



NIZZARDO REAL ESTATE SERVICES

936 HOPE STREET, STAMFORD, CT 06907



FOR MORE INFORMATION

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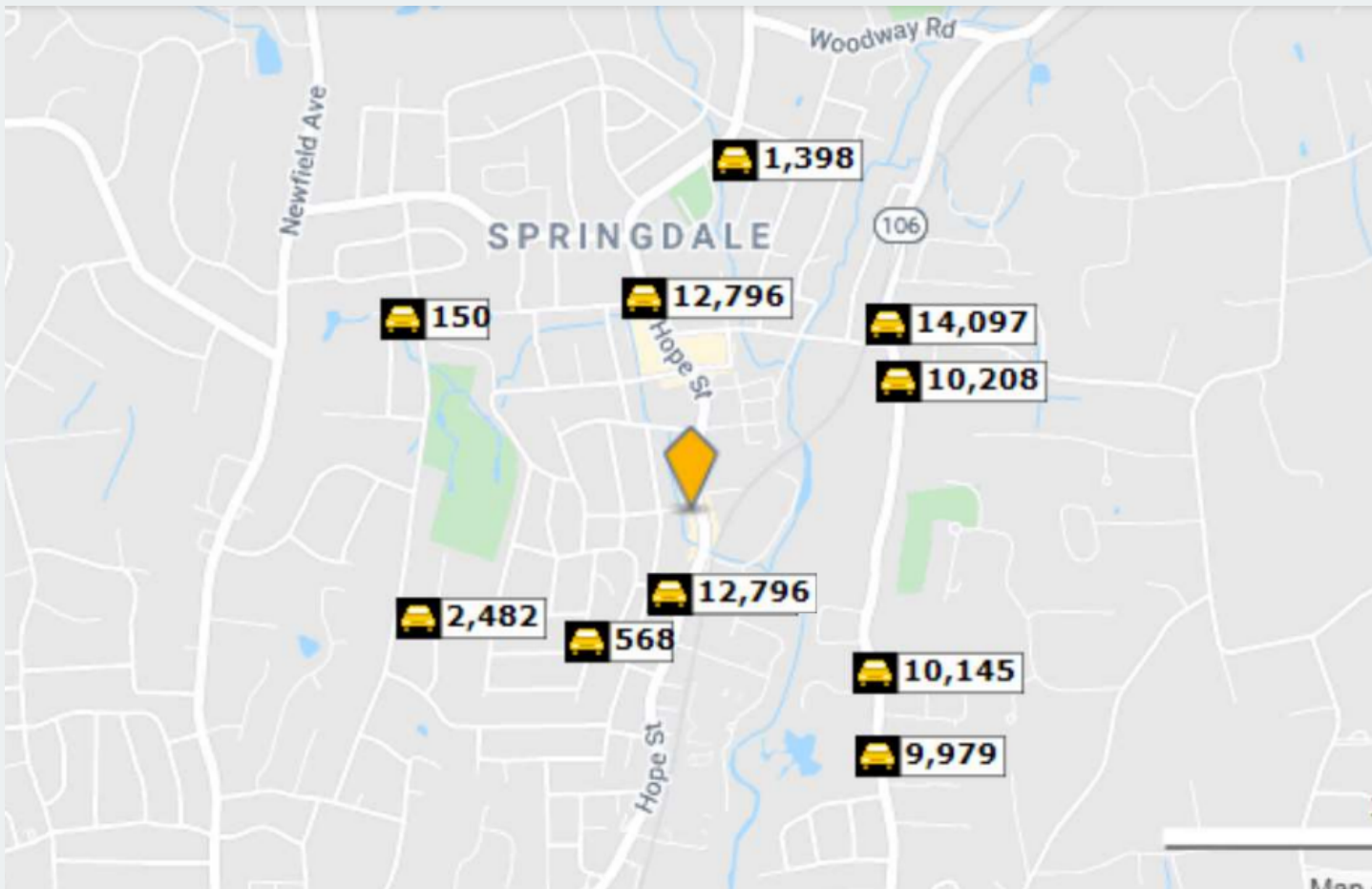
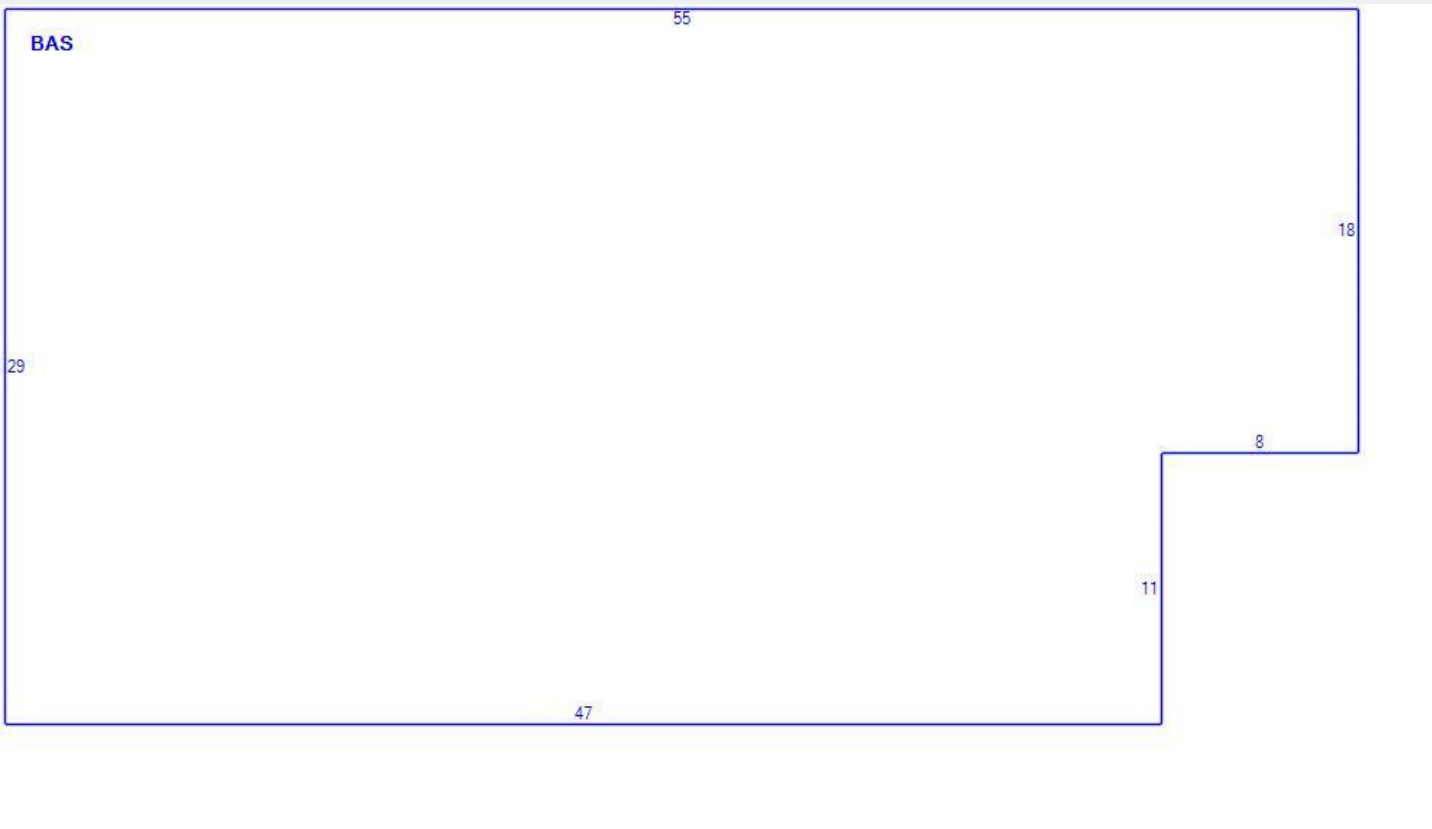
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Traffic Count Map
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NRES is pleased to present for sale 936 Hope Street (AKA 942 Hope Street), Stamford, CT 06907. Located on the corner of Hope St and Bennett St in the Springdale neighborhood of Stamford, CT .3 miles from Springdale Station and strategically between I95 and The Merritt Parkway. Currently zoned CN (Grandfathered Industrial MDL-94) Formerly operated as a Mobile gas station and auto service center this property can host an abundance of different uses. *Being sold with a sales of petroleum / gas restriction.

- **Property Type:** Industrial/Retail
- **Property Subtype:** Services Sation
- **Current Building Size:** 1,507SF
- **Year Built:** 1967
- **Drive In Doors:** 2
- **Acres:** .30
- **Zoning:** CN (Grandfathered Industrial MDL-94)
- **Street Frontage:** 92FT (Hope St)
- **Taxes:** \$14,608
- **Celling Height:** 13'
- **Foundation:** Concreate Slab
- **Heat Fuel:** Gas
- **Roof Structure:** Flat
- **Roof Cover:** T&G/Rubber
- **Frame Type:** Masonry





Daytime Employment Report

1 Mile Radius

936 Hope St, Stamford, CT 06907

Building Type: **General Retail**
 Secondary: **Service Station**
 GLA: **1,507 SF**
 Year Built: **1967**

Total Available: **1,507 SF**
 % Leased: **0%**
 Rent/SF/Yr: **Negotiable**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	700	4,782	7
Retail & Wholesale Trade	116	749	6
Hospitality & Food Service	42	368	9
Real Estate, Renting, Leasing	36	307	9
Finance & Insurance	35	119	3
Information	13	221	17
Scientific & Technology Services	66	498	8
Management of Companies	0	0	0
Health Care & Social Assistance	43	222	5
Educational Services	23	456	20
Public Administration & Sales	2	29	15
Arts, Entertainment, Recreation	14	76	5
Utilities & Waste Management	63	330	5
Construction	124	558	5
Manufacturing	26	273	11
Agriculture, Mining, Fishing	3	8	3
Other Services	94	568	6

Demographic Market Comparison Report

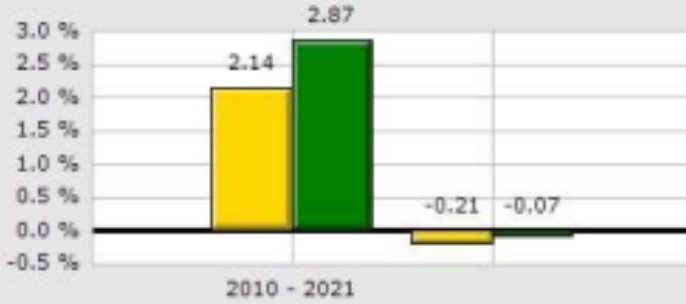
1 mile radius

936 Hope St, Stamford, CT 06907

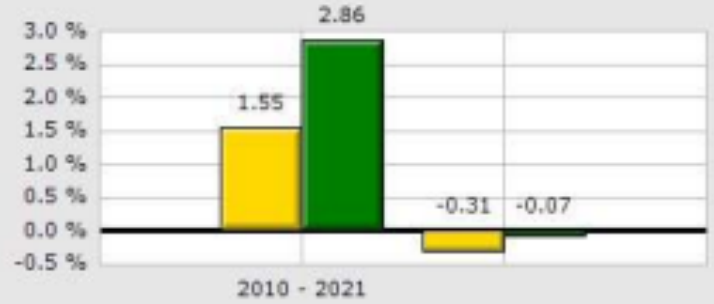
Type: **Retail/Service Station**
 County: **Fairfield**

1 Mile
County

Population Growth

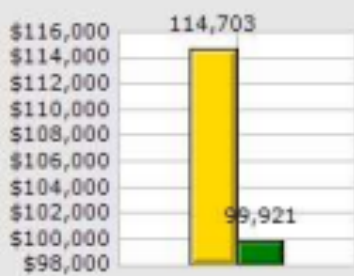


Household Growth



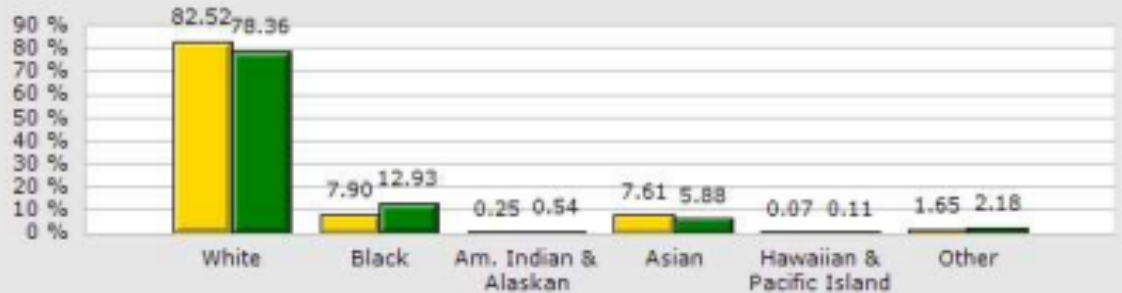
2021 Med Household Inc

2021 Households by Household Income



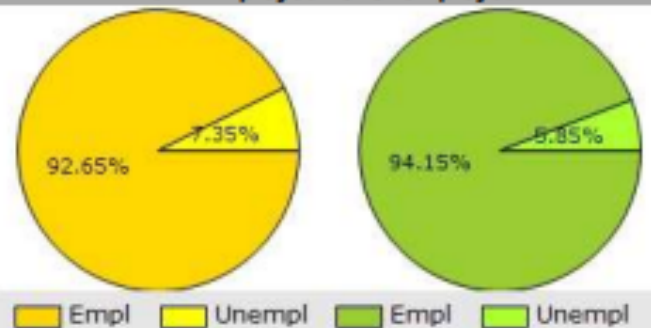
2021 Median Age

2021 Population by Race



2021 Renter vs. Owner

2021 Employed vs. Unemployed



Property Description

SITE DETAILS

ADDRESS

936 Hope Street, Stamford, CT 06907
(AKA 942 Hope Street, Stamford, CT 06907)

SITE DESCRIPTION

Flat .30 acre corner lot

LAND USE

Use Code - 300C
Description - Industrial MDL-94
Neighborhood - 0400

Site Satellite

