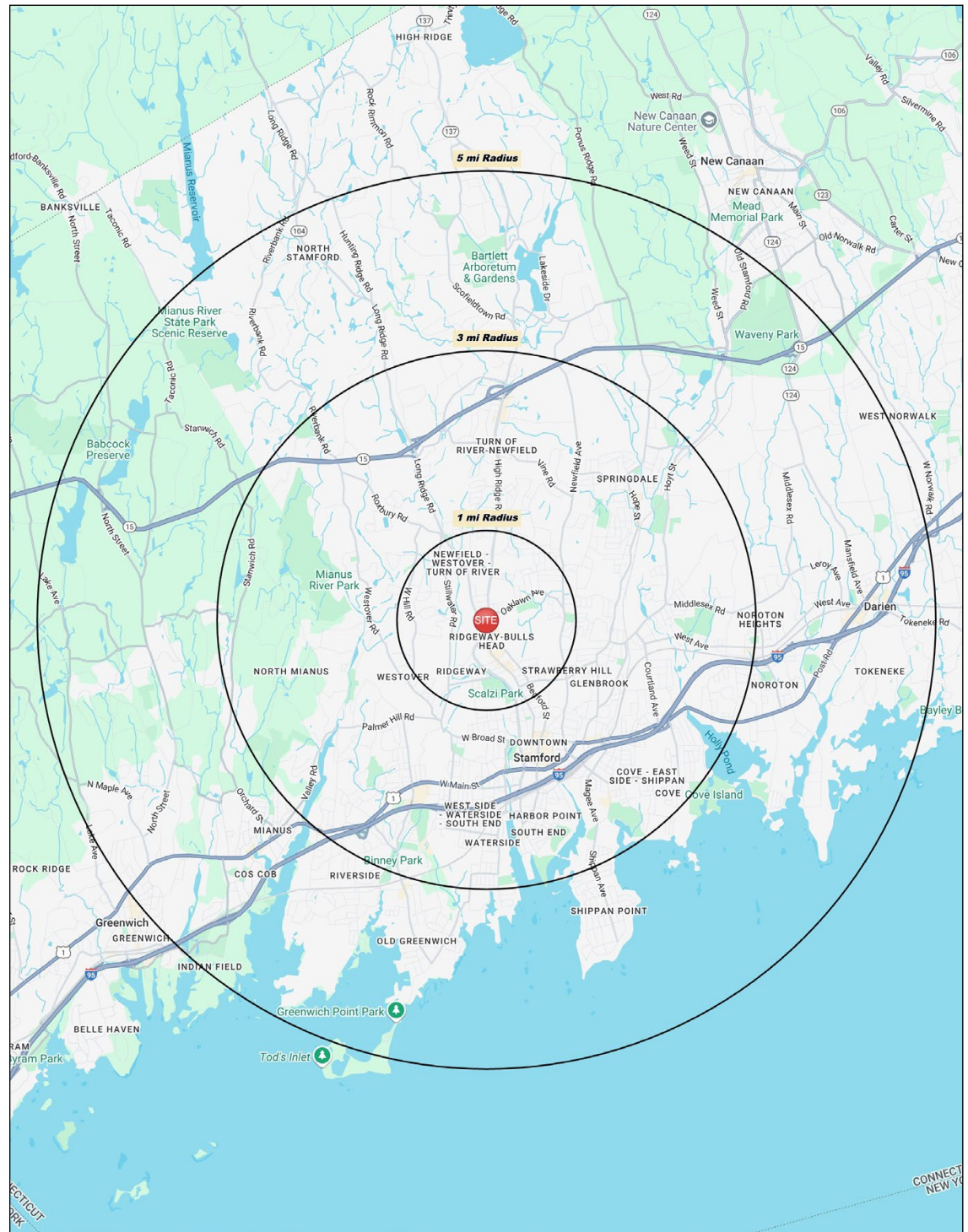
Historical Annual Population Growth (2020-2025): **7,251**

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



EDUCATION

Bachelor's Degree or Higher



OWNER OCCUPIED HOME VALUE

Average



\$9,111,820,352

61%

\$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 <i>64,000 households</i> | Uptown Lights <i>16,600 households</i> | Diverse Horizons <i>13,900 households</i> |
|--|---|---|
| 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.



SITE AERIAL



LOCAL RETAIL



LOCAL RETAIL



LOCAL RETAIL



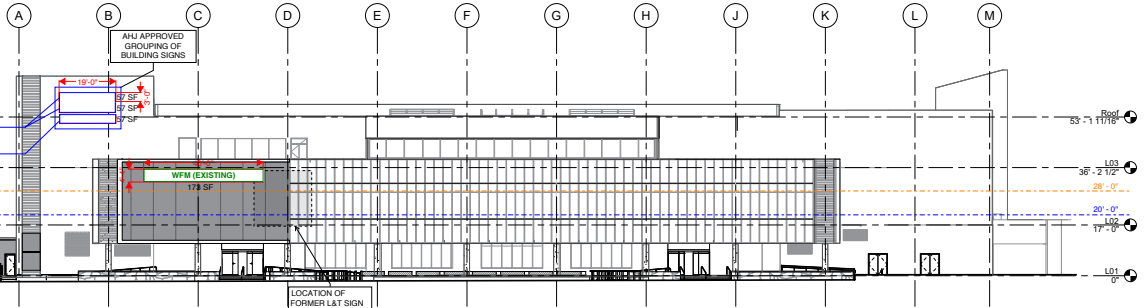
SIGNAGE

PROPOSED SIGNAGE STUDY
PLANNING DIAGRAM 01.10.2025

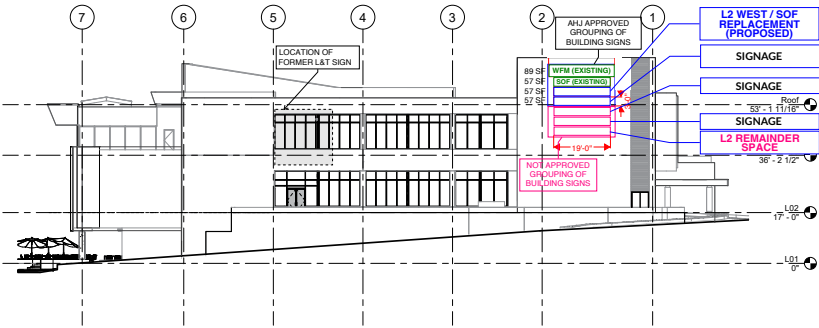
NOTES:
-ALL PROPOSED SIGNS ARE INTERNALLY LIT HALO
ILLUMINATED SIGNS

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

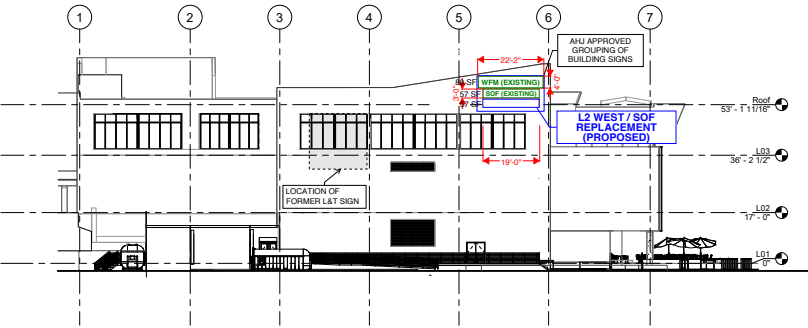
L3 SOF (PROPOSED)
L2 WEST / SOF REPLACEMENT (PROPOSED)



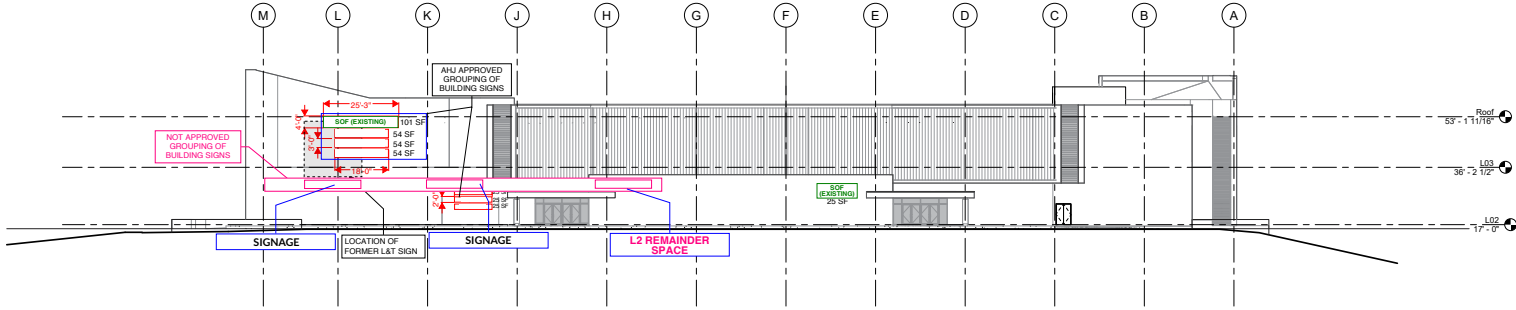
PROPOSED SOUTH ELEVATION
1/16" = 1'-0"



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
9010 Plaza, NY 10005
914.949.4272 L
914.949.4272 F
CONSULTANCY

DESIGN DEVELOPMENT PLLC
ALL CONCEPT, DETAILS AND
INFORMATION CONTAINED HEREIN ARE THE
SOLE AND EXCLUSIVE PROPERTY
OF DESIGN DEVELOPMENT PLLC
AND MAY NOT BE REPRODUCED, COPIED,
OR IN ANY MANNER REPRODUCED
WITHOUT THE WRITTEN
CONSENT OF THE OFFICE.
DRAWING REPRODUCTION 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 |

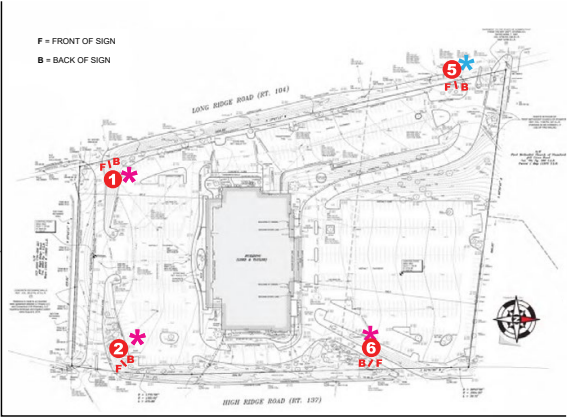
PROJECT NUMBER: HBC_STA_04
DRAWN BY: RR
CHECKED BY: KGC
SHEET TITLE:
BUILDING ELEVATIONS

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

Side View

SOUTHEAST MONUMENT SIGN #2 SINGLE SIDED

FRONT OF MONUMENT

SIDE

FLOOD LIGHTS BY OTHERS

NORTHWEST MONUMENT SIGN #5 DOUBLE SIDED

FRONT OF MONUMENT

BACK OF MONUMENT

NORTHEAST MONUMENT SIGN #6 SINGLE SIDED

Side View

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

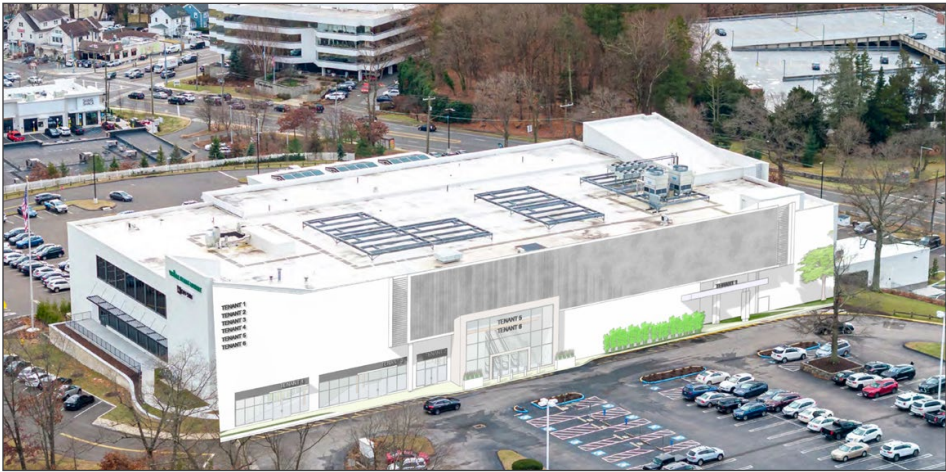
CHARTER REALTY

110 HIGH RIDGE ROAD
STAMFORD, CT

22

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