

NEWLY SIGNED



LEASE AND 50,000 SF OF LEASES OUT

JOIN



110 HIGH RIDGE ROAD

AVAILABLE
11,000 SF ON 2ND LEVEL
3,850 - 30,300 SF ON GROUND LEVEL

PAD SITES AVAILABLE

STAMFORD, CT

RETAIL SPACE FOR LEASE



110 HIGH RIDGE ROAD

PROPERTY INFORMATION

Year Built 1969, Renovated 2024

• • • •

GLA 153,416 SF
Site Area 12.3839± Acres
640 Total Parking Spaces

• • • •

High Ridge Road: 30,000±
Long Ridge Road: 20,000±
I-95: 122,000±
Merritt Parkway: 67,000±

• • • •

Access to NYC: ~55 min Metro-North express from
Stamford Station or ~45 min off-peak drive
(70–120 min rush hour via car) to Midtown Manhattan

• • • •

Estimated population of over 196,818 within 5 miles

• • • •

Retail vacancy in Stamford and the immediate trade area
(excluding Stamford Town Center mall) is under 3%.

• • • •

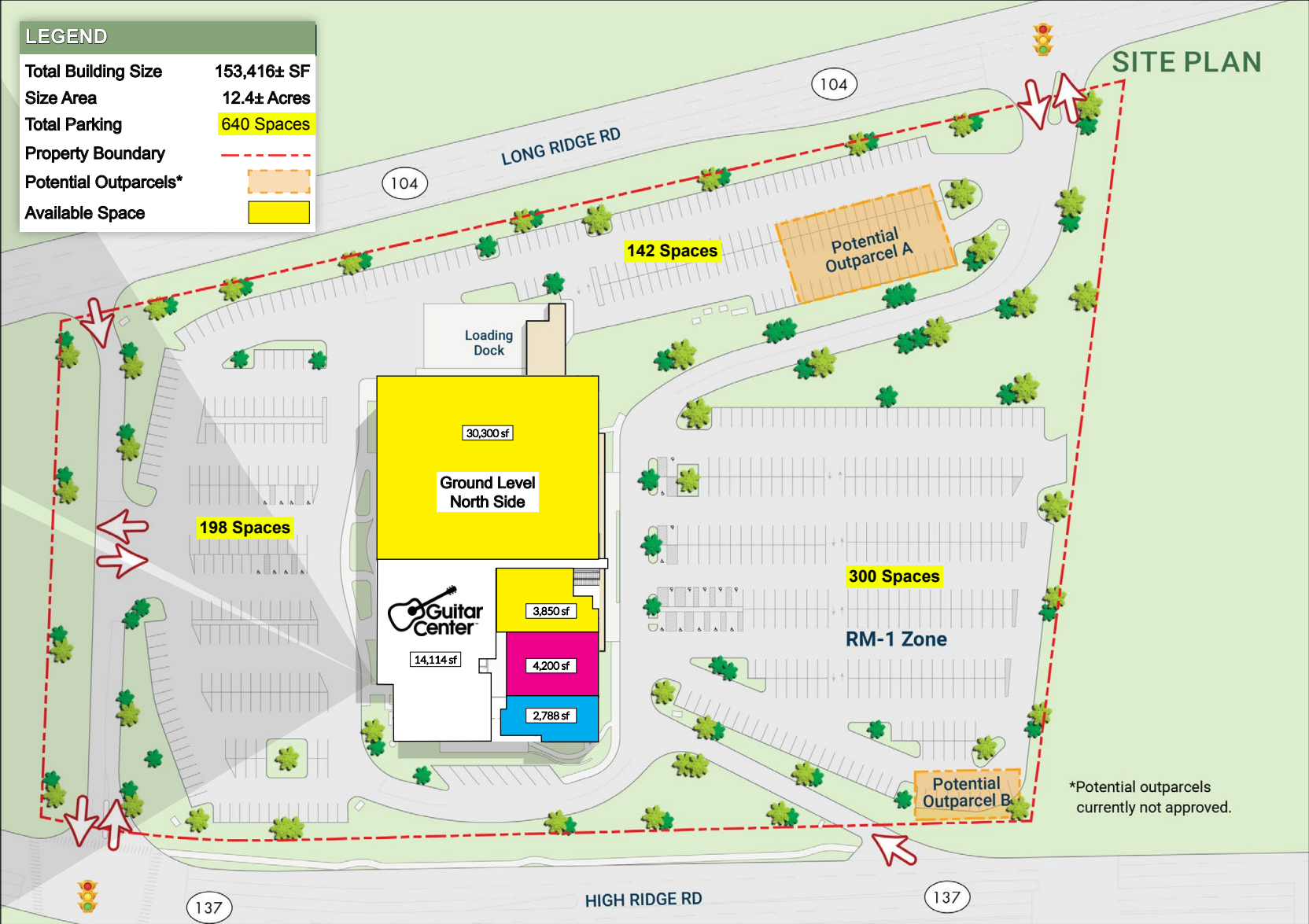
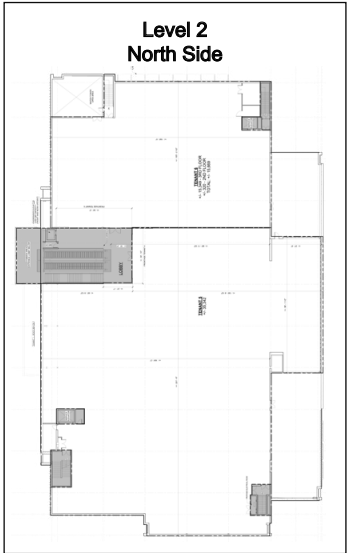
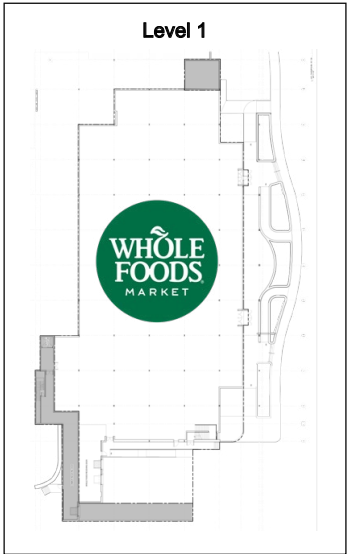
Significant residential growth nearby, including recent
developments and future projects in progress

SPACE DETAILS

3,850 - 46,000 SF



SITE PLAN



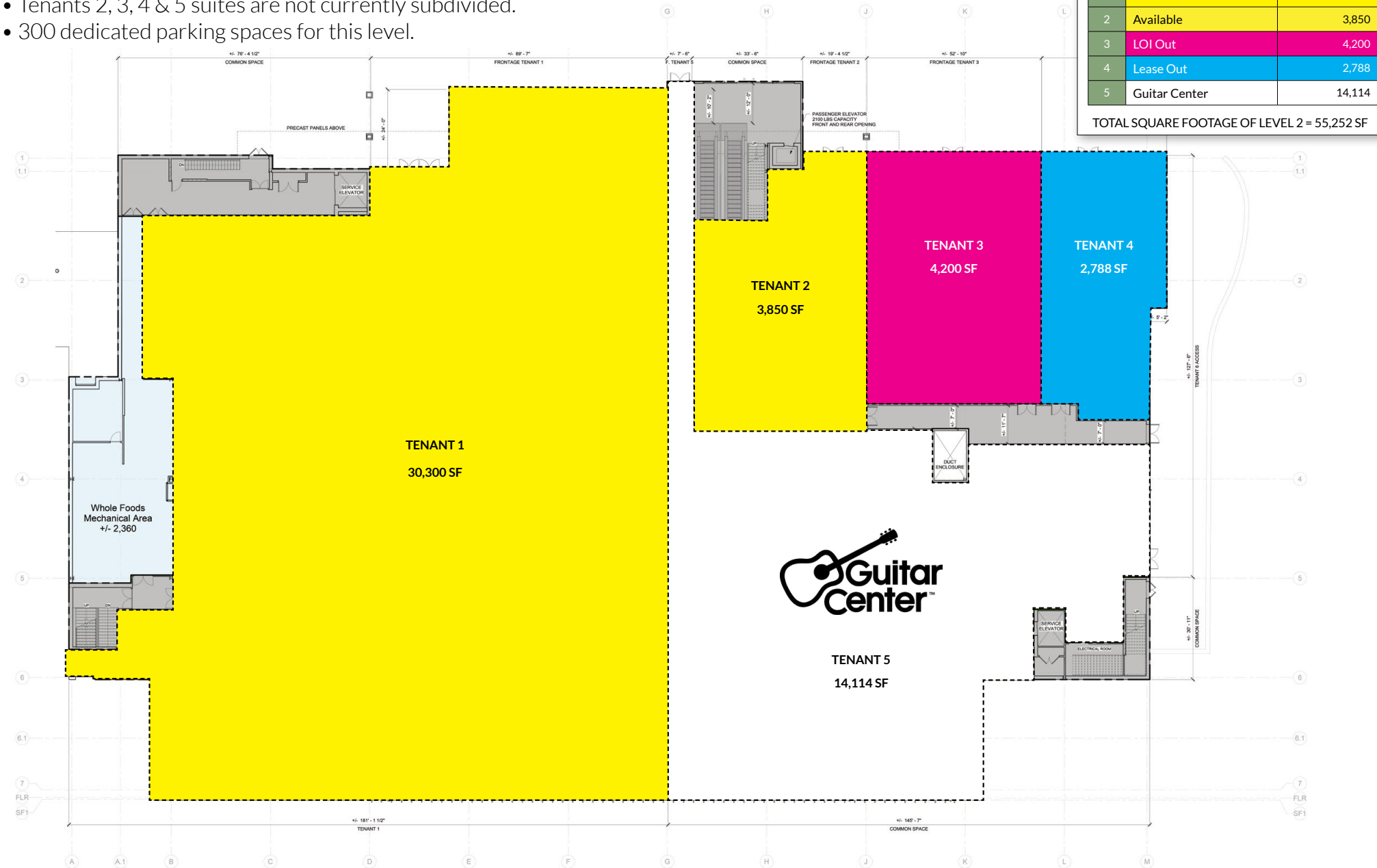
FLOOR PLAN - GROUND LEVEL ON NORTH SIDE - LEVEL 2

- NOTE:**
- Tenants 2, 3, 4 & 5 suites are not currently subdivided.
 - 300 dedicated parking spaces for this level.

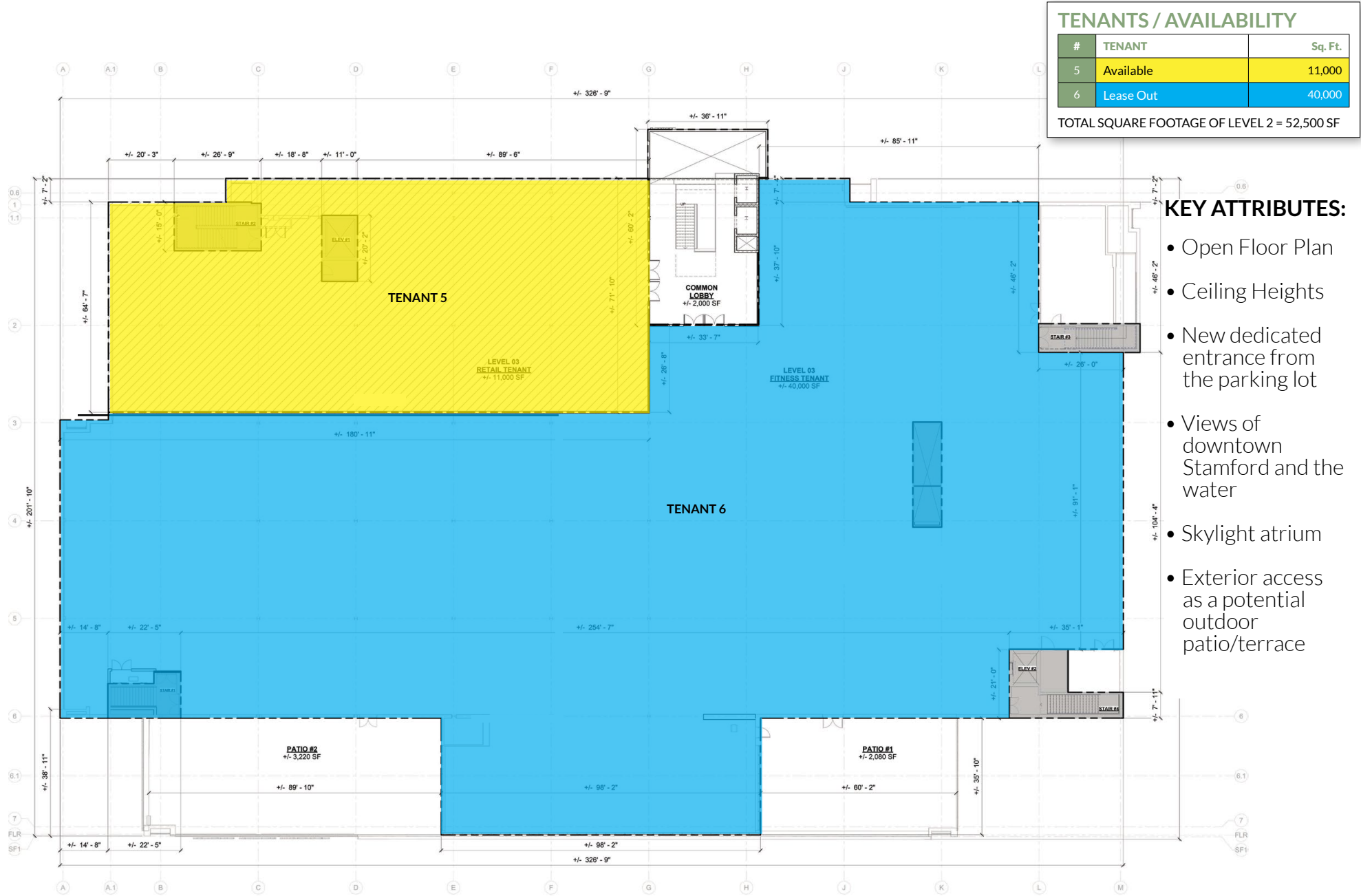
TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
1	Available	30,300
2	Available	3,850
3	LOI Out	4,200
4	Lease Out	2,788
5	Guitar Center	14,114

TOTAL SQUARE FOOTAGE OF LEVEL 2 = 55,252 SF



FLOOR PLAN - LEVEL 2 ON NORTH SIDE (3RD LEVEL OF PROJECT)



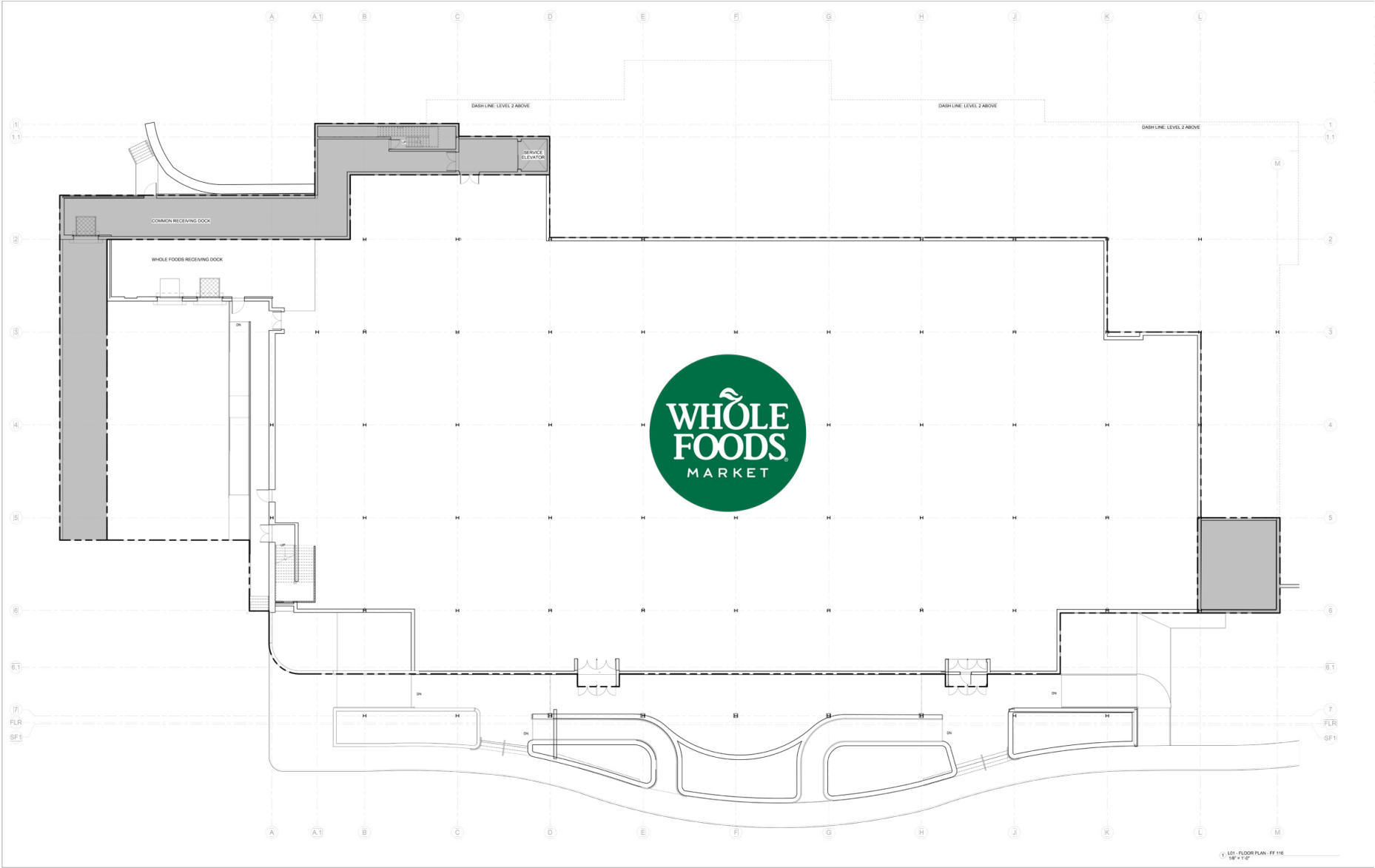
KEY ATTRIBUTES:

- Open Floor Plan
- Ceiling Heights
- New dedicated entrance from the parking lot
- Views of downtown Stamford and the water
- Skylight atrium
- Exterior access as a potential outdoor patio/terrace

FLOOR PLAN - LEVEL 1

NOTE:

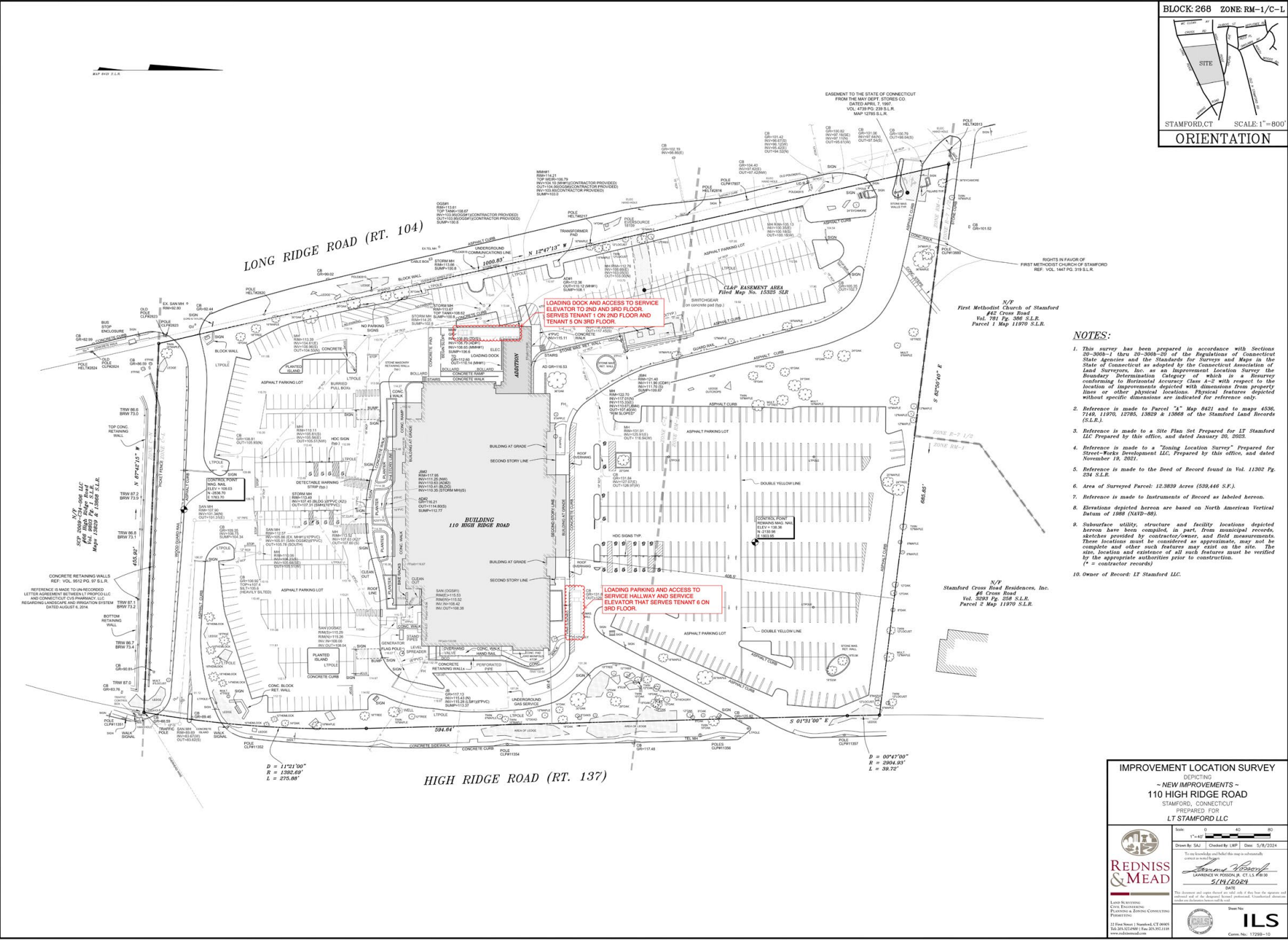
- New store opened in December 2024
- Since opening, the store has outperformed projections
- 643.1K Visits per Year
- 125.8K Visitors
- Visit Frequency 5.11



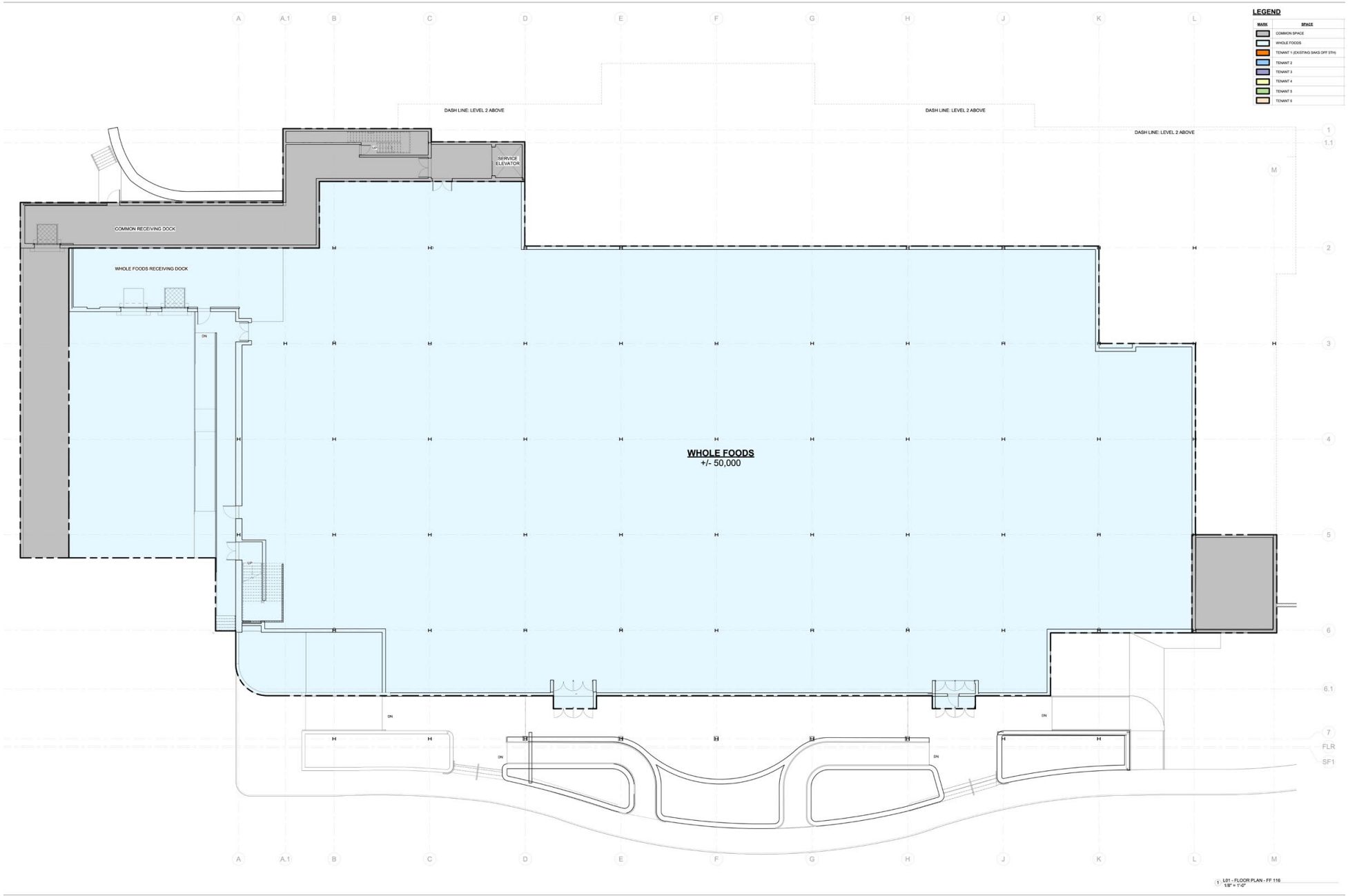
BUILDING DESCRIPTION - ALL NEW MECHANICS IN PLACE

LOADING DOCK	3 loading bays (2 Whole Foods, 1 Shared L2/L3)
GAS	26,273 CFH (Delivered by Eversource)
ELECTRIC	2000A 277/480V – Whole Foods 3000A 277/480V – Level 2 /Level 3
HVAC	Existing central plant decommissioned reclaiming RSF, future tenants to convert to RTU system
VERTICAL CIRCULATION	Newly completed freight elevator (5,200 capacity)
ROOF	New GAF 60 mil reinforced, TPO roof installed in April 2024, 20-year Centimark warranty through March 2044
WATER	Aquarion Water Company of CT, City of Stamford WPCA
CEILING	+16’ floor-to-floor height
OUTDOOR SPACE	Two terraces on Level 3 totaling 5,492 SF and outdoor patios on Level 1 and Level 2 for Whole Foods and future tenants

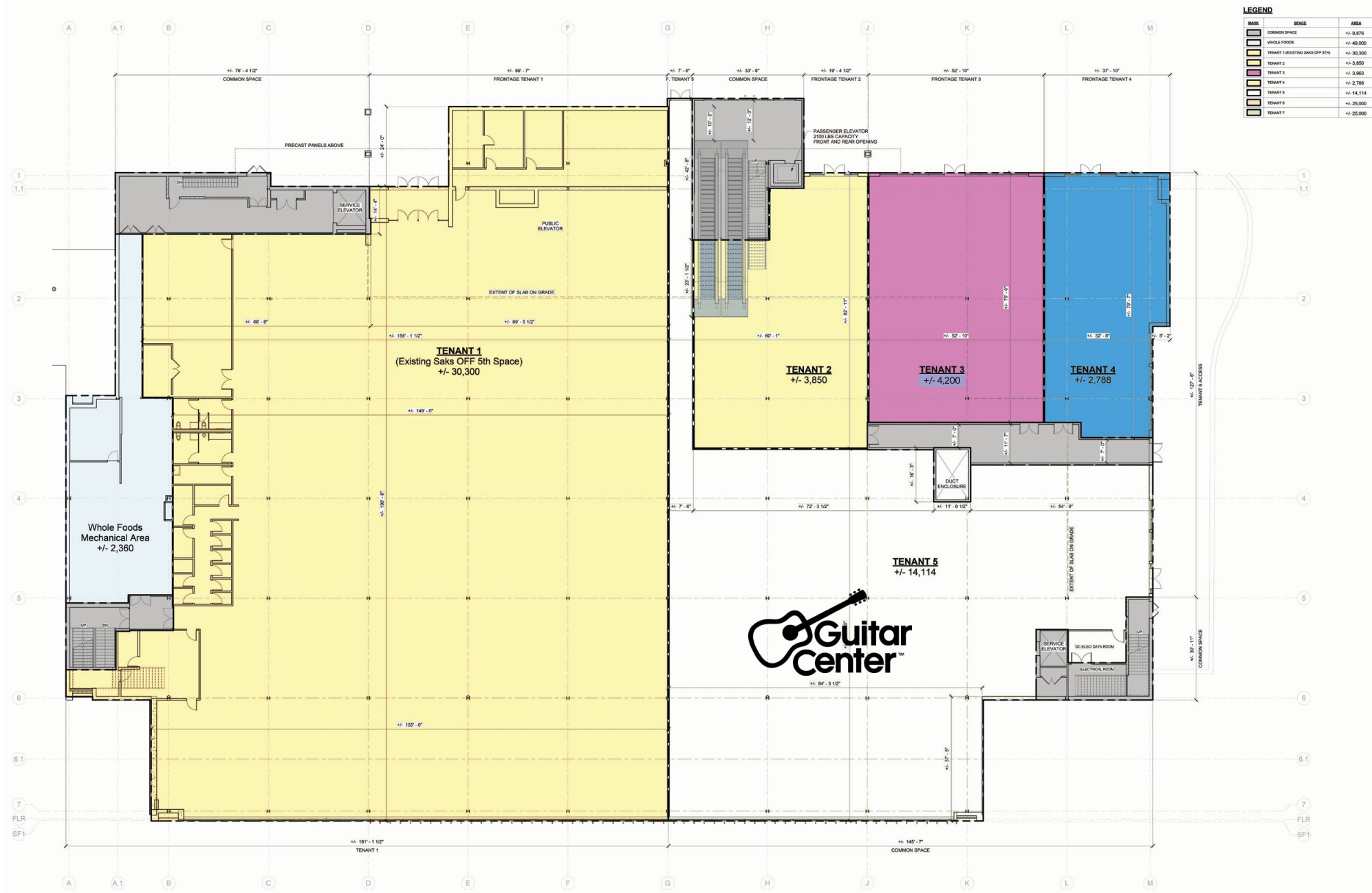
LOADING PLANS



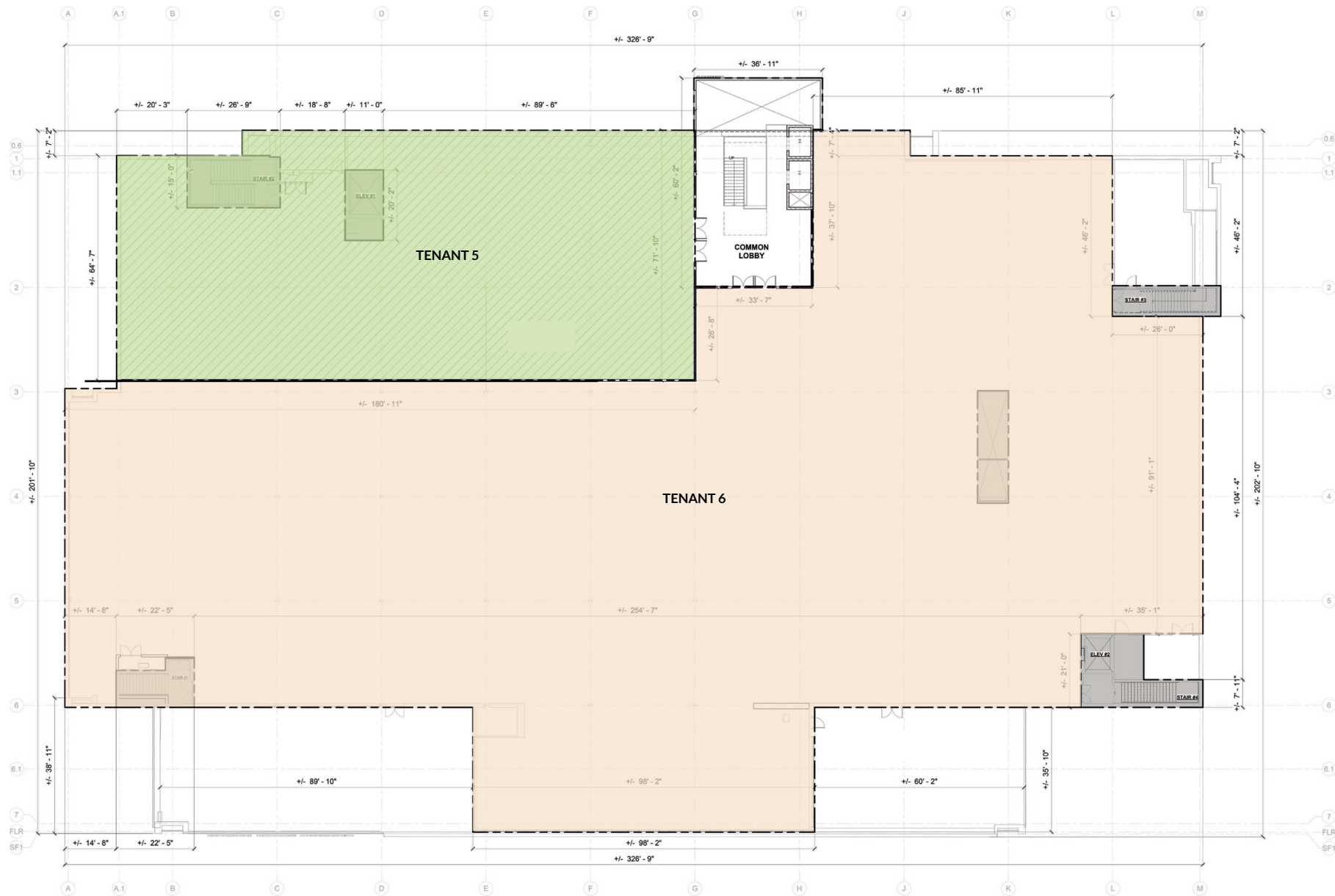
LOADING PLANS - LEVEL 1



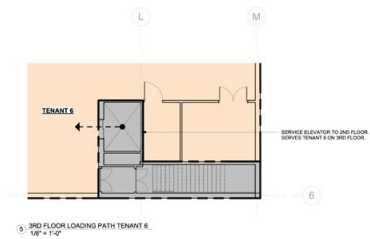
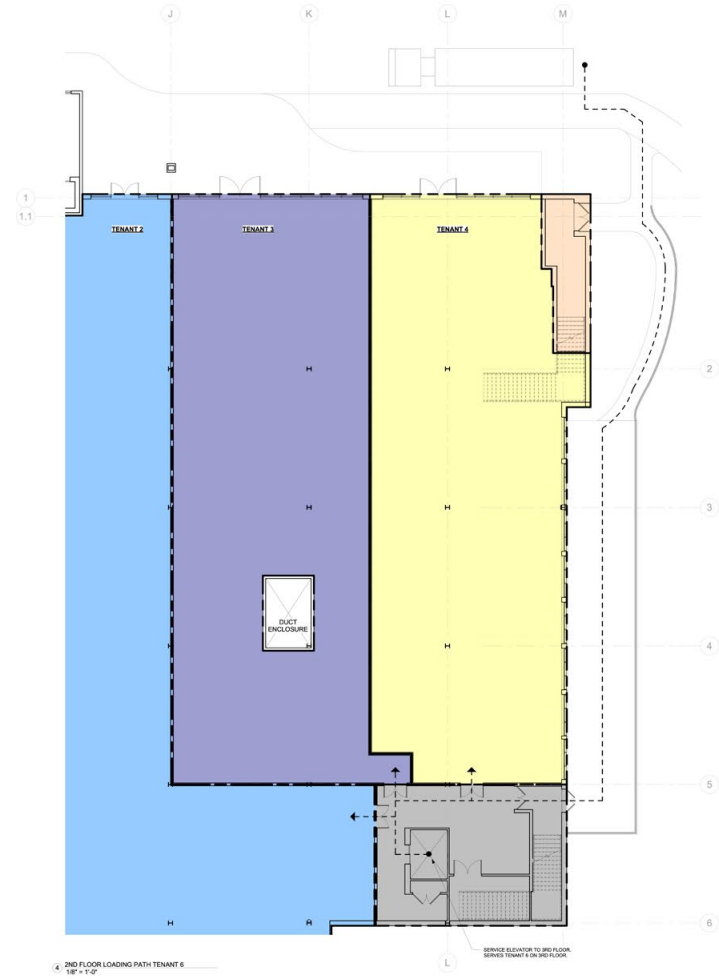
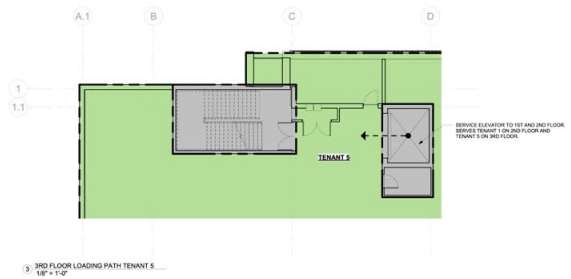
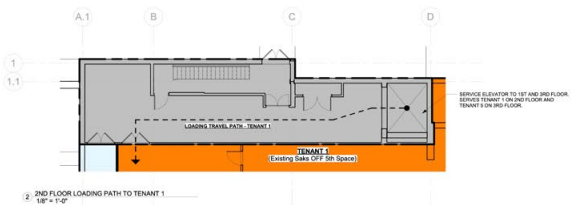
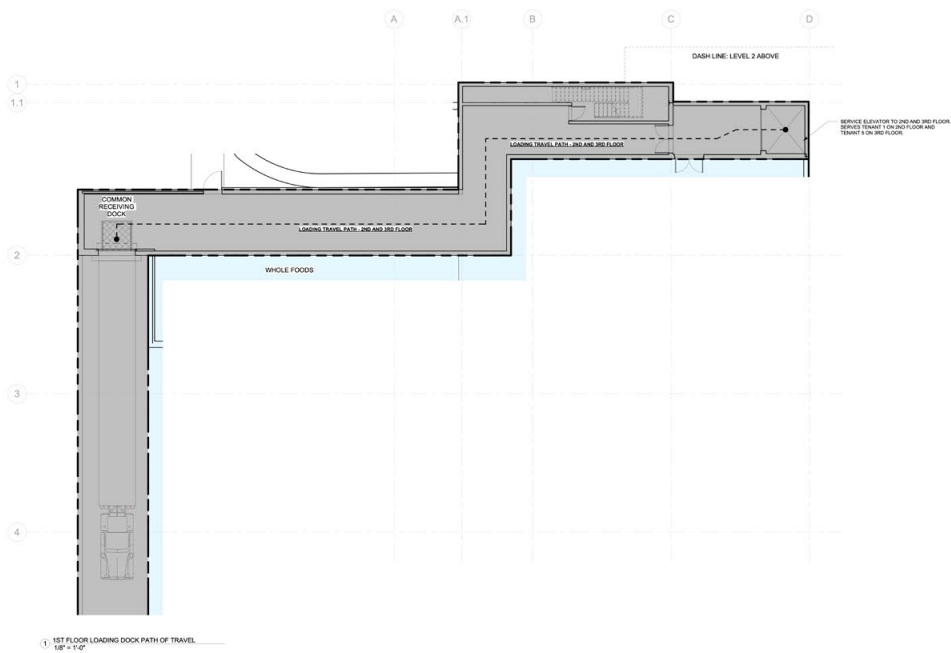
LOADING PLANS - GROUND LEVEL ON NORTH SIDE - LEVEL 2



LOADING PLANS - LEVEL 2 ON NORTH SIDE (3RD LEVEL OF PROJECT)



LOADING PLANS



DEMOGRAPHICS AT 1, 3 AND 5 MILE RADIUS

1 MILE RADIUS:



Total Population: **15,093**

Households: **5,982**

Daytime Population: **11,156**

Median Age: **38.8**

Historical Annual Population Growth (2020-2025): **1,176**

Historical Annual Population Growth (2025-2030): **-250**



Average Household Income: **\$175,850**

Median Household Income: **\$133,772**

3 MILE RADIUS:



Total Population: **144,046**

Households: **57,909**

Daytime Population: **138,912**

Median Age: **36.8**

Historical Annual Population Growth (2020-2025): **5,162**

Historical Annual Population Growth (2025-2030): **-710**



Average Household Income: **\$177,177**

Median Household Income: **\$124,098**

5 MILE RADIUS:



Total Population: **196,818**

Households: **76,208**

Daytime Population: **193,567**

Median Age: **38.7**

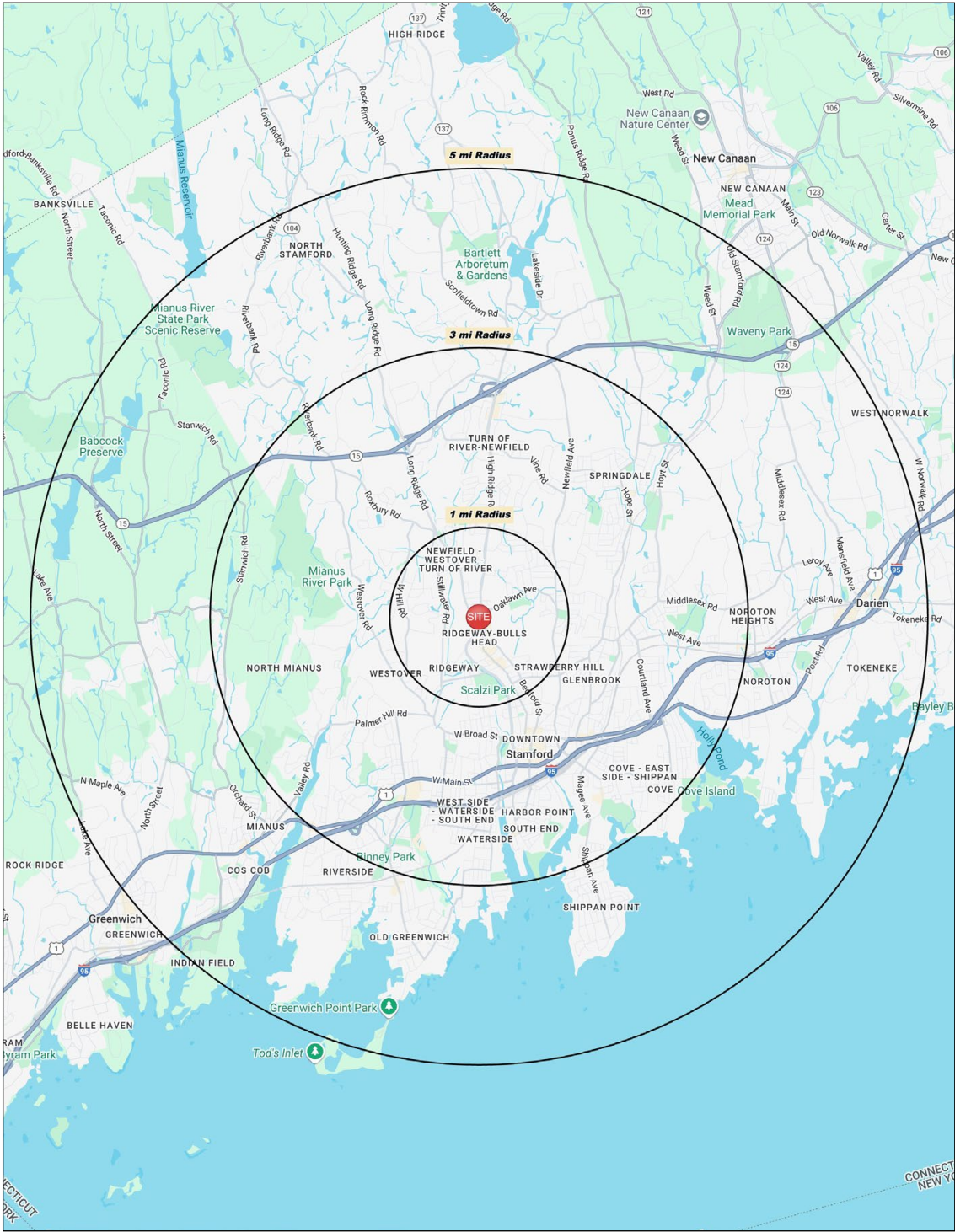
Historical Annual Population Growth (2020-2025): **7,251**

Historical Annual Population Growth (2025-2030): **-1,769**



Average Household Income: **\$237,448**

Median Household Income: **\$150,975**



25 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$9,111,820,352

EDUCATION

Bachelor's Degree or Higher



61%

OWNER OCCUPIED HOME VALUE

Average



\$1,088,986

KEY FACTS

464,222

Population

40.6

Median Age

\$135,870

Median Household Income

517,291

Daytime Population

Major employers/Businesses in the area: Charter Communications (Spectrum), Synchrony Financial, Gartner, NBC Sports Group, Henkel North America, and WWE headquarters all operate within a 10-minute drive, supporting a deep daytime workforce and steady customer base.

TAPESTRY SEGMENTS

Top Tier <i>64,000 households</i>	Uptown Lights <i>16,600 households</i>	Diverse Horizons <i>13,900 households</i>
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.	Socioeconomic Traits In large interstate corridors / coastal metros, these diverse, often immigrant communities have large families and some single-person households. Residents earn middle incomes, rent older multiunit homes, own few cars, and often use public transit.
Household Types Married couples	Household Types Married couples; singles living alone	Household Types Married couples; singles living alone
Typical Housing Single Family	Typical Housing Single Family	Typical Housing Multi-Units

ANNUAL HOUSEHOLD SPENDING

\$8,636

Eating Out

\$5,016

Apparel & Services

\$14,697

Groceries

\$467

Computer & Hardware

\$14,248

Health Care

GROWING RESIDENTIAL DEMAND

Along Long Ridge Road, approximately $\pm 1,000$ residential units have already been approved, with additional developments in the planning stages. This influx of new housing will further increase demand in an already supply-constrained retail market, making this location even more desirable and strategically positioned for long-term success.



800 LONG RIDGE ROAD

SITE AERIAL



LOCAL RETAIL



15

15

Gulf

Carvel

DUNKIN' DONUTS

CLUB PILATES

15

Gulf

IRVING

DUNKIN' DONUTS

Mobil

Shell

M&T Bank

COLD STONE

ACME

Walgreens

crumbl

cookies

TRADER JOE'S

Starbucks

Orangetheory

ANYTIME FITNESS

CVS

CITGO

SUBWAY

WELLS FARGO

CHASE

FIVE GUYS

BURGERS and FRIES

citibank

Bank of America

SUNOCO

MATTRESS FIRM

verizon

ME

Massage Envy

THE VITAMIN SHOPPE

SUPER CUTS

Jacky MESS

PANERA

SHERWIN WILLIAMS

DUNKIN' DONUTS

CITGO

NAPA

Shell

CVS

SUBWAY

Domino's

LifeStorage

ExtraSpace Storage

SUNOCO

Phillips 66

CHASE

CVS

Shell

SUBWAY

HomeGoods

CITGO

CVS

DUNKIN' DONUTS

Bank of America

Mobil

CVS

CITGO

M&T Bank

DUNKIN' DONUTS

CONOCO

Bank of America

Gulf

ShopRite

ACE

The helpful place.

★ SITE

[illegible]

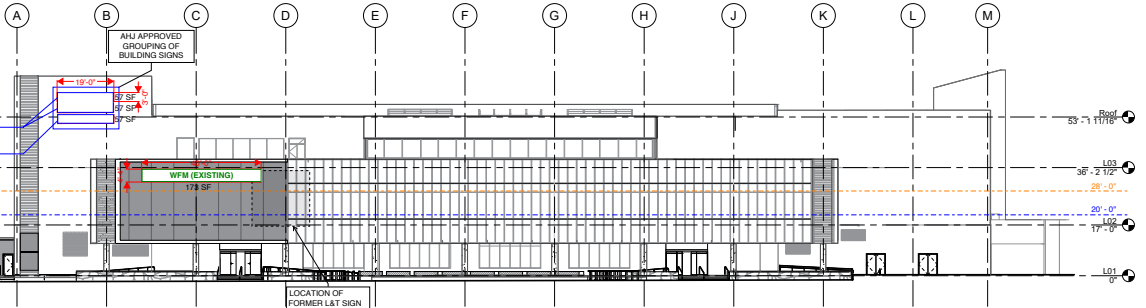
SIGNAGE

PROPOSED SIGNAGE STUDY
PLANNING DIAGRAM 01.10.2025

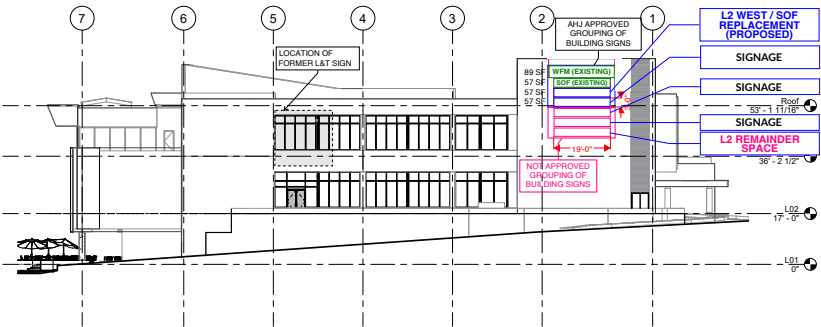
NOTES:
-ALL PROPOSED SIGNS ARE INTERNALLY LIT HALO
ILLUMINATED SIGNS

- LEGEND:
- EXISTING INSTALLED BUILDING SIGNAGE
 - PROPOSED APPROVED BUILDING SIGNAGE ALLOCATION
 - PROPOSED NOT APPROVED BUILDING SIGNAGE ALLOCATION

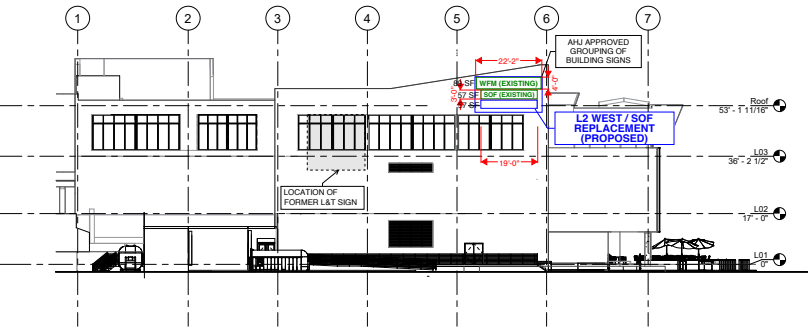
L3 SOF (PROPOSED)
L2 WEST / SOF REPLACEMENT (PROPOSED)



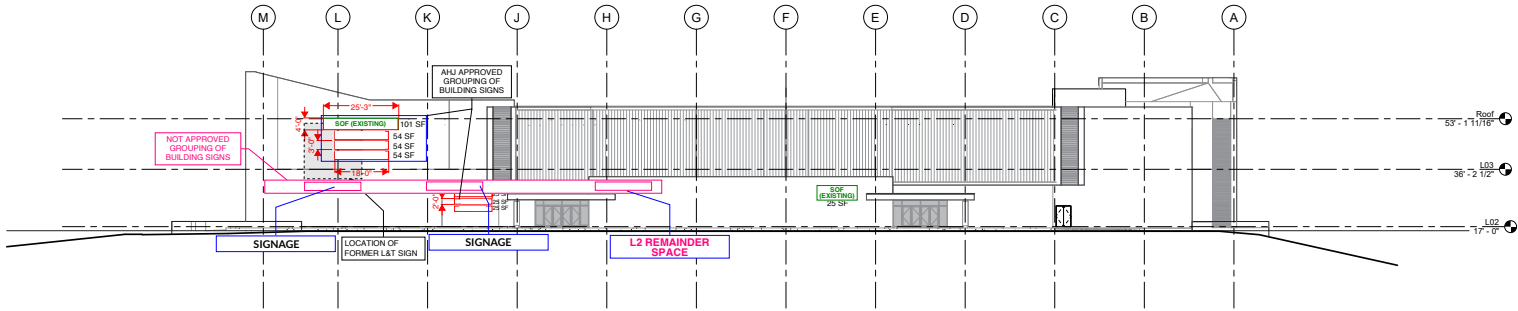
PROPOSED SOUTH ELEVATION
1/16" = 1'-0"



PROPOSED EAST ELEVATION
1/16" = 1'-0"



PROPOSED WEST ELEVATION
1/16" = 1'-0"



PROPOSED NORTH ELEVATION
1/16" = 1'-0"

PROJECT:
**110 HIGH RIDGE ROAD
STAMFORD, CT 06905**

OWNER:
LT STAMFORD LLC
(STREET WORKS DEVELOPMENT)
5065 MAIN STREET
TRUMBULL, CT 06461
325 LIBERTY STREET
NEW YORK, NY 10001
T: 646. 646. 2499

CONSULTANTS:
STRUCTURAL ENGINEER:
**MEKAEL ENGINEERING
& CONSULTING, LLC**
59 AMITY ROAD
NEW HAVEN, CT 06525
203.684.8134
MEP ENGINEER:
**COSENTINI
ASSOCIATES INC**
498 7TH AVE.
NEW YORK, NY 10018 - 6798
212.615.3730
CIVIL ENGINEER:
REDNISS & MEAD, INC.
22 FIRST STREET
STAMFORD, CT 06905
203.327.0500
EXPIRITOR:
**STRAZZA CONSULTING,
LLC**
30 COMMERCE RD
STAMFORD, CT 06902
203.667.3437

ARCHITECT:
**Design Development
Architects**
355 Mainwonder Ave. R. 2
97010 Platts, NY 10801
914.949.4272 L
914.949.4278 F
CONSULTANCY
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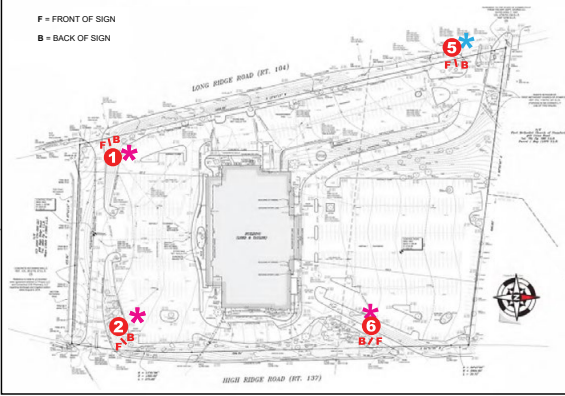
ARCHITECT OF RECORD

MARK	DATE	ISSUE
2	02.15.22	ISSUED FOR TENANT REVIEW

PROJECT NUMBER: HBC_STA_04
DRAWN BY: RR
CHECKED BY: KGC
SHEET TITLE:
BUILDING ELEVATIONS
DRAWING NUMBER:
A-200
SCALE:

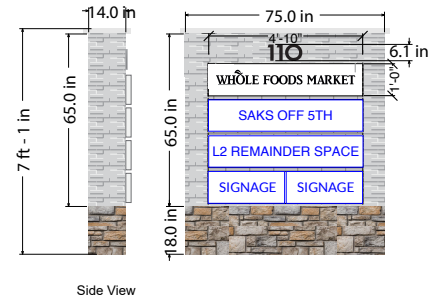
SIGNAGE

- Single Face Sign
- Double Face Sign

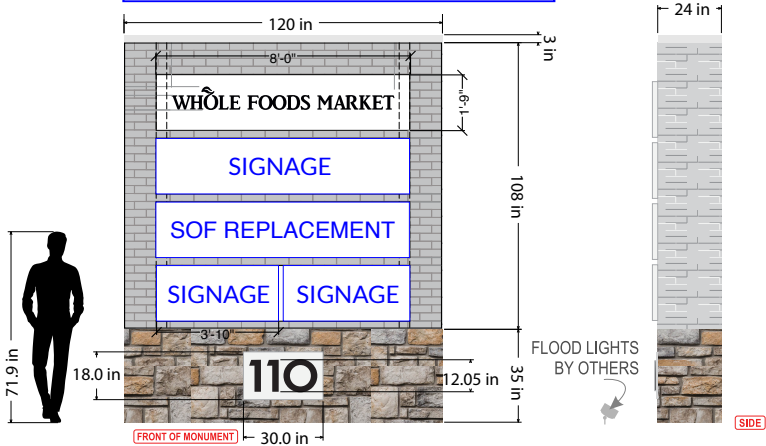


01.14.2024 - STAMFORD MONUMENT SIGN PLANNING DIAGRAM

SOUTHWEST MONUMENT SIGN #1 SINGLE SIDED

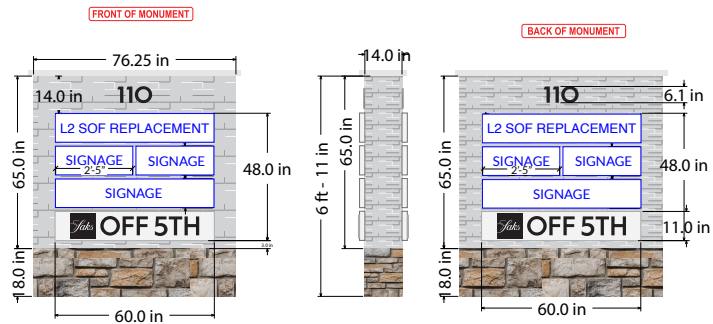


SOUTHEAST MONUMENT SIGN #2 SINGLE SIDED

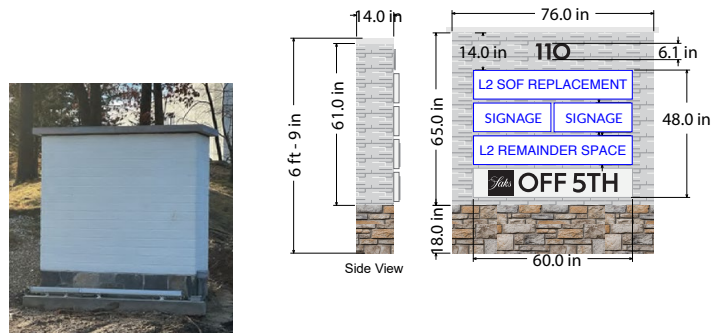


Address Panels & Pin Letters
Fabricate and install (1) custom non-illuminated pan face sign, and pin letters for existing ground signs per approved proof.
30" X 18" - pan face w/ 1/2" thick black Aluminum pin letters flush mounted

NORTHWEST MONUMENT SIGN #5 DOUBLE SIDED



NORTHEAST MONUMENT SIGN #6 SINGLE SIDED



RENDERINGS

NORTH ENTRANCE



110 HIGH RIDGE ROAD

WHOLE FOODS MARKET

Opening
December 12



CHARTER REALTY

Dan Zelson | (203) 683 1562 | Dan@CharterRealty.com

www.CharterRealty.com

110 High Ridge Road | Stamford, CT