

18 DOCK STREET

STAMFORD, CT



18 DOCK STREET

PROPERTY INFORMATION

18 Dock Street is a prominent ground-floor opportunity within a new 395 unit luxury residential development, ideal for restaurant or retail. Situated in the South End at the corner of Dock and Canal, the building is easily accessible from I-95 and Downtown Stamford.

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Abundant surface and garage parking

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Access to NYC: ~55 min Metro-North express from Stamford Station or ~45 min off-peak drive

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Estimated population of over 188,729 within 5 miles

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I-95: 113,151± vpd
Dock Street: 11,293± vpd
Canal Street: 5,744± vpd

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

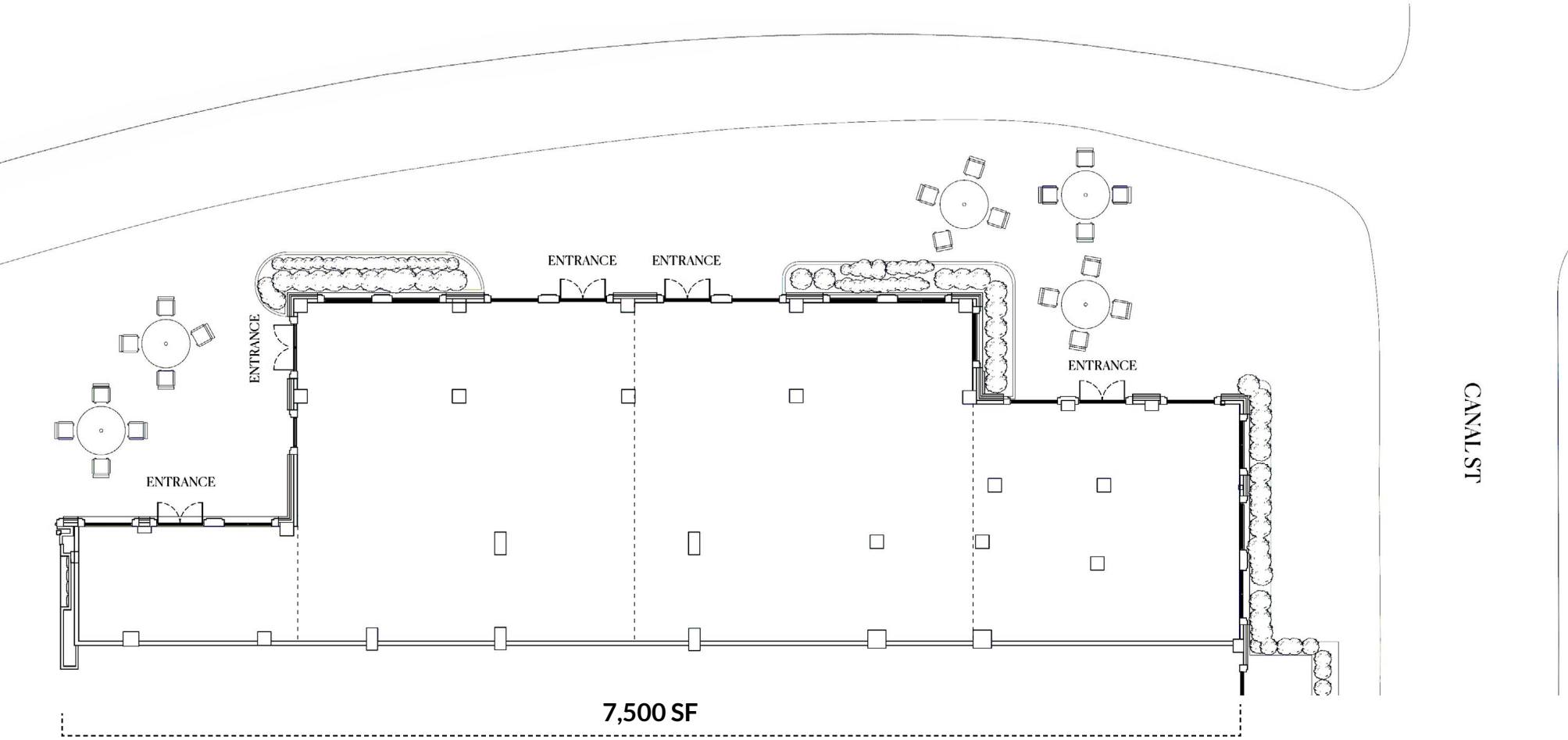
SPACE DETAILS

7,500 SF ground floor space (open to reasonable divisions)

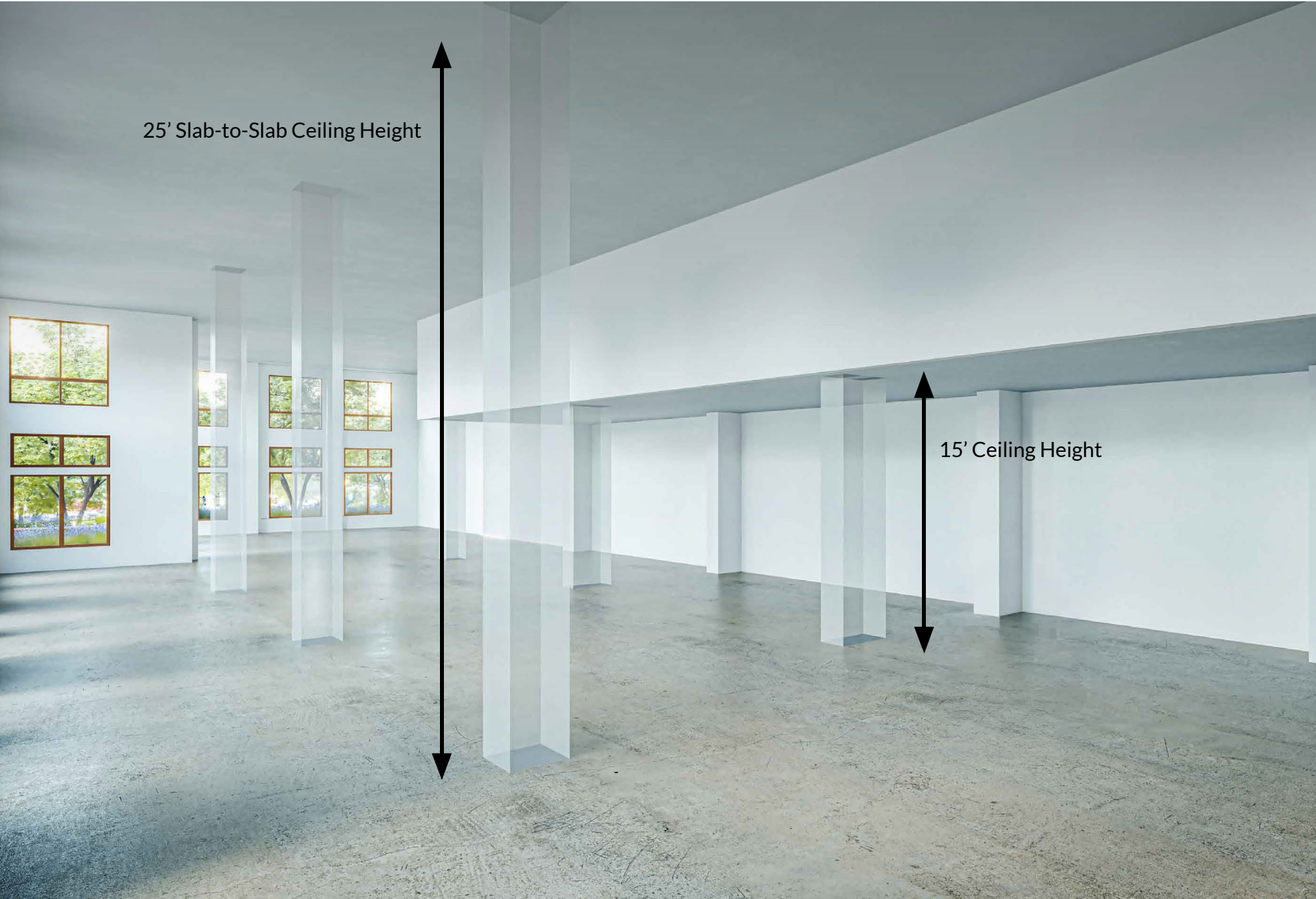


FLOOR PLAN

- KEY ATTRIBUTES:**
- Grease Traps in Place
 - Mezzanine Opportunity
 - Flexible & Scalable Configurations
 - Expansive Ceiling Heights
 - 211' of Frontage on Dock and Canal Street



FLOOR PLAN RENDERING



DEMOGRAPHICS AT 1, 3 AND 5 MILE RADIUS

1 MILE RADIUS:



Total Population: **51,974**
Households: **23,678**
Daytime Population: **69,827**
Median Age: **31.6**



Average Household Income: **\$138,901**
Median Household Income: **\$104,587**

3 MILE RADIUS:



Total Population: **139,349**
Households: **56,326**
Daytime Population: **140,470**
Median Age: **36.2**



Average Household Income: **\$204,546**
Median Household Income: **\$138,225**

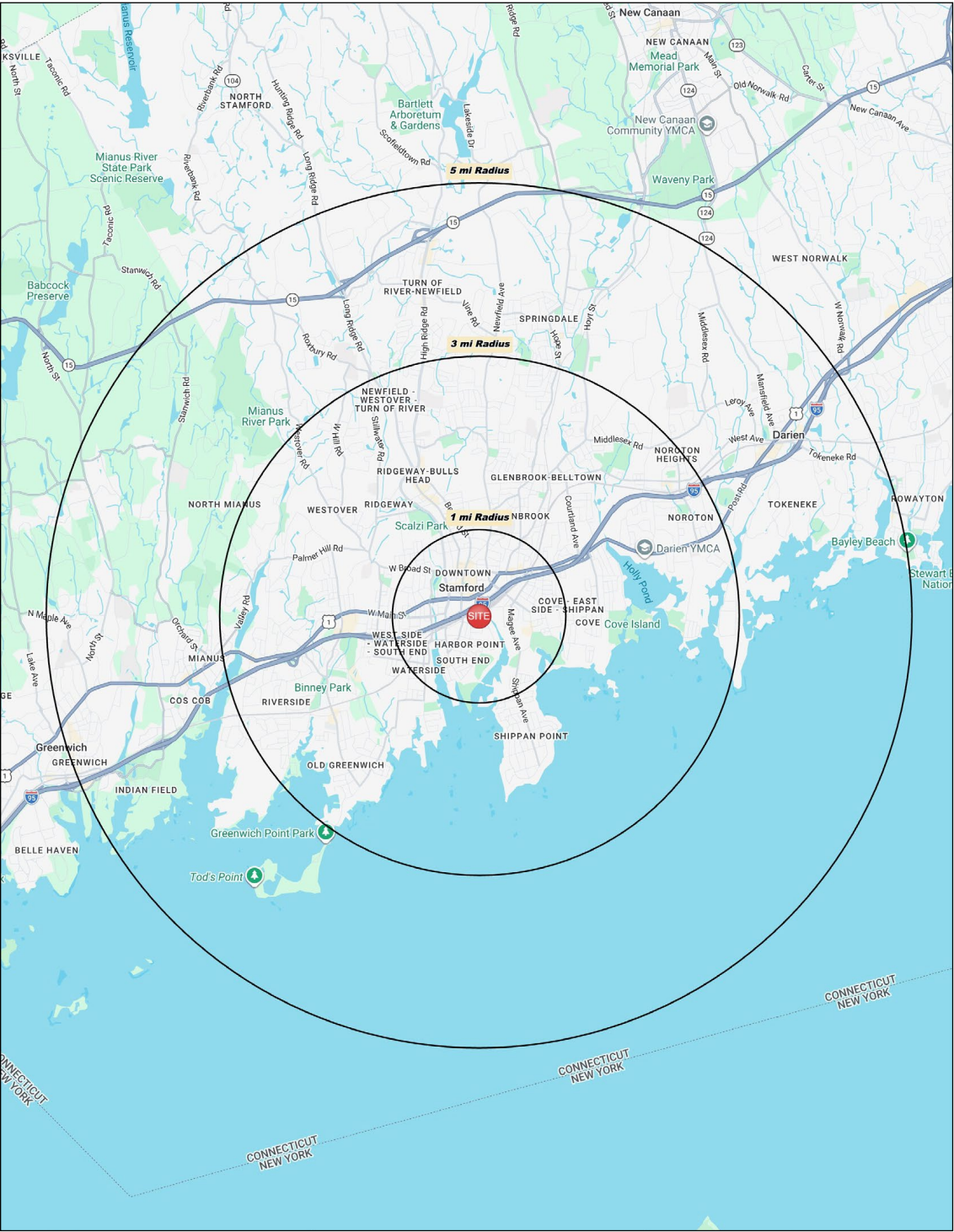
5 MILE RADIUS:



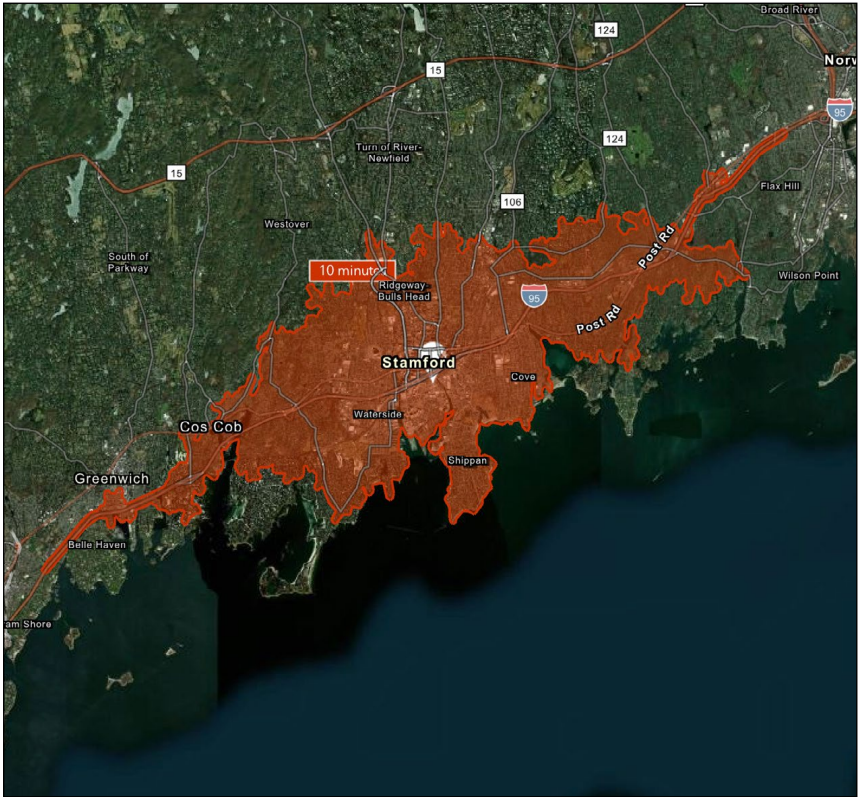
Total Population: **188,729**
Households: **74,642**
Daytime Population: **200,454**
Median Age: **38.2**



Average Household Income: **\$244,039**
Median Household Income: **\$152,336**



10 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$2,270,821,518

EDUCATION

Bachelor's Degree or Higher



55%

OWNER OCCUPIED HOME VALUE

Average



\$970,804

KEY FACTS

124,926

Population

36.8

Median Age

\$116,662

Median Household Income

144,164

Daytime Population

TAPESTRY SEGMENTS

Metro Renters <i>12,100 households</i>	Top Tier <i>8,172 households</i>	Uptown Lights <i>6,979 households</i>
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, ride-sharing, or public transit.	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.
Household Types Singles living alone	Household Types Married couples	Household Types Married couples; singles living alone
Typical Housing High Rises	Typical Housing Single Family	Typical Housing Single Family

ANNUAL HOUSEHOLD SPENDING

\$6,871

Eating Out

\$4,347

Apparel & Services

\$11,693

Groceries

\$390

Computer & Hardware

\$11,628

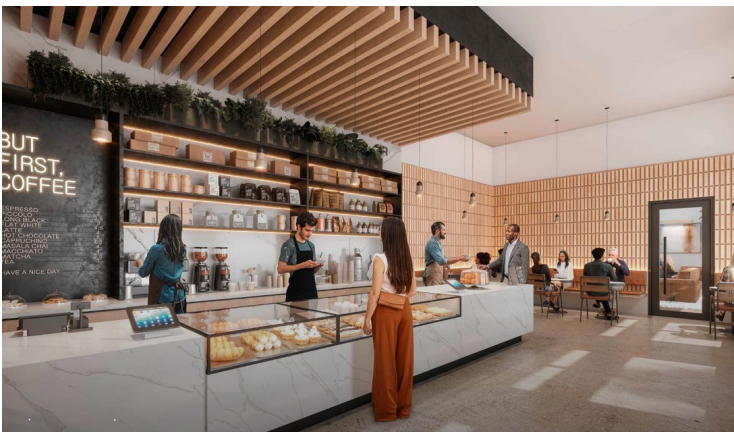
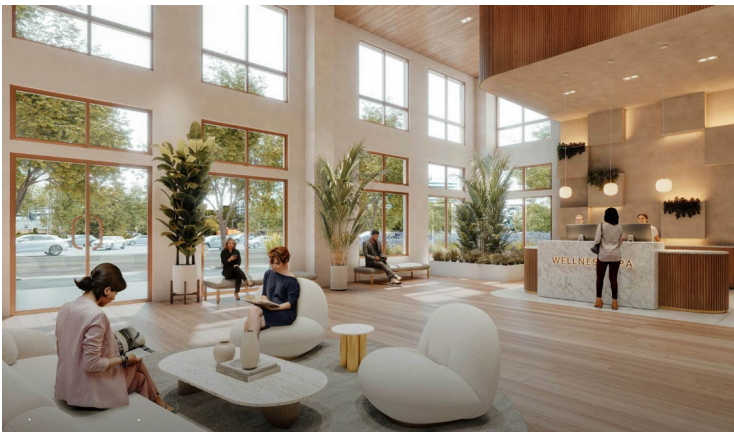
Health Care

SITE AERIAL



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RENDERINGS



18 DOCK STREET



CHARTER REALTY

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