



STAMFORD TOWN CENTER

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ABOUT

A black and white photograph of the exterior of Stamford Town Center at night. The building features large glass windows and doors, some of which are illuminated from within, showing interior spaces with people. The foreground shows a paved plaza with some landscaping, including trees and potted plants. A parking sign is visible in the lower left corner.

Stamford Town Center is a regional shopping center and dining destination in the fastest-growing city in Connecticut. Located in the heart of downtown, the center has been the city's beloved landmark since it opened in 1982.

763,000 SF
85+ STORES
15+ FOOD OPTIONS

100 GREYROCK PLACE
STAMFORD, CONNECTICUT 06901

NOTE: "FOOD OPTIONS" INCLUDES FULL SERVICE AND QUICK SERVICE RESTAURANTS, FOOD COURT OPERATORS AND SPECIALTY FOOD RETAILERS

STAMFORD TOWN CENTER

FEATURES

The center's anchors include:

- Macy's
- Pickleball America
- The Plaza, which boasts Connecticut's largest Barnes & Noble, as well as destinations such as Capital Grille, The New York Comedy Club, Pieology, Puerto Vallarta, and Terra Gaucha.

NOTABLE BRANDS



AT&T

BARNES & NOBLE
BOOKSELLERS

THE
CAPITAL®
G·R·I·L·L·E



Foot Locker



PICKLEBALL
AMERICA

SAFAVIEH

KAY
JEWELERS



La Picante
FINE FOODS

南翔小籠包
Nan Xiang Xiao Long Bao



TERRA GAUCHA
BRAZILIAN STEAKHOUSE

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TRADE AREA

TRADE AREA MAP



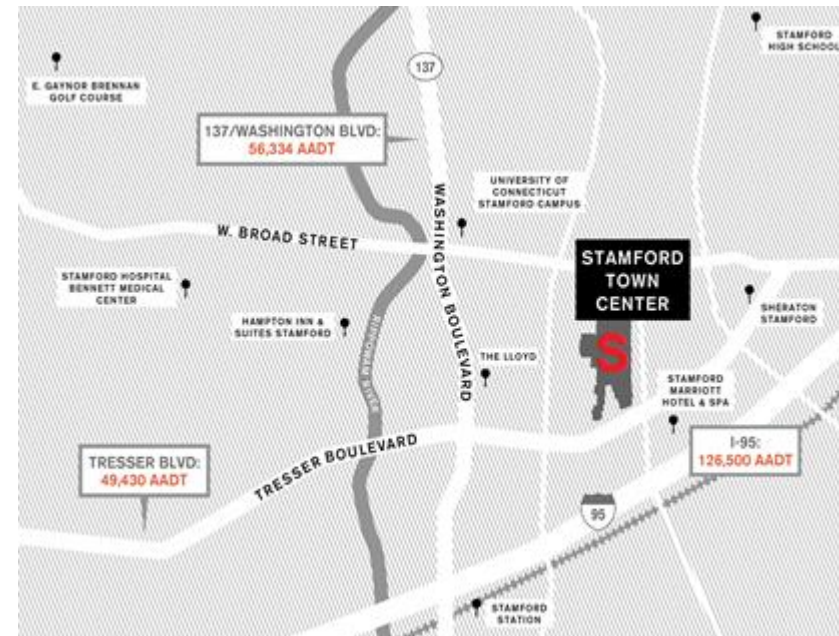
LOCATION

Stamford Town Center is in the heart of the Stamford Downtown Business District, two blocks north of I-95, New England's major north-south thoroughfare.

Stamford has the busiest Metro-North railroad station outside NYC, the only busier station being Grand Central Terminal. The train brings thousands of commuters from Manhattan and neighboring suburbs. Over 30,000 commuters pass through this station each day.

Over 232,000 cars have direct access to the center from I-95, US-1 and Washington Blvd. daily.

TRAFFIC MAP



TRADE AREA

DEMOGRAPHICS

Population	1,460,112
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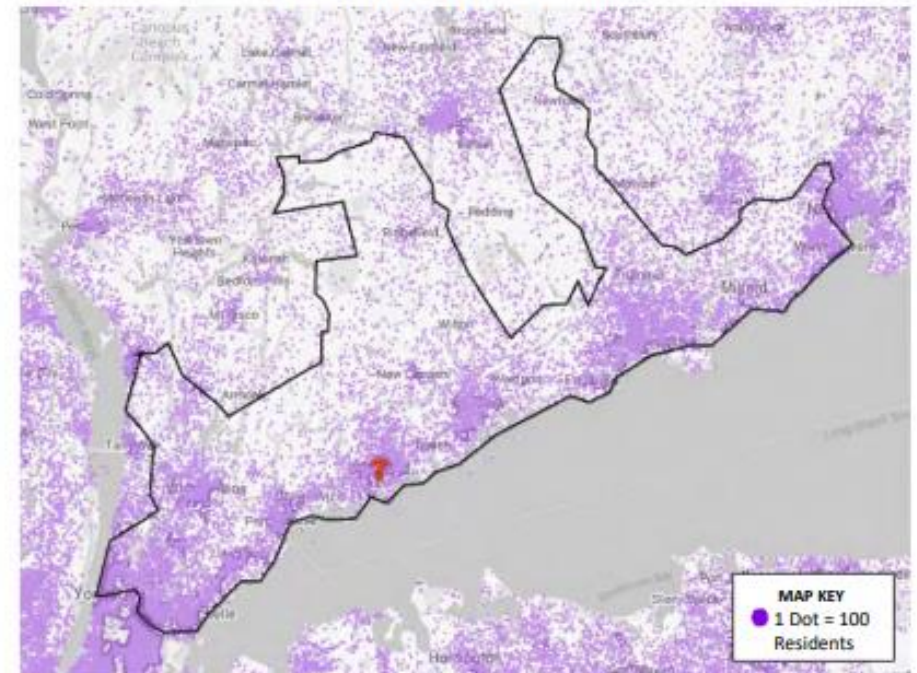
Number of Households	541,118
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Number of Households Earning \$100,000+	258,540
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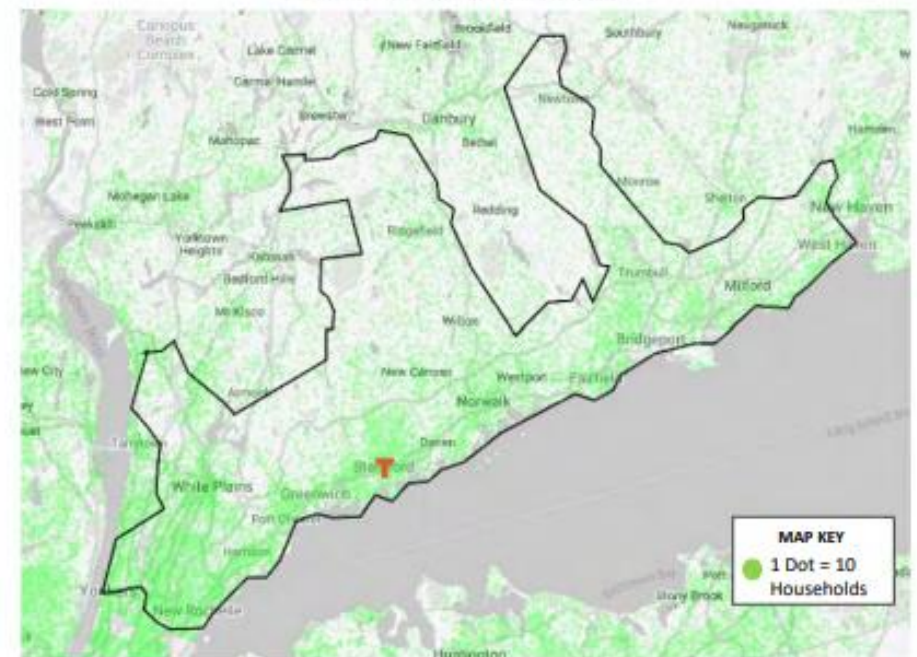
Number of Households Earning \$150,000+	172,617
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Average Household Income	\$149,759
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RESIDENTIAL POPULATION DENSITY



HOUSEHOLDS EARNING \$150K+



AREA OVERVIEW

Fairfield County Market Overview



Stamford is situated in the southern portion of Fairfield County, which routinely ranks among the top 20 wealthiest counties in the U.S.. Fairfield County is the most populous county in Connecticut with a well-educated and affluent population of over 950,000. The county is also home to five of the 10 most populous cities in Connecticut (Bridgeport, Stamford, Norwalk, Danbury and Greenwich) and provides its residents with a multitude of recreational and cultural amenities, in addition to a prime location 30 miles north of New York City.

Fairfield County residents are some of the wealthiest in the nation: the estimated average household income is over \$147,000. Lastly, Connecticut's marginal tax rate of 6.7% versus New York State's 8.8% coupled with Connecticut's lack of local income tax compared to New York is a draw for residents.

STAMFORD'S CENTRAL BUSINESS DISTRICT

QUICK STATS

The City of Stamford has a population of over 135,000 residents, and in recent years, Stamford has experienced a dramatic growth in the residential, retail, hotel, restaurant, and nightlife sectors. Currently, Stamford is the second largest financial district in the New York metropolitan region after New York City. The rapid and consistent growth that Stamford has experienced in recent years is due to the arrival of a young and well-educated residents seeking a plethora of new jobs, a vibrant urban lifestyle, and convenient transit to Manhattan. The growing population and strong demographics have solidified Stamford's status as one of the most desirable business hubs in the Northeast.

Stamford's CBD has enjoyed a boom of corporate and millennial migration, offering everything that its young residents desire. For nearly 50% of the approximately 46,000 residents who are between 20 and 44 years old with an average income of nearly \$110,000. There are over 70 public art displays, 60 bars and restaurants, and 13 parks to enjoy. The dining venues, farmer's markets, and local breweries have been key drivers of the recent millennial migration into the area as they draw young crowds and create an inviting atmosphere to dine, gather, and network.

The Stamford Downtown Special Services District (DSSD) attracts nearly 350,000 people in the area annually through 16 events such as the Parade Spectacular, Alive@Five summer concert series, and the ArtWALK, an evening full of art receptions, live music, dance lessons and art demonstrations, to help foster community engagement through a shared appreciation and interest in the arts. Importantly, UCONN-Stamford, one of Connecticut's prominent higher education providers, has experienced explosive growth in recent years as students have shown a desire to live in cities to complement their academics with professional job experiences that are often the hallmark of cities. Stamford Town Center is just a 5-minute walk from the University of Connecticut-Stamford campus. It is the largest regional campus with over 2,300 students and faculty with enrollment increasing by over 60% over the last five years. In 2017, the university decided to build its first permanent dormitory to house 300 full time students. As demand for housing is exceeding capacity, the university is now planning additional student housing in close proximity to the center.

Stamford's CBD has experienced an explosive 31.8% growth in overall population since 2010

Stamford's Millennial population has more than doubled since 2010, exceeding that of both Hoboken, NJ and Jersey City, NJ

Home of 9 Fortune 1000 companies

Stamford's metro area ranks number one in the United States for both average household income and effective buying income

AREA OVERVIEW

CORPORATE PRESENCE




Stamford has an impressive number of corporate headquarters, four of which are Fortune 500 companies, and nine are Fortune 1000. The dense number of corporate headquarters is unrivaled in the state, an incredibly uncommon achievement for a city of its size. Stamford is a city rich in cultural diversity that features a rapidly growing tech startup community, a strong healthcare system, top-tier schools, an unemployment rate well below the federal and state level, and residential options for all ages and income levels.

Stamford has demonstrated historical success in attracting corporations seeking to relocate including headquarter locations for Castleton Commodities, XL Reinsurance, Indeed. com, Design Within Reach, Vineyard Vines, United Rentals, Deutsch Family Wines, Charter Communications, Kayak.com and Henkel of America, Inc. The once financial services dependent employment market has diversified and bolstered its resilience, with major employer presence from the technology, advertising, healthcare, and media employment sectors.

Charter Communications recently relocated its corporate headquarters to Stamford, bringing 1600 jobs within walking distance of Stamford Town Center. The new 914,000 square foot campus spans three buildings on more than an acre in the downtown core.

These relocations and expansions are not only the harbinger of Stamford's vibrant and robust economic activity; they also reinforce Stamford's reputation as a desirable location to attract and retain an educated workforce that prioritizes work-life balance and manageable living expenses.

Company	New Location	Number of New Jobs	Date of Move	Comments
	677 Washington Blvd	2,100	2021	WWE's global headquarters location, 415,000 SF – 17 year lease.
	860 Canal Street	450	2020	ITV America and Wheelhouse Entertainment received \$6MM and \$3MM loan from the state, respectively.
	BLT Financial Center	250	2020	40,000 SF
	677 Washington Blvd	100	2019	13,000 SF
	677 Washington Blvd	110	2019	KPMG received \$3MM grant from the state.
	Gateway Harbor Point Complex	1,100	2018	Headquarters location for Charter.
	BLT Financial Center	120	2018	24,000 SF headquarters location for Tudor, which will include a state-of-the-art trading floor.
	BLT Financial Center	124	2018	25,000 SF
	600 Washington Blvd	600	2018	115,000 SF
	BLT Financial Center	300	2017	Henkel's North American headquarters location. Henkel received \$5MM in tax credits and \$1.8MM sales tax exemption for relocating to the City. Henkel will spend additional \$30MM along with \$20MM loan from the state to set up its Personal Care R&D lab.
	177 Broad St	500	2017	Indeed currently employs 900 in Stamford and plans to invest \$66MM for expansion. It has received \$10MM loan from the state.
	300 Atlantic St	400	2017	PwC's divisional headquarters location. It has received \$9MM in state grants.

3

MARKET

MARKET

The masterplan development currently features more than 4,000 residential units (an additional 2,000 units planned), 200,000 square feet of retail and over one million square feet of office space.



Long Island Sound

SHIPPAN POINT

Stamford Harbor

OLD GREENWICH

HARBOR POINT

STAMFORD
TRANSPORTATION
CENTER

30,000
DAILY METRO-NORTH
RIDERSHIP TO/FROM NYC
47 mins.
TO GRAND CENTRAL VIA
THE METRO

ATLANTIC STATION II

ATLANTIC STATION I

ONE STAMFORD
FORUM

THE MARRIOTT STAMFORD

TRUE NORTH

THE SMYTH

STAMFORD TOWN CENTER

URBY STAMFORD

50,000
AADT

BLT FINANCIAL
CENTER

THE STAMFORD HOTEL

CANTERBURY
GREEN
APARTMENTS

★ macy's

LANDMARK
SQUARE
BUILDING

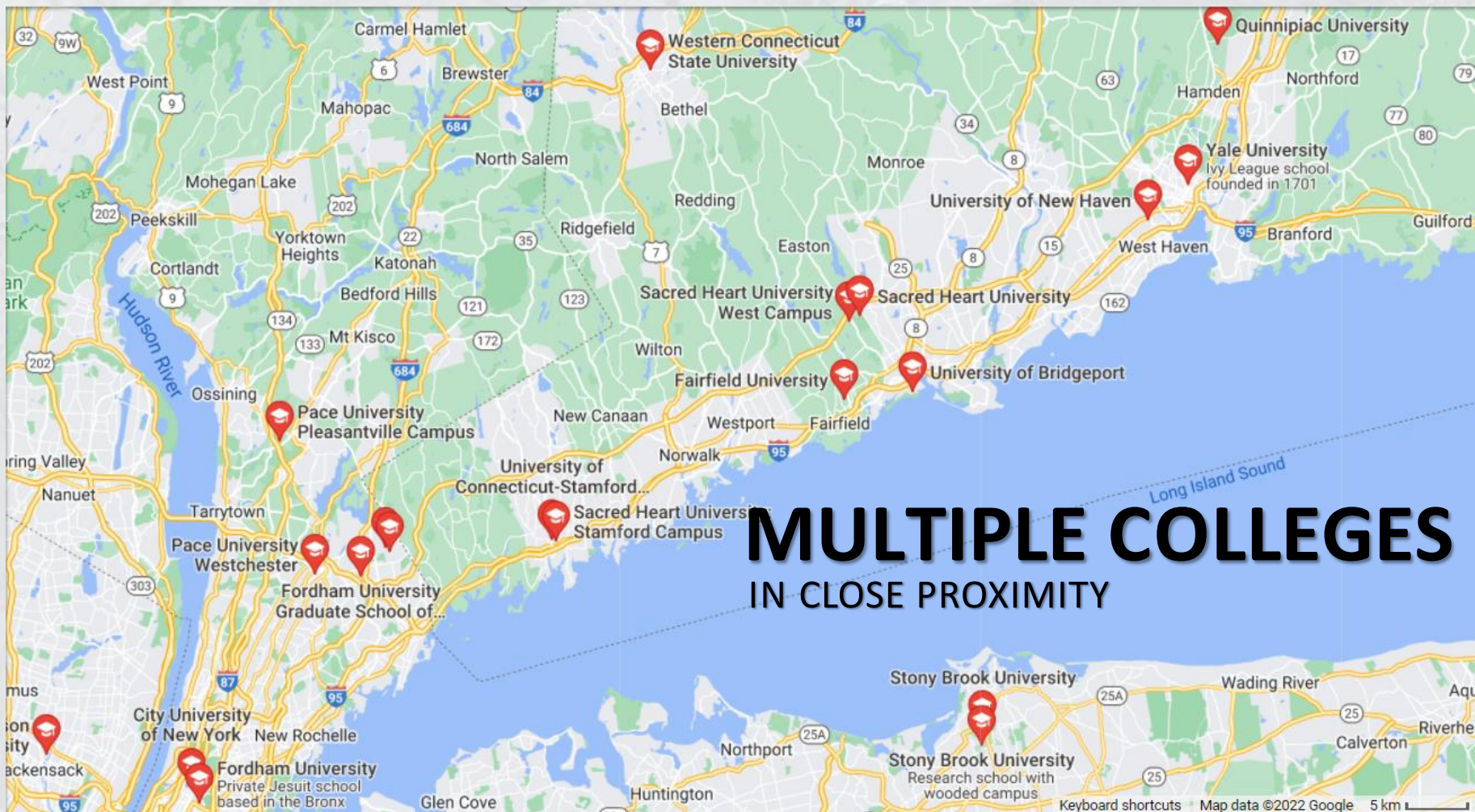
COURTYARD MARRIOTT

MARRIOTT RESIDENCE INN

BROAD STREET

25,000
AADT

HIGHGROVE



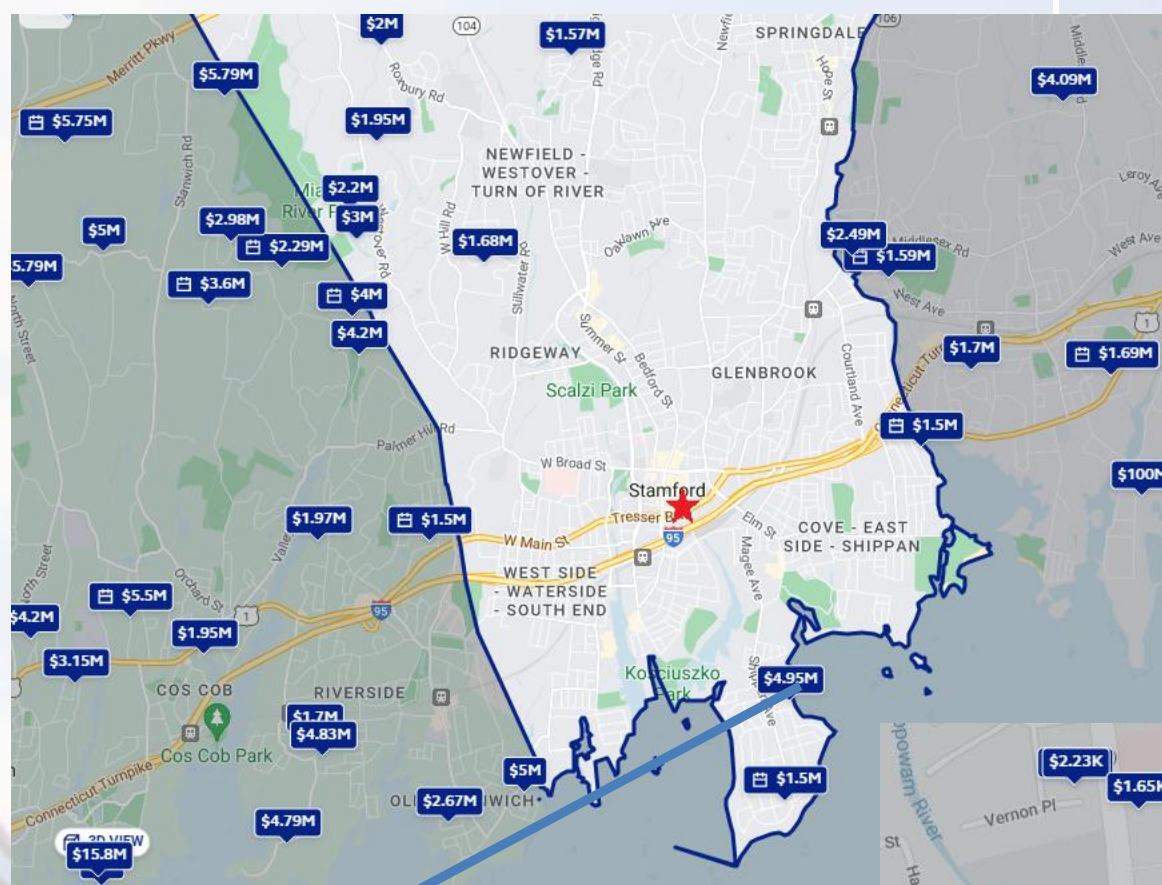
There are nearly 120,000 college students within 30 miles of Stamford Town Center, many of whom access the center via MetroNorth.

- **UNIVERSITY OF CONNECTICUT STAMFORD**
 - > WALKING DISTANCE
 - > STUDENT POPULATION: 2,300
- **MERCY COLLEGE**
 - > DISTANCE: 24 MILES
 - > STUDENT POPULATION: 22,000
- **WESTCHESTER COMMUNITY COLLEGE**
 - > DISTANCE: 19 MILES
 - > STUDENT POPULATION: 13,900
- **NORWALK COMMUNITY COLLEGE**
 - > DISTANCE: 7 MILES
 - > STUDENT POPULATION: 6,700
- **FAIRFIELD UNIVERSITY**
 - > DISTANCE: 18 MILES
 - > STUDENT POPULATION: 5,200
- **SACRED HEART**
 - > DISTANCE: 23 MILES
 - > STUDENT POPULATION: 8,500
- **FORDHAM UNIVERSITY**
 - > DISTANCE: 30 MILES
 - > STUDENT POPULATION: 15,300
- **YALE UNIVERSITY**
 - > DISTANCE: 42 MILES
 - > STUDENT POPULATION: 12,060

LUXURY HOUSING IN CLOSE PROXIMITY

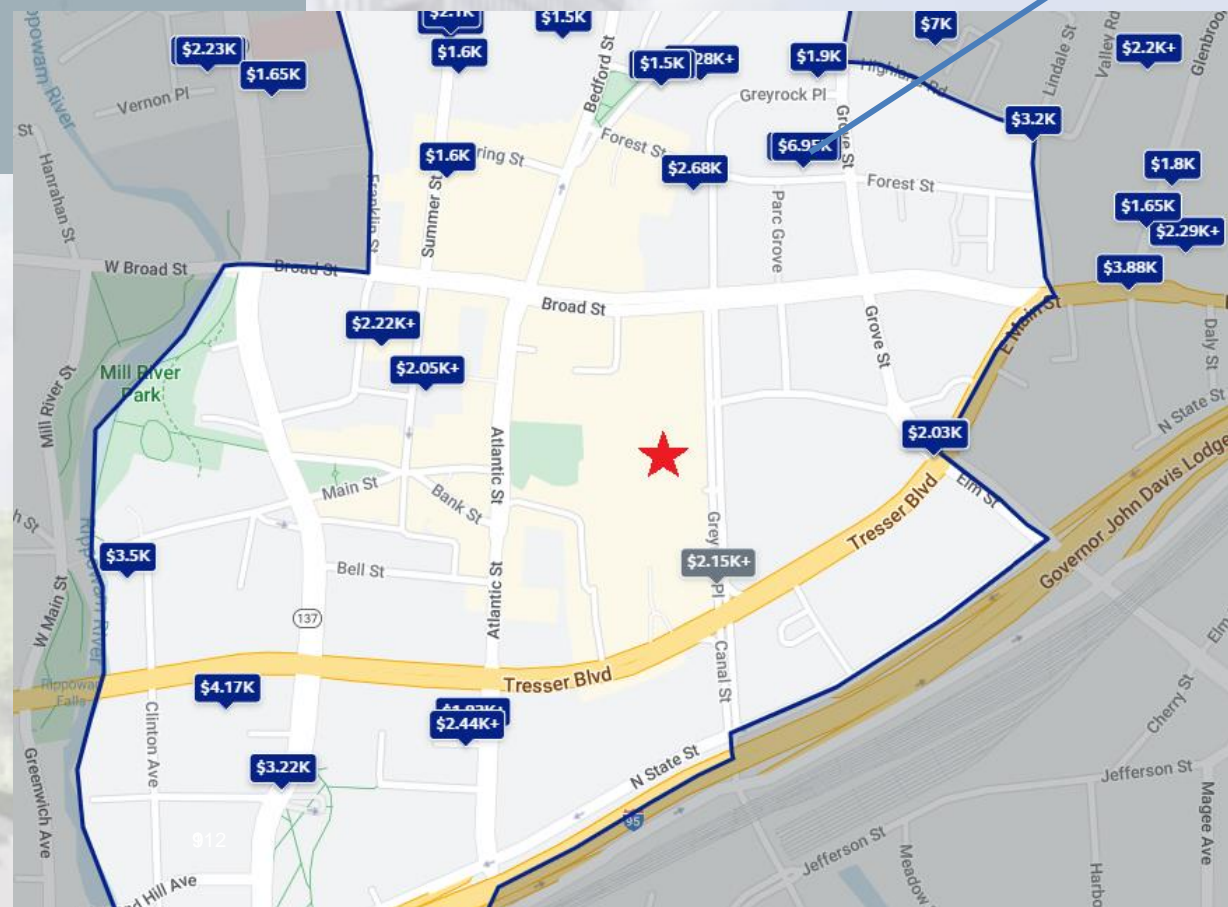


Highgrove Luxury Apartments \$6,950/mo
70 Forest St
Stamford, CT 06901 [Downtown](#)



71 Gurley Rd \$4,950,000
Stamford, CT 06902 [Shippan](#)
Est. Mortgage \$25,177/mo*

Highly affluent residential communities
surround Stamford Town Center

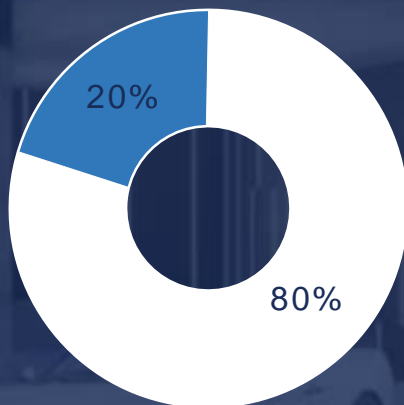


RECENT DEVELOPMENTS

AREA OVERVIEW

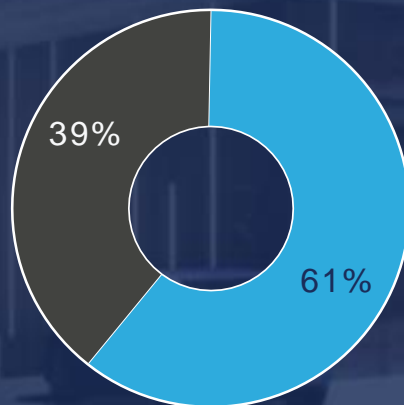
Once considered a sleepy, predominately financial services oriented city, Stamford has quickly turned into the go-to 24/7 live /work /play city outside of New York City. Stamford has been undergoing a renaissance, attracting a steady inflow of new young professionals and businesses due to its desirable quality of life, proximity to Manhattan, pro-business environment, convenient public transportation system and extensive urban amenities. In 2009, approximately 230 new residential units were delivered. By 2018 5,380 residential units were delivered. This represent a 23x growth multiple in development over a period of nine years, with an additional 3,700 residential units either planned or under construction. Since 2013, approximately \$1.2 billion of multi-family assets have traded at approximately \$350,000 per unit.

OFFICE 2.1 MILLION SF



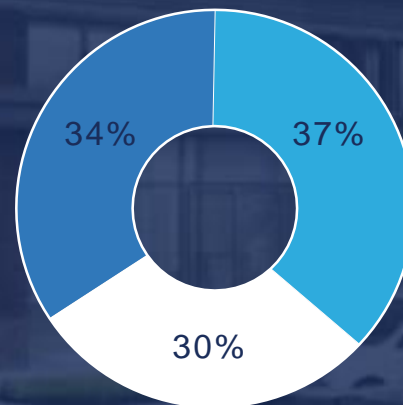
■ UNDER CONSTRUCTION
■ APPROVED

HOTEL 2321 KEYS



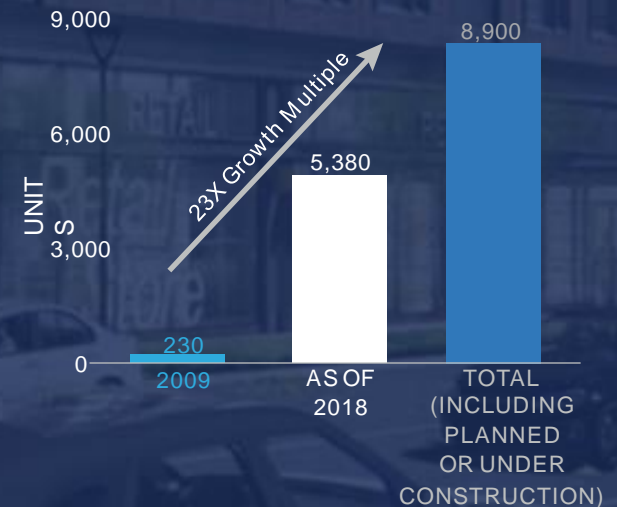
■ RECENTLY COMPLETED
■ PROPOSED

RESIDENTIAL 7,380 UNITS



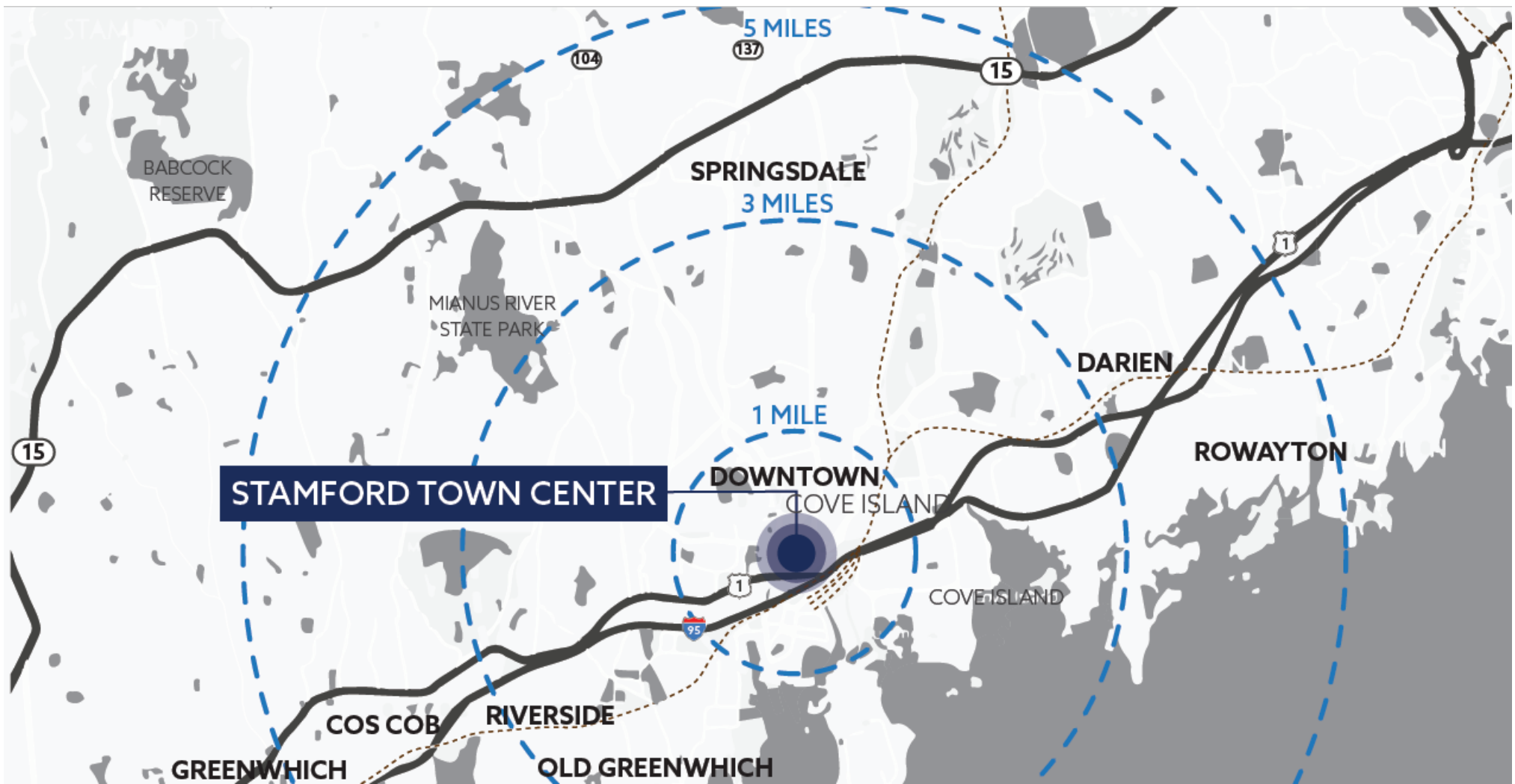
■ RECENTLY COMPLETED
■ UNDER CONSTRUCTION
■ APPROVED/PROPOSED

NEW STAMFORD RESIDENTIAL DELIVERIES



4

SHOPPER INSIGHTS



CITY OF STAMFORD		1 Mile	3 Miles	5 Miles	Stamford	United States
POPULATION	Median Age	37	39	39	39	39
	2022	48,097	132,762	176,886	135,400	329,236,175
	Growth 2010-2019	11.37%	5.84%	5.05%	5.42%	6.64%
	Growth 2019-2024	3.01%	1.85%	1.67%	1.66%	3.56%
HOUSEHOLD INCOME	2019 Households (Est.)	19,295	49,889	66,272	49,853	125,018,808
	2024 Households Projection	19,908	50,775	67,327	50,663	139,683,914
	% 2019 Avg. HH Income ≥\$75,000	50.1%	58.8%	62.2%	58.7%	42.0%
	%2019 Avg. HH Income ≥\$100,000	38.1%	47.4%	52.4%	47.3%	29.7%
	Avg. HH Income (2022 Est.)	\$110,569	\$150,210	\$172,283	\$147,227	\$89,646
EDUCATION	Bachelors Degree or Higher (2022 Est.)	44.4%	39.5%	54.2%	48.6%	31.0%

STAMFORD

Residential Real Estate

	Home Sales - Q3		Condo Sales - Q3	
	2021	2020	2021	2020
Total Sales	350	377	251	193
Mean Sale Price	\$811,656	\$738,641	\$369,299	\$389,447
Median Sale Price	\$685,000	\$641,000	\$332,000	\$329,990
Gross Sales	\$289,761,215	\$279,206,297	\$92,694,140	75,163,240
Year to Date Sales	523	664	734	408
Single Family Sales	314	342	-	-
2-Family Sales	20	17	-	-
3-Family Sales	14	8	-	-
4-Family Sales	2	4	-	-
Multi-Family Sales	36	29	-	-

Source: City of Stamford Assessor's Office

Current Developments



Charter Communications World HQ
777,000 sf office
Estimated Completion: Q4 2021



The Smyth - 885 Washington Blvd
414 apartments & 19,000 sf retail
Estimated Completion: 2022



The Lafayette - 819 E Main St
85 apartments & 2,150 sf retail
Estimated Completion: 2022



Opus at Harbor Point - 900 Pacific St
180 apartments
Estimated Completion: 2022

Stamford by the NUMBERS



37
Median Age



135,470
Population



\$100,713
Median Household Income



AAA
S&P and Fitch Bond Rating



4,900
Apartments in Development

Sources: US Census Bureau, City of Stamford, Standard & Poor's, Fitch Ratings

DOWNTOWN

POPULATION PROFILE

The Typical
Stamford Downtown
Dweller



YOUNG

66% of Stamford's population is 44 years old or younger.



AFFLUENT

At \$139,100, the median household income for Downtown residents is significantly higher than the City of Stamford (\$84,893), the state (\$76,106) and even Fairfield County (\$92,969).



SMART

41% of the population in a 1 mile radius of the Downtown has a college degree or higher. State average is 39%.



EMPLOYEED

52% of Downtown households have someone who works in the City of Stamford or Downtown, 26% work in NYC, 29% work in Financial Services and 18% working in Professional Services.

Stamford Downtown 4 Way Stop Pedestrian and Vehicle Counts

October 5, 2020 - January 3, 2021

Pedestrians



12,711
Average Day

15,853
Average Saturday

88,978
Average Week

18,694
Wednesday, October 14th -
Busiest Day

107,589
Peak Week Beginning
Monday, October 5th

5,944,989
YTD

Vehicles



66,777
Average Day

66,637
Average Saturday

467,438
Average Week

91,234
Tuesday, December 22nd -
Busiest Day

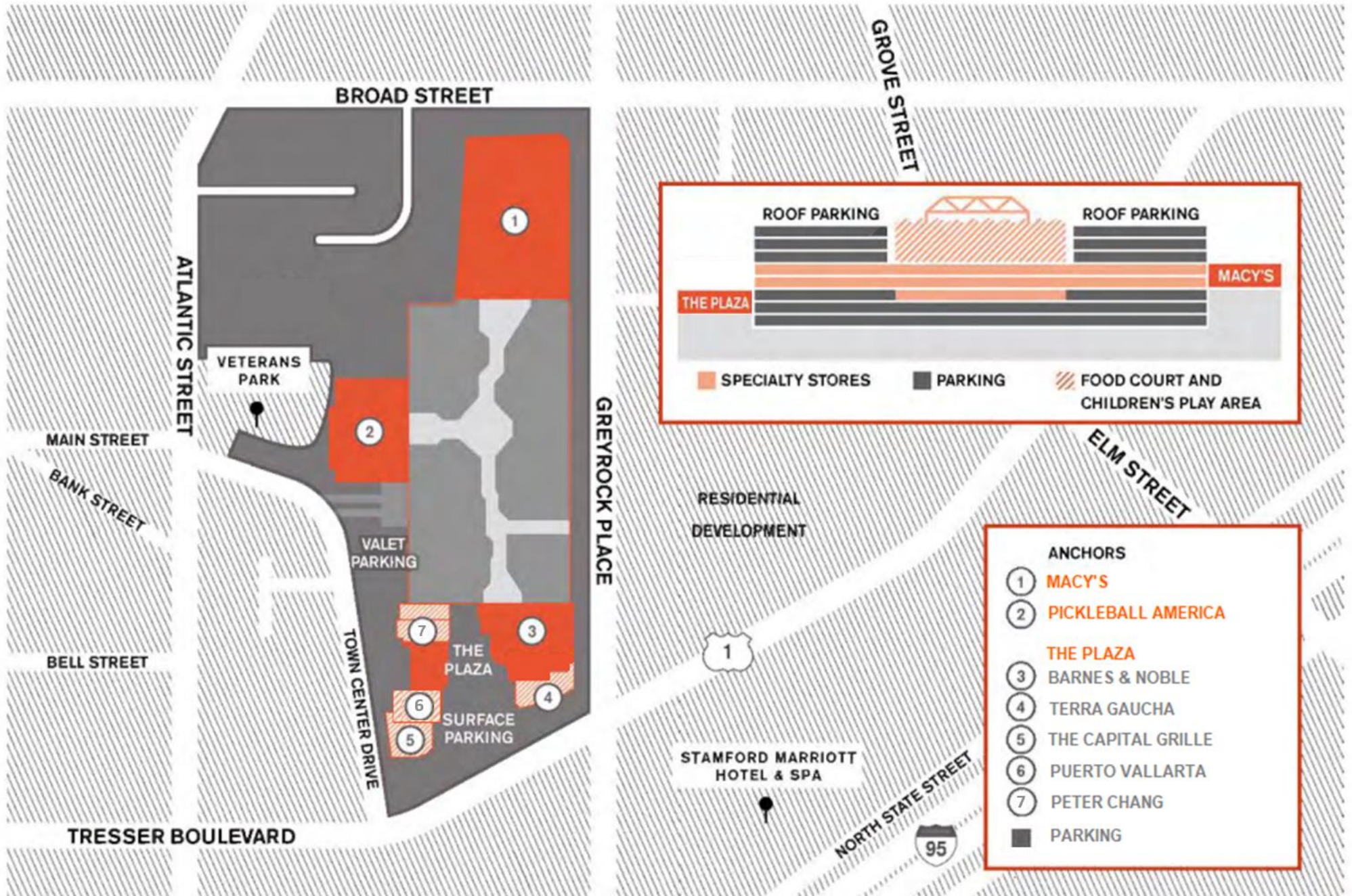
504,590
Peak Week Beginning
Monday, October 5th

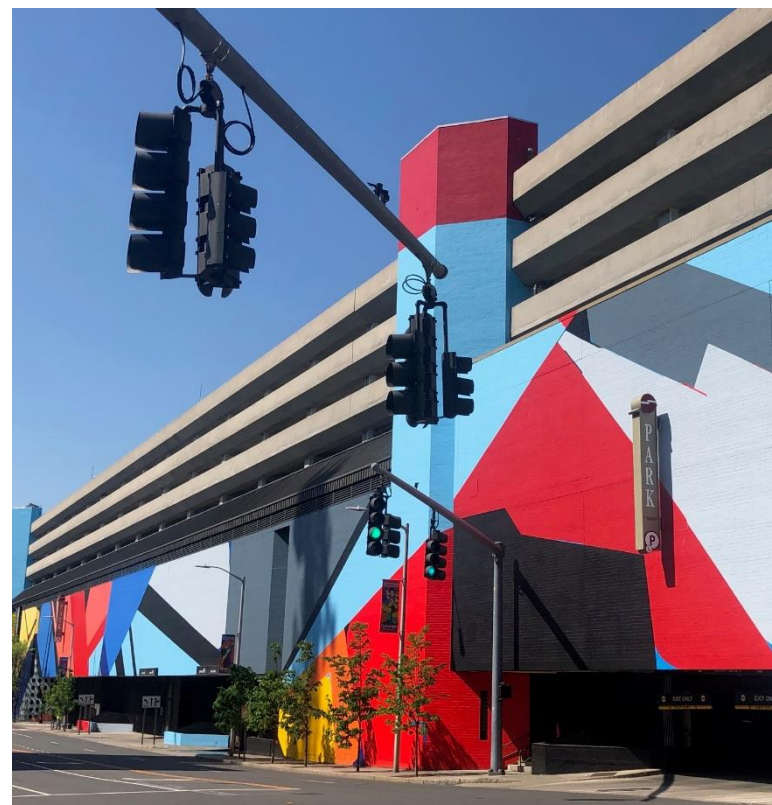
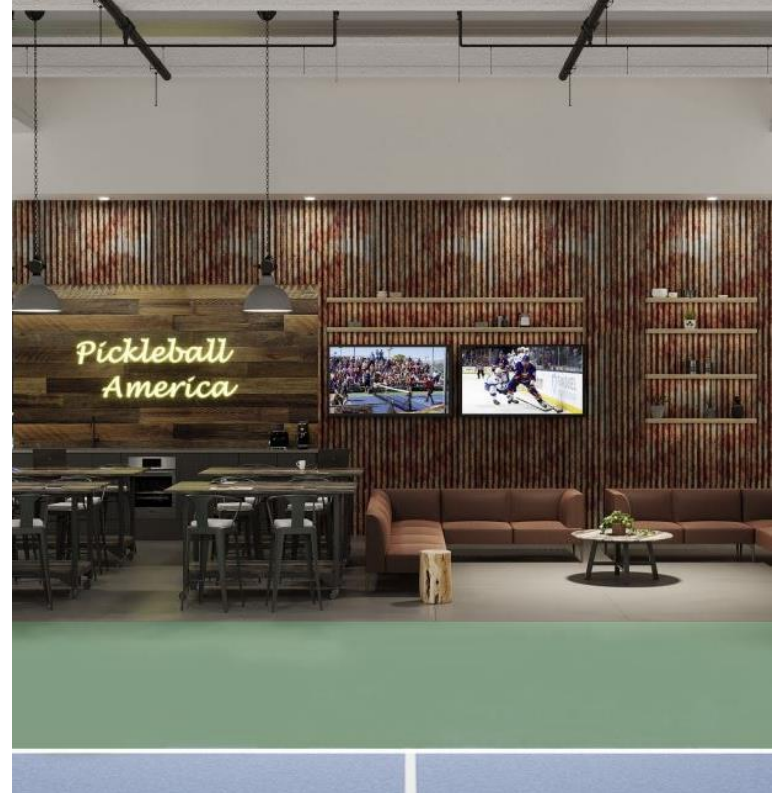
24,863,585
YTD

Statistical information has been obtained from the 2019 Witan Intelligence survey of over 480 individuals living in Stamford Downtown, Springboard and CoStar Demographic Report.

Sources: 2019 Witan Intelligence survey of over 480 individuals living in Stamford Downtown, Springboard and CoStar Demographic Report

SITE PLAN





**STAMFORD
TOWN CENTER
DRAWS MILLIONS
OF SHOPPERS
EACH YEAR**

STAMFORD TOWN CENTER'S
UNIQUE RECREATIONAL TENANTS,
UPSCALE BOUTIQUES,
LONGSTANDING RETAILERS,
ENTICING ENTERTAINMENT
VENUES, AND TOP-NOTCH
RESTAURANTS DRAW TRENDY
AND AFFLUENT CUSTOMERS
FROM SOME OF THE WEALTHIEST
COMMUNITIES IN THE U.S.

A nighttime photograph of the Stamford Town Center. The building is illuminated with warm lights, and its name is displayed vertically in red neon on a glass facade. A large, white, semi-transparent text overlay reads "STAMFORD TOWN CENTER". In the foreground, there is a paved plaza with trees, benches, and a curved road with light trails from passing vehicles. Other city buildings are visible in the background under a dark blue sky.

STAMFORD TOWN CENTER

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