

Stamford I

950 High Ridge Road
Stamford, CT 06905



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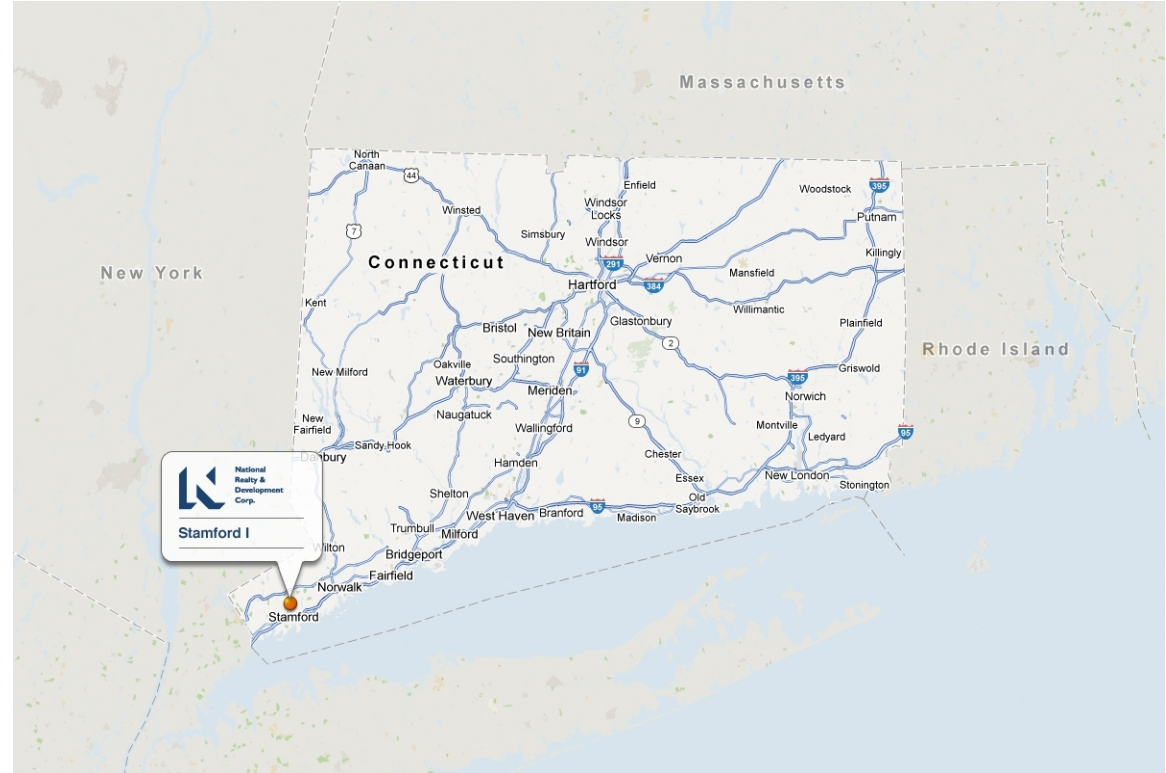
GROSS LEASABLE AREA
15,000 sf

PARKING
80

PARKING RATIO
5.3/1,000

Demographics

	3 miles	5 miles	7 miles
Daytime Population	38,703	138,569	199,942
Population	61,155	179,903	272,047
Households	23,420	69,236	104,132
Avg HH Income	\$176,018	\$169,618	\$182,837
Med HH Income	\$117,101	\$97,964	\$99,316



Details

- Traffic counts of **34,000 vehicles per day** on High Ridge Road.
- Traffic counts of **55,200 vehicles per day** on Merritt Parkway and High Ridge Road.
- Daytime population of **40,000 people in the trade area**. Population of **180,000 people within 5-miles** with a **median household income of \$98,000**.
- Property Size: 1.179 Acres
- Pylon signage available.

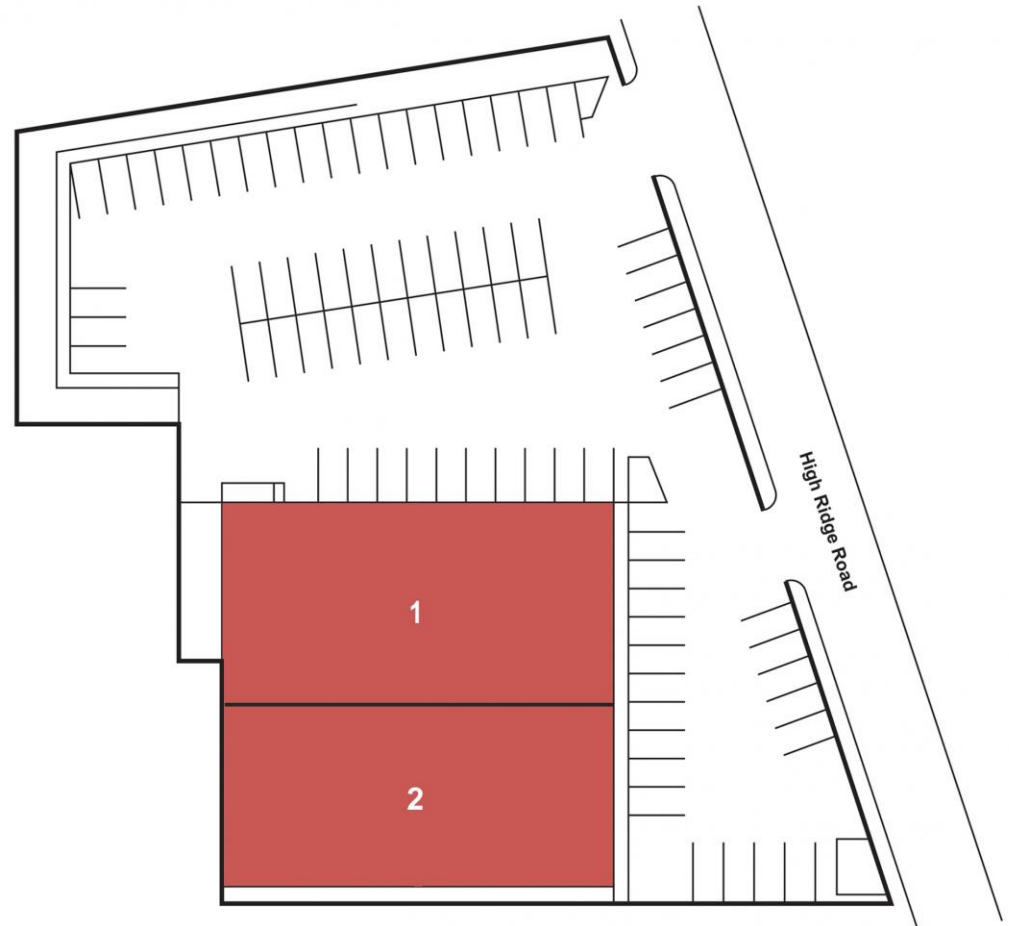
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Space Available

1 7,500 sf

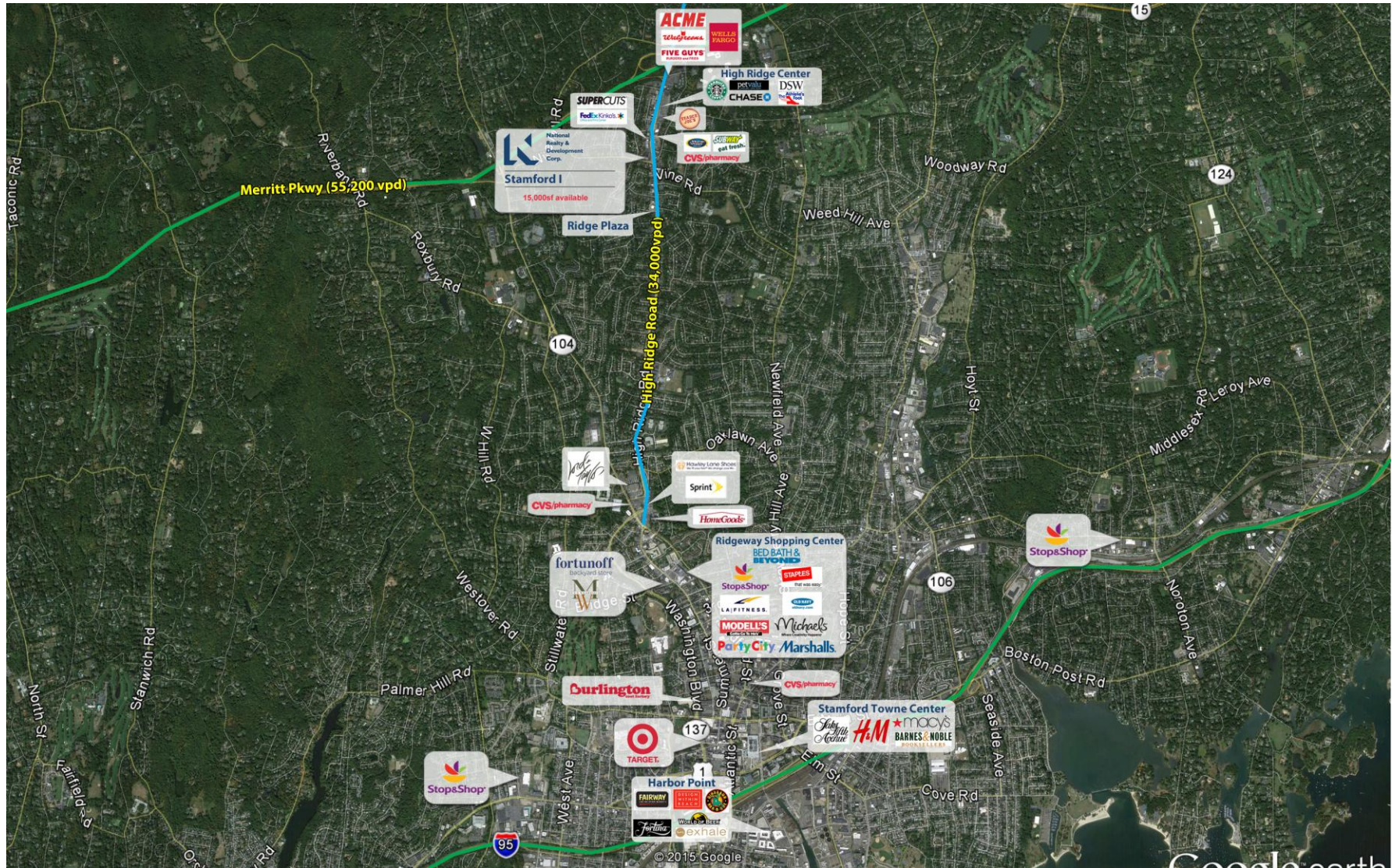
2 7,500 sf



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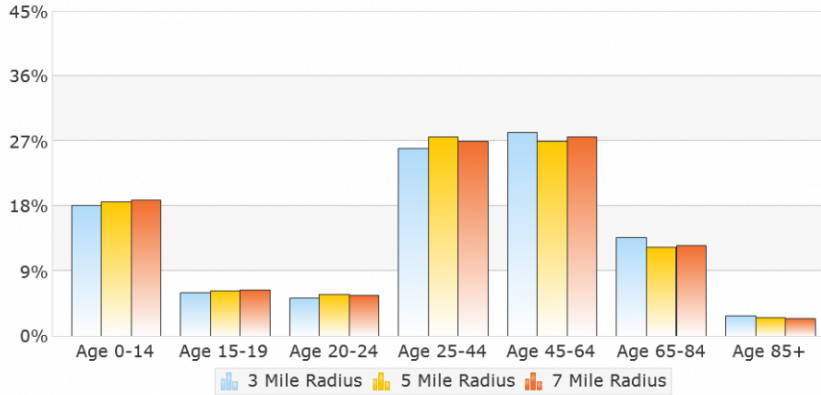
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Trade Area

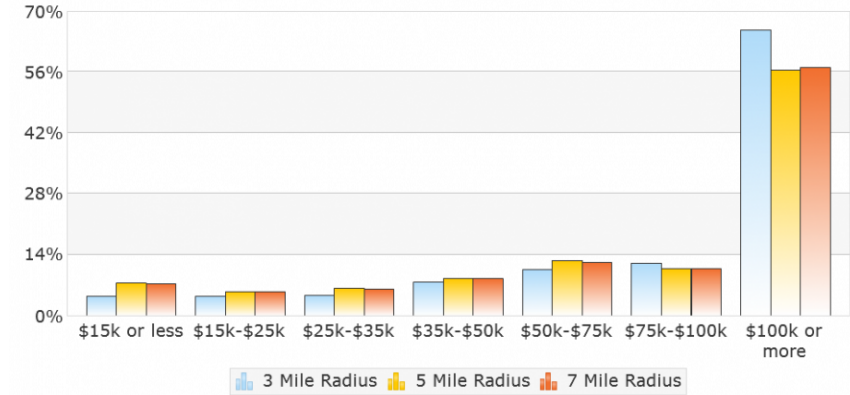


Demographic Summary Report

TOTAL POPULATION (2016)

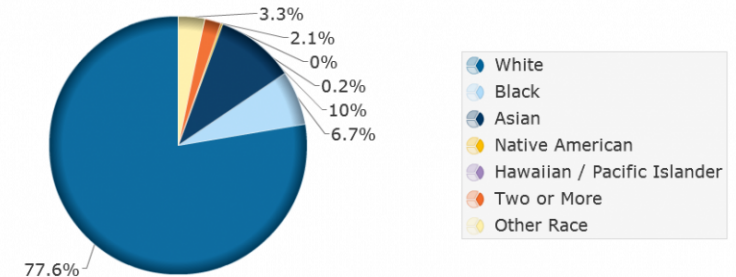


HOUSEHOLDS BY INCOME (2016)

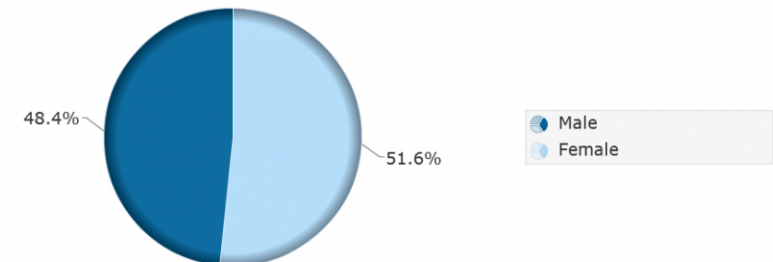


POPULATION	3 MILES	5 MILES	7 MILES
2000 Census	57,744	165,412	252,845
2010 Census	60,652	172,532	262,032
2016 Projection	61,155	179,903	272,047
2021 Projection	61,868	182,621	276,006
Growth 2000-2010	5.00%	4.30%	3.60%
Daytime Population	38,703	138,569	199,942
INCOME	3 MILES	5 MILES	7 MILES
Average Household Income	\$176,018	\$169,618	\$182,837
Median Household Income	\$117,101	\$97,964	\$99,316
HOUSEHOLDS	3 MILES	5 MILES	7 MILES
2016 Projection	23,420	69,236	104,132
2021 Projection	24,347	72,179	108,484
HOUSEHOLDS BY TENURE (2016)	3 MILES	5 MILES	7 MILES
Owner Occupied	17,280	41,342	63,766
Renter Occupied	6,140	27,894	40,367
Vacant	825	2,709	4,458
Total	24,245	71,945	108,591

3-MILE POPULATION BY ETHNICITY



3-MILE BREAKDOWN BY GENDER



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About NRDC

Founded more than 50 years ago, NRDC has built a reputation as one of the leading privately-held commercial real estate ownership and development firms in the United States.

Headquartered in Purchase, New York, our team of highly-experienced professionals has a thorough commitment to excellence and a passion for real estate. We possess a sophisticated understanding of the ever-changing landscape of the real estate industry, enabling us to cultivate strong relationships and consistently develop successful projects.

Our Successful Portfolio

NRDC's portfolio is comprised of 78 projects in 14 states, consisting of retail power centers, grocery-anchored community shopping centers, and corporate/industrial business parks. Our retail centers are among the most successful in their respective trade areas. We understand the vital importance of establishing and maintaining the right merchandising mix needed to maximize sales for our tenants and thus ensure the long-term viability of our retail portfolio.

The Principals of NRDC purchased the Hudson's Bay Company located in Canada, which presently owns both Saks Fifth Avenue and Lord & Taylor in the U.S. Hudson's Bay Company is now a public entity with the Principals of NRDC being the largest non-institutional stockholders with seats on the Board and holding the Office of Chairman.

Hudson's Bay Company recently purchased Kaufhof, the #1 department store company in Germany, which operates 119 stores in Germany and Belgium. Hudson's Bay Company owns 464 locations in 4 countries with \$13B in revenue.

