

# 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

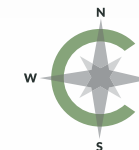
- Freestanding building located in the Harbor Point Development, a transformative mixed-use waterfront community located two blocks south of the Stamford Train Station and Interstate 95
- 450 ft of frontage along Canal Street, & 365 ft along Market Street
- Easy access on/off of I-95
- New Ownership
- 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 |



CHARTER  
REALTY

[www.CharterRealty.com](http://www.CharterRealty.com)

FOR MORE INFORMATION CONTACT:

DAN ZELSON | 203.227.2922 | [Dan@CharterRealty.com](mailto:Dan@CharterRealty.com)

# STAMFORD RETAIL

699 CANAL STREET | STAMFORD, CT 06902



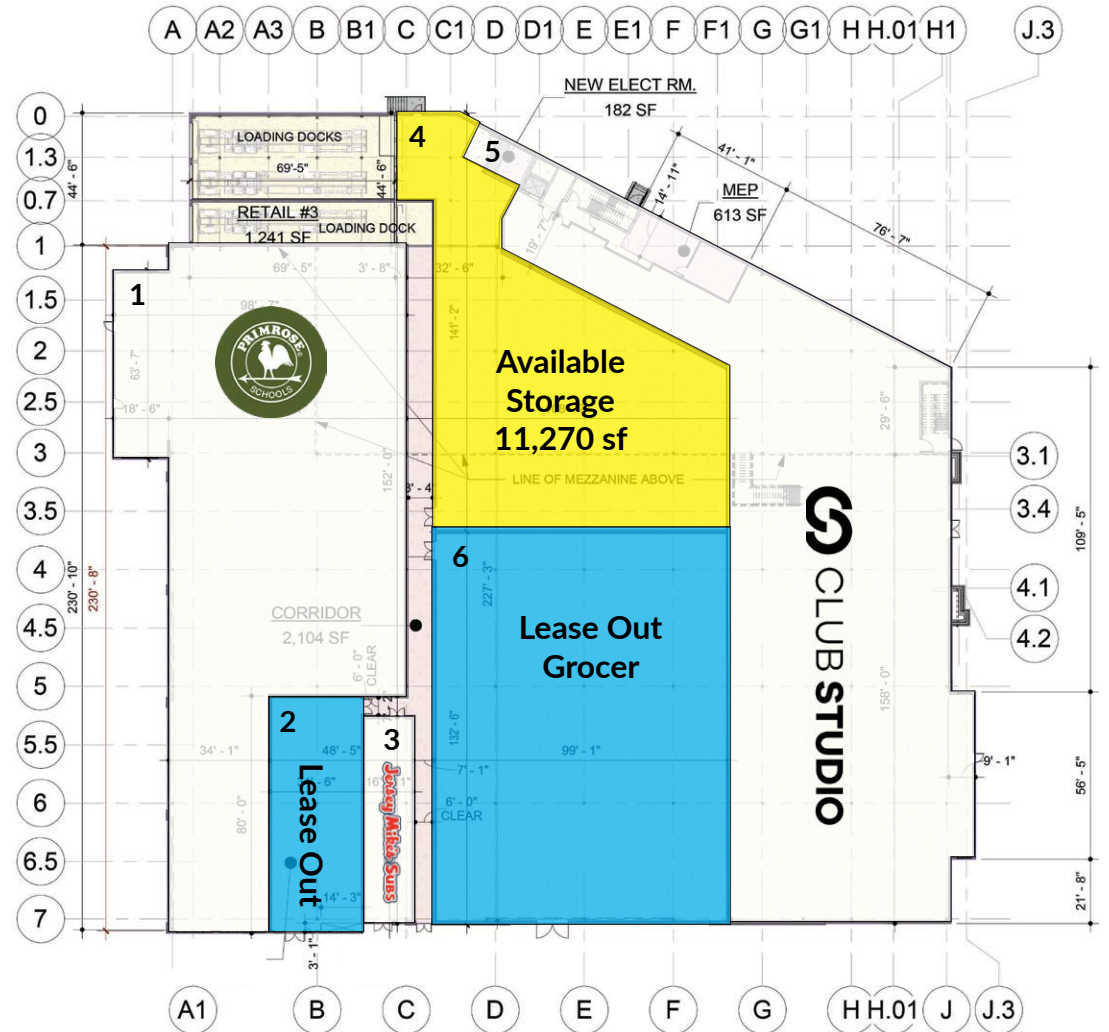
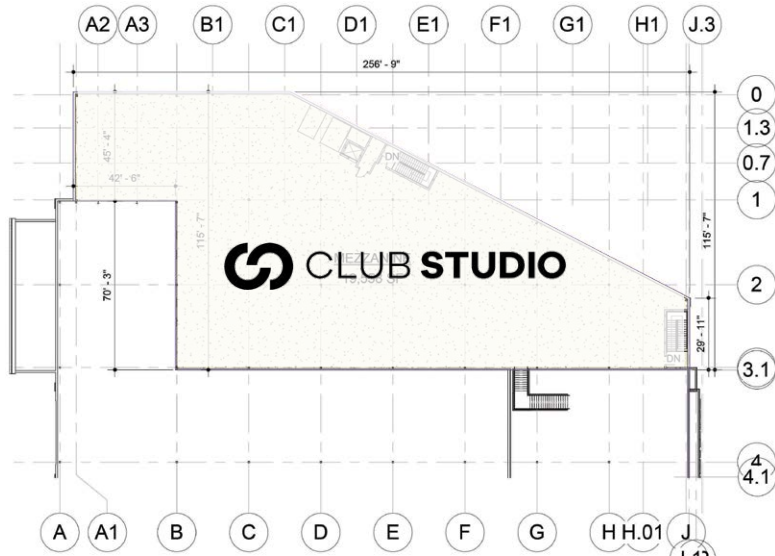
## CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

699 CANAL STREET | STAMFORD, CT 06902

## TENANTS / AVAILABILITY

| #  | TENANT                 | Sq. Ft. |
|----|------------------------|---------|
| 01 | Primrose Schools       | 16,167  |
| 02 | Lease Out - QSR Tenant | 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



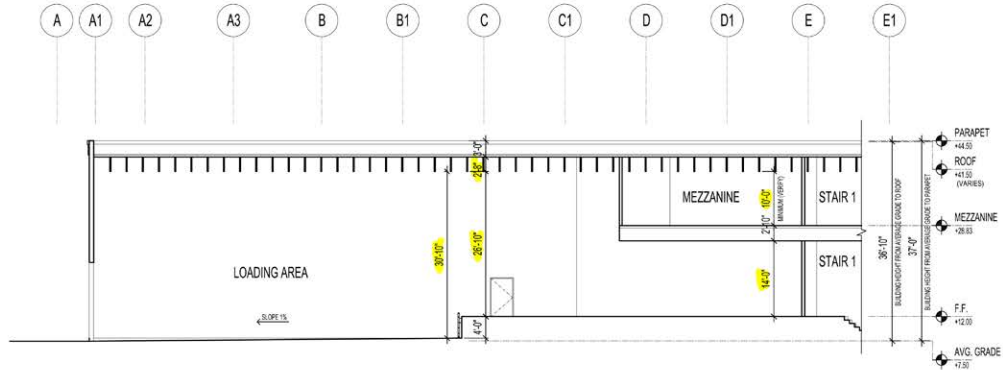
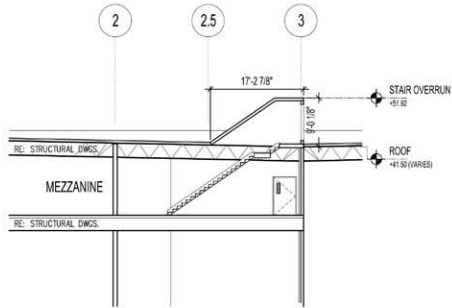
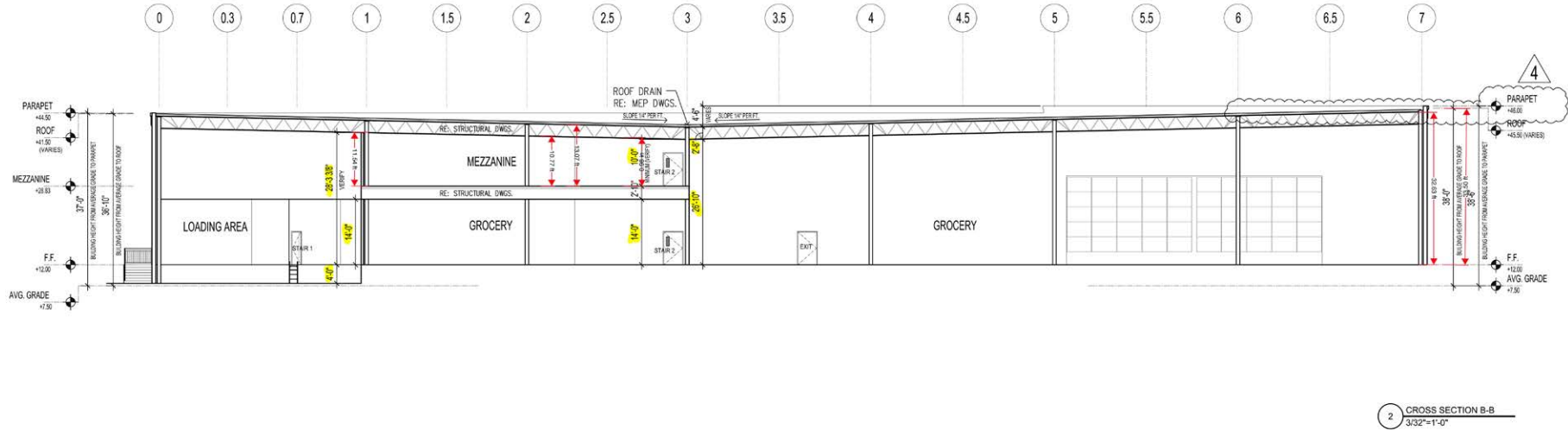
## CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# STAMFORD RETAIL

699 CANAL STREET | STAMFORD, CT 06902

CEILING HEIGHTS



**CHARTER REALTY**  
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# STAMFORD RETAIL

699 CANAL STREET | STAMFORD, CT 06902

## 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**

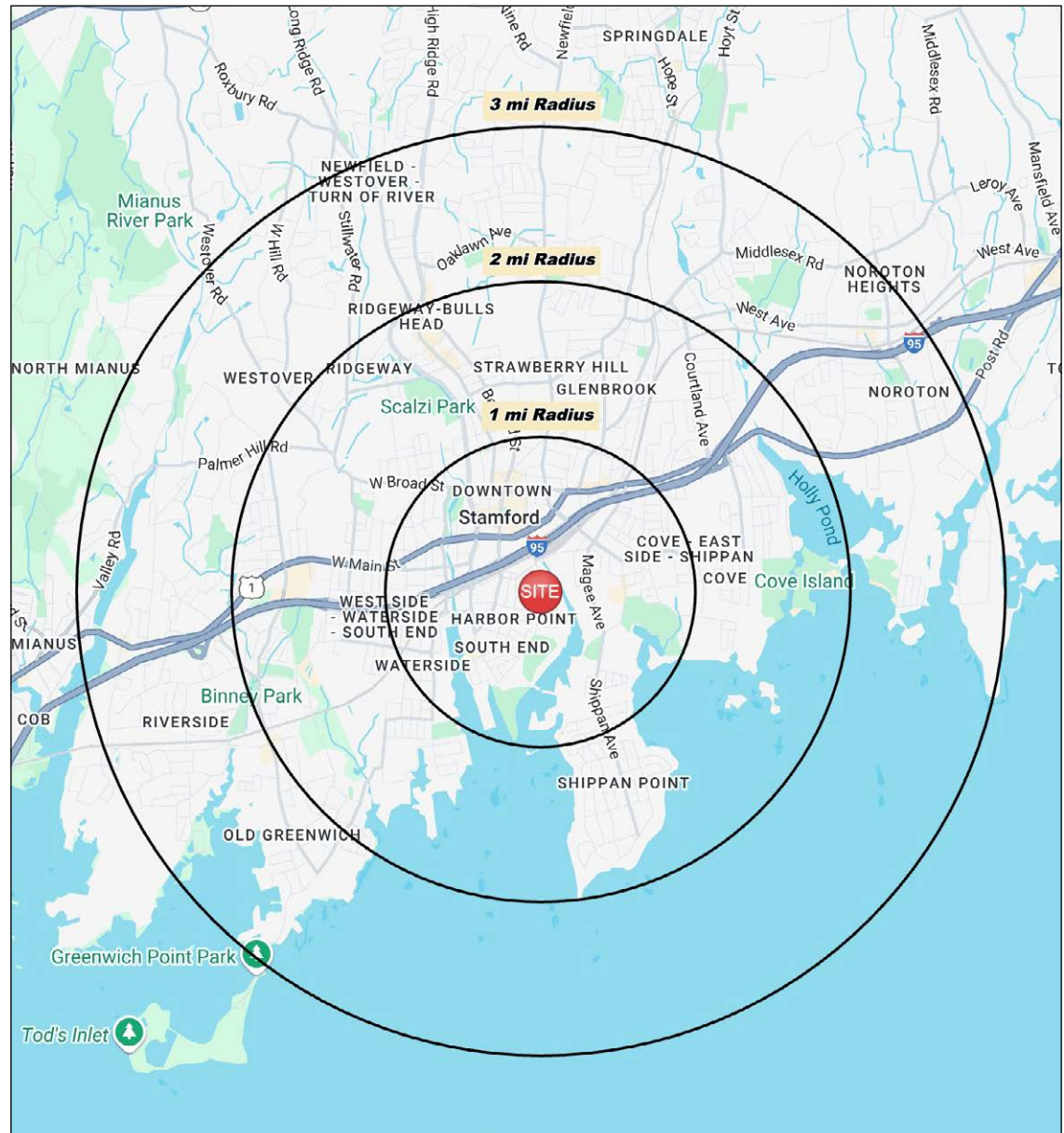
Daytime Population: **138,812**

Median Age: **36.0**



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

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



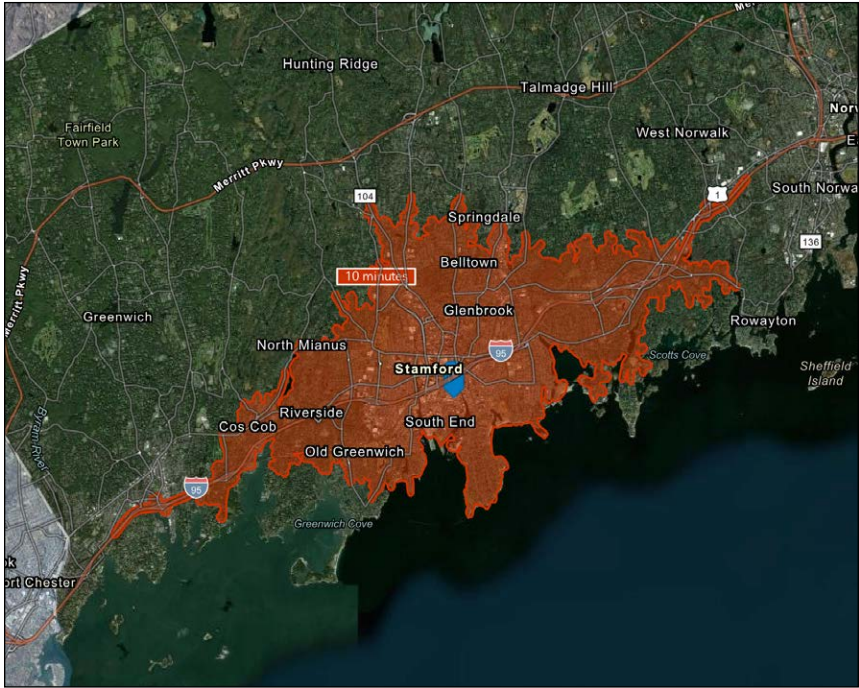
#### CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# STAMFORD RETAIL

699 CANAL STREET | STAMFORD, CT 06902

10 MINUTE DRIVE TIME



| KEY FACTS               |                    |
|-------------------------|--------------------|
| 121,597                 | 36.8               |
| Population              | Median Age         |
| \$104,170               | 139,560            |
| Median Household Income | Daytime Population |

| TAPESTRY SEGMENTS                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Metro Renters<br>11,400 households                                                                                                                                                                                                                                  | Top Tier<br>7,352 households                                                                                                                                                                                                                                         | Uptown Lights<br>6,597 households                                                                                                                                                                                                                     |
| <b>Socioeconomic Traits</b><br>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. | <b>Socioeconomic Traits</b><br>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. | <b>Socioeconomic Traits</b><br>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. |
| <b>Household Types</b><br>Singles living alone                                                                                                                                                                                                                      | <b>Household Types</b><br>Married couples                                                                                                                                                                                                                            | <b>Household Types</b><br>Married couples; singles living alone                                                                                                                                                                                       |
| <b>Typical Housing</b><br>High Rises                                                                                                                                                                                                                                | <b>Typical Housing</b><br>Single Family                                                                                                                                                                                                                              | <b>Typical Housing</b><br>Single Family                                                                                                                                                                                                               |

|                                                                                     |                                                                                     |                                                                                     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| TOTAL<br>RETAIL SALES                                                               | EDUCATION                                                                           | OWNER OCCUPIED<br>HOME VALUE                                                        |
| Includes F&B                                                                        | Bachelor's Degree<br>or Higher                                                      | Average                                                                             |
|  |  |  |
| \$1,998,308,752                                                                     | 56%                                                                                 | \$949,338                                                                           |

| ANNUAL HOUSEHOLD SPENDING |                       |           |                        |                |
|---------------------------|-----------------------|-----------|------------------------|----------------|
| \$6,690                   | \$3,912               | \$11,391  | \$364                  | \$10,365       |
| Eating<br>Out             | Apparel &<br>Services | Groceries | Computer &<br>Hardware | Health<br>Care |



CHARTER REALTY  
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# STAMFORD RETAIL

699 CANAL STREET | STAMFORD, CT 06902



## CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# STAMFORD RETAIL

699 CANAL STREET | STAMFORD, CT 06902



## CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# STAMFORD RETAIL

699 CANAL STREET | STAMFORD, CT 06902



## CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.