



NIZZARDO REAL ESTATE SERVICES

225 GREENWICH AVE, STAMFORD, CT 06902



FOR MORE
INFORMATION
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FOR SALE OR LEASE

This 13,594SF MG / Industrial Building is conveniently located on 0.60 Acres minutes away from I95 (Exit 7) and The Stamford Train Station (Metro North). The first floor consist of 7,000SF with 14'+ ceilings, two drive-in bays and large fenced in parking lot. The second floor which is also grade level is 7,000sf, 10+ ceilings, two loading docks, office space and additional parking.



PROGRESS

NRES
NIZZARDO REAL ESTATE SERVICES

AS BUILT PLANS FOR
225 GREENWICH AVE.,
STAMFORD, CT 06902

FIRST FLOOR AREA CALCULATION

EX-1.1

Traffic Count Report

225 Greenwich Ave, Stamford, CT 06902

Building Type: **Industrial**
 RBA: **15,000 SF**
 Land Area: **.6 AC**
 Total Available: **15,000 SF**
 Warehouse Avail: **15,000 SF**
 Office Avail: **-**
 % Leased: **0%**
 Rent/SF/Yr: **\$15.00**

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 First Stamford Pl	Greenwich Ave	0.04 E	2018	151,957	MPSI	.13
2 I- 95	Fairfield Ave	0.05 E	2018	153,583	MPSI	.23
3 Pulaski St	Berkeley St	0.02 W	2018	10,230	MPSI	.24
4 Selleck St	Davenport St	0.02 E	2018	940	MPSI	.25
5 Washington Blvd	Station Pl	0.03 N	2018	22,494	MPSI	.28
6 Selleck St	Vassar Ave	0.02 W	2018	15,741	MPSI	.31
7 Atlantic St	Walter Wheeler Dr	0.02 NE	2018	4,659	MPSI	.32
8 Washington Blvd	I- 95	0.01 N	2018	20,258	MPSI	.34
9 Washington Blvd	N State St	0.02 S	2018	21,260	MPSI	.38
10 W Main St	Fairfield Ave	0.04 NE	2018	20,364	MPSI	.38

Daytime Employment Report

1 Mile Radius

225 Greenwich Ave, Stamford, CT 06902

Building Type: **Industrial** Warehouse Av: **15,000 SF**
 RBA: **15,000 SF** Office Avail: **-**
 Land Area: **.6 AC** % Leased: **0%**
 Total Available: **15,000 SF** Rent/SF/Yr: **\$15.00**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	3,648	46,638	13
Retail & Wholesale Trade	526	7,493	14
Hospitality & Food Service	247	4,758	19
Real Estate, Renting, Leasing	206	1,922	9
Finance & Insurance	380	4,700	12
Information	89	1,892	21
Scientific & Technology Services	440	9,719	22
Management of Companies	9	30	3
Health Care & Social Assistance	671	7,013	10
Educational Services	42	652	16
Public Administration & Sales	71	1,114	16
Arts, Entertainment, Recreation	57	534	9
Utilities & Waste Management	247	2,456	10
Construction	303	1,629	5
Manufacturing	99	1,394	14
Agriculture, Mining, Fishing	4	236	59
Other Services	257	1,096	4

Demographic Market Comparison Report

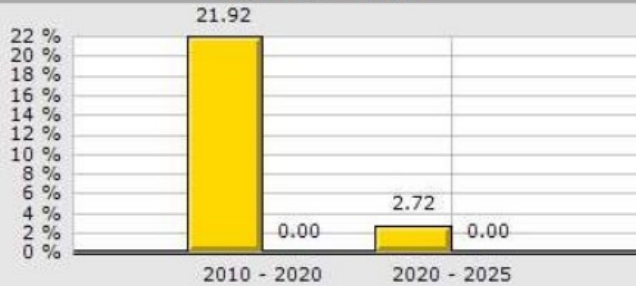
1 mile radius

225 Greenwich Ave, Stamford, CT 06902

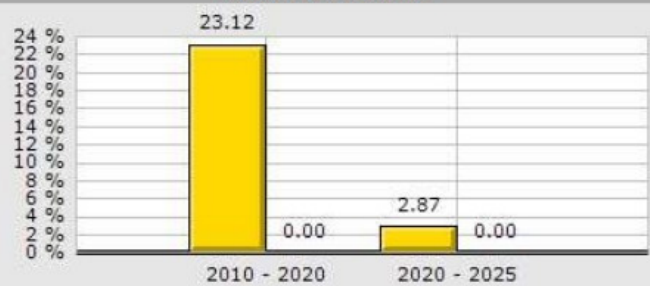
Type: **Industrial/Manufacturing**
County: **Fairfield**

1 Mile
County

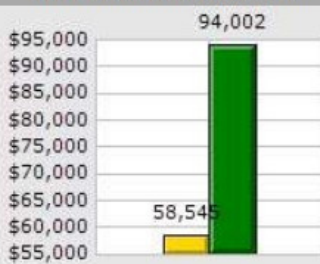
Population Growth



Household Growth



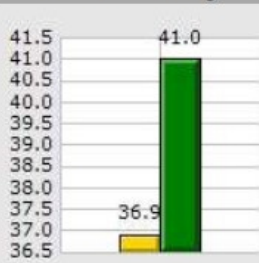
2020 Med Household Inc



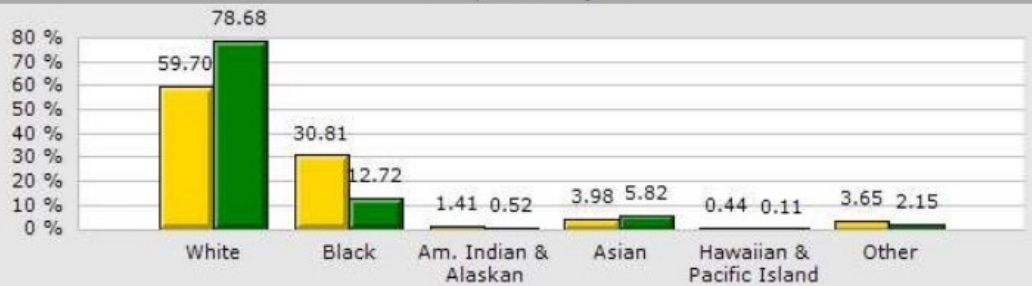
2020 Households by Household Income



2020 Median Age



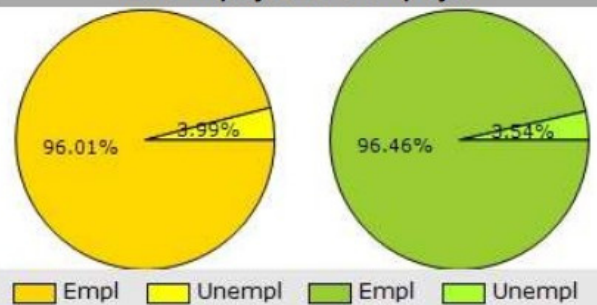
2020 Population by Race



2020 Renter vs. Owner



2020 Employed vs. Unemployed



Property Description

SITE DETAILS

ADDRESS

225 Greenwich Ave, Stamford, CT 06902

SITE AREA

0.60+/- Acres

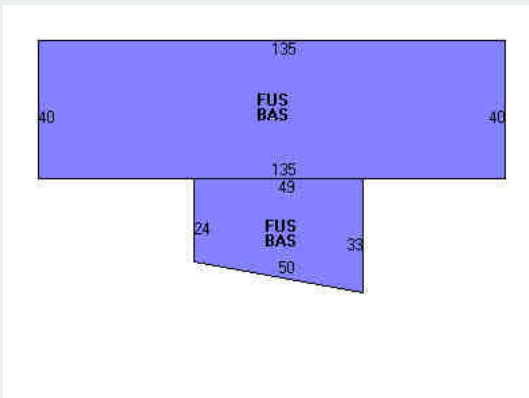
SITE DESCRIPTION

Multi level fenced in lot with 3 curb cuts.
There are two Drive-in Bays & 1 Loading Dock

LAND USE

Use Code - 300
Description - Industrial MDL-96 Zone MG
Neighborhood - 0200

BUILDING FOOTPRINT



BUILDING SUB-AREAS (SQ FT)

First Floor - 6,797 SF
Upper Story - 6,797 SF
Total - 13,594 SF

Site Satellite

