



RETAIL AT

18 Dock St

STAMFORD, CONNECTICUT

RIPCO
REAL ESTATE



DAIR
DEVELOPMENT



A Signature Retail Experience

18 Dock St—a new luxury residential development—offers a ground-floor retail opportunity for an independent retailer, specialty shop, or national chain. This space is located in the South End, on the corner of Dock and Canal Street, and is easily accessible, visible, and desirable. It provides unrestricted access to one of Stamford's most vibrant neighborhoods and sits within 5 minutes of Downtown, UConn, and the popular Harbor Point waterfront.



7,500 RSF

of Ground-Floor
Retail Space

395

Total Residential
Units On-site

47

Retail
Parking Spaces

<1 Mile

from I-95, Stamford Station
& Downtown Stamford

Open-Air

Outdoor Seating



Around the Neighborhood

28+

Eats, Drinks
& Retail

2 min

Metro
North/I-95

5 min

Downtown
Stamford

Businesses

- 1 PwC
- 2 Deloitte
- 3 University of Connecticut
- 4 Thomson Reuters
- 5 KPMG
- 6 Charter Corporate Headquarters
- 7 Marriott International (Office)
- 8 Stamford Studios - NBCUniversal
- 9 Harbor Square Business Center

Restaurants

- 10 Hudson Social CT
- 11 Bobby V's
- 12 Bedford Thai
- 13 ZAZA Italian Gastrobar
- 14 Cilantro Restaurant

- 15 Quartiere
- 16 Seasons Eats
- 17 La Perle Restaurant & Bar
- 18 Columbus Park Trattoria
- 19 Fiesta On Main
- 20 The Capital Grille
- 21 T's Wine Bar + Kitchen
- 22 Hudson Table Stamford
- 23 Third Place by Half Full Brewery
- 24 Warsaw Deli
- 25 Crab Shell
- 26 Fortina
- 27 Bareburger
- 28 Mexicue
- 29 Sign of the Whale
- 30 The Wheel

- 31 The Granola Bar
- 32 Tequila Escape
- 33 New York Comedy Club

Retail

- 34 Target
- 35 Macy's
- 36 Stamford Town Center
- 37 CVS

Fitness

- 38 Planet Fitness
- 39 F45 Training
- 40 Revolution Training

Hotels

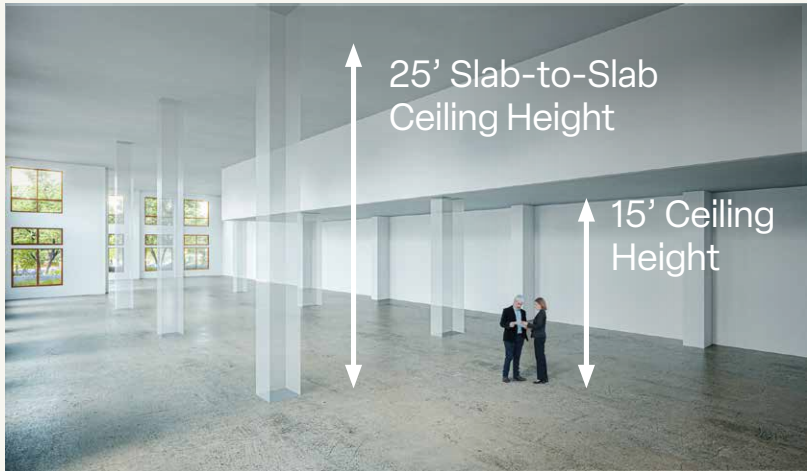
- 41 The Lloyd Stamford
- 42 Residence Inn by Marriott
- 43 Stamford Marriott Hotel & Spa



Create Anything You Can Imagine



Your Next Opportunity Awaits



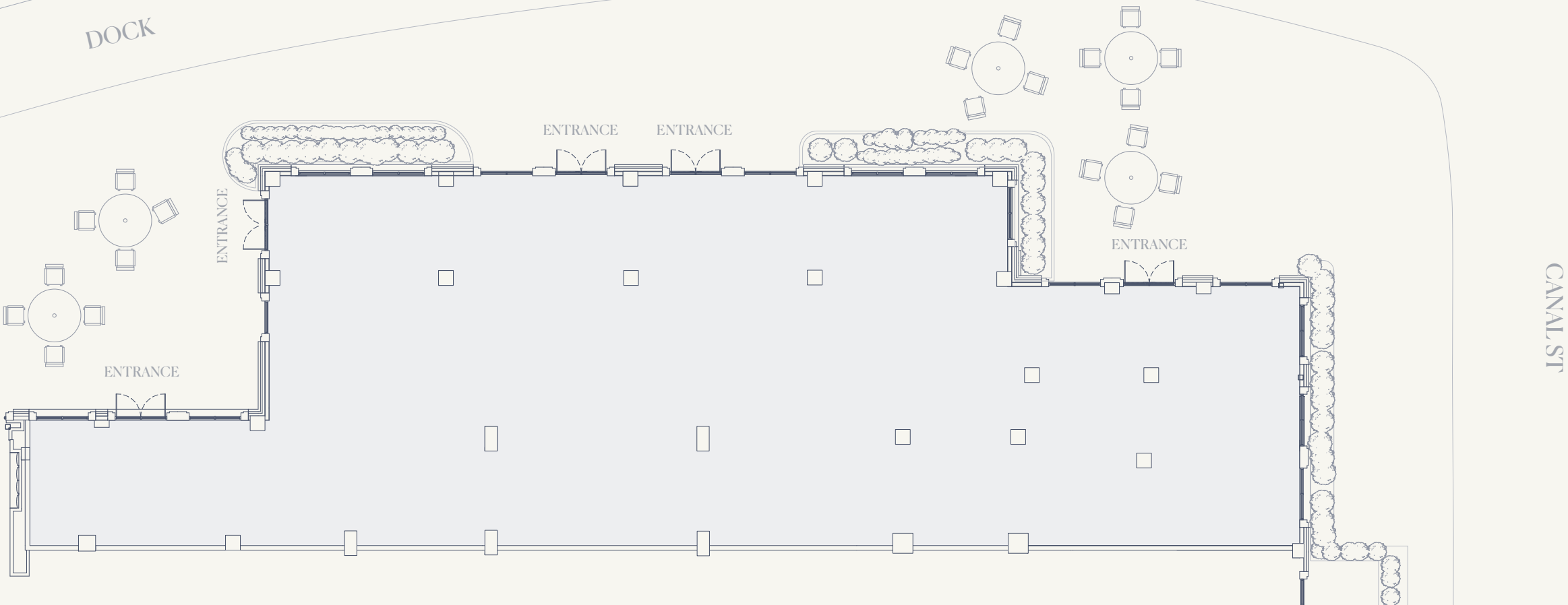
7,500 RSF
of Ground-Floor
Retail Space

Mezzanine
Opportunity

Commercial
Kitchen
Ready

Flexible &
Scalable
Configurations

211' of
Frontage
on Dock and Canal St





BUT
FIRST,
COFFEE

ESPRESSO 3
PICCOLO 3.5
LONG BLACK 3
FLAT WHITE 4.5
LATTE 4
HOT CHOCOLATE 5
CAPPUCHINO 4.5
MASALA CHAI 4
MACCHIATO 4
MATCHA 3.5
TEA 3
HAVE A NICE DAY







• Upscale Restaurant •



An Exciting & Diverse Experience

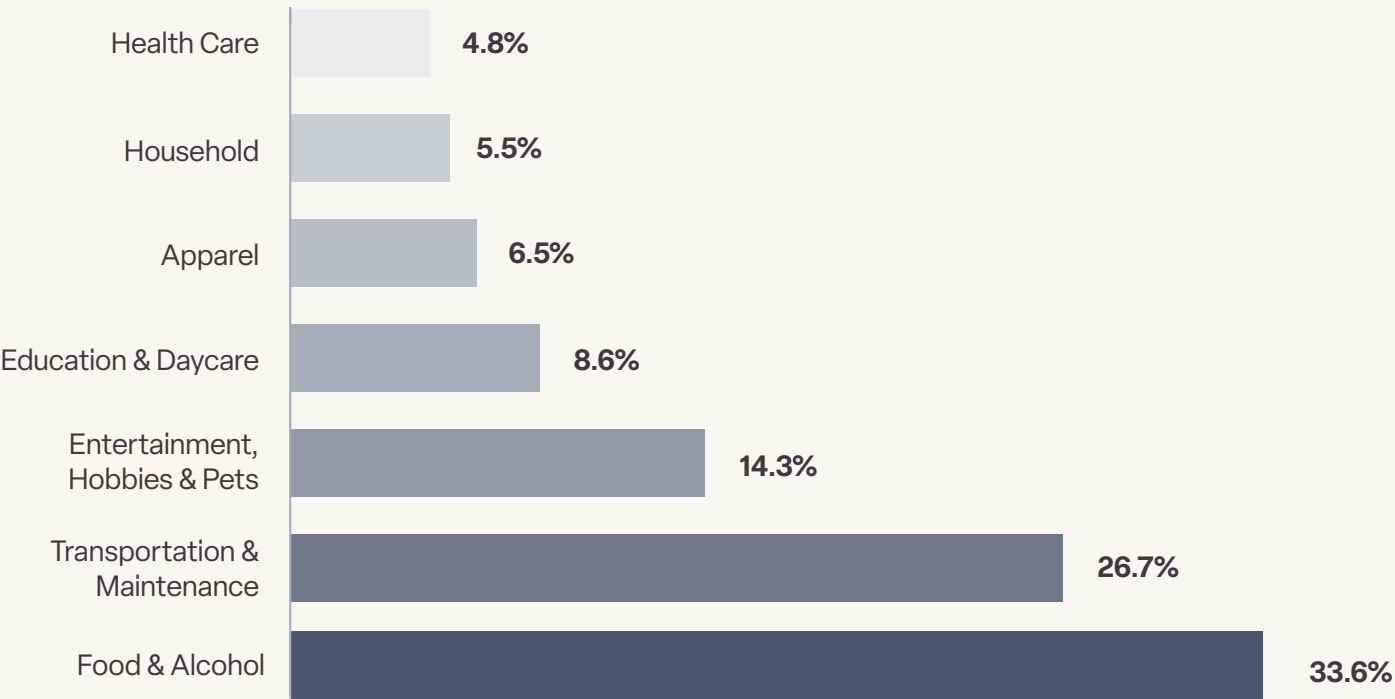
Age Groups Within a 1-Mile Radius

Median Age

39

Under 19	24.7%
20-24	4.9%
25-34	12.9%
35-44	19.4%
45-54	15.1%
55-64	10.7%
65-84	10.5%
85 & Older	1.8%

Household Spending Within a 1-Mile Radius



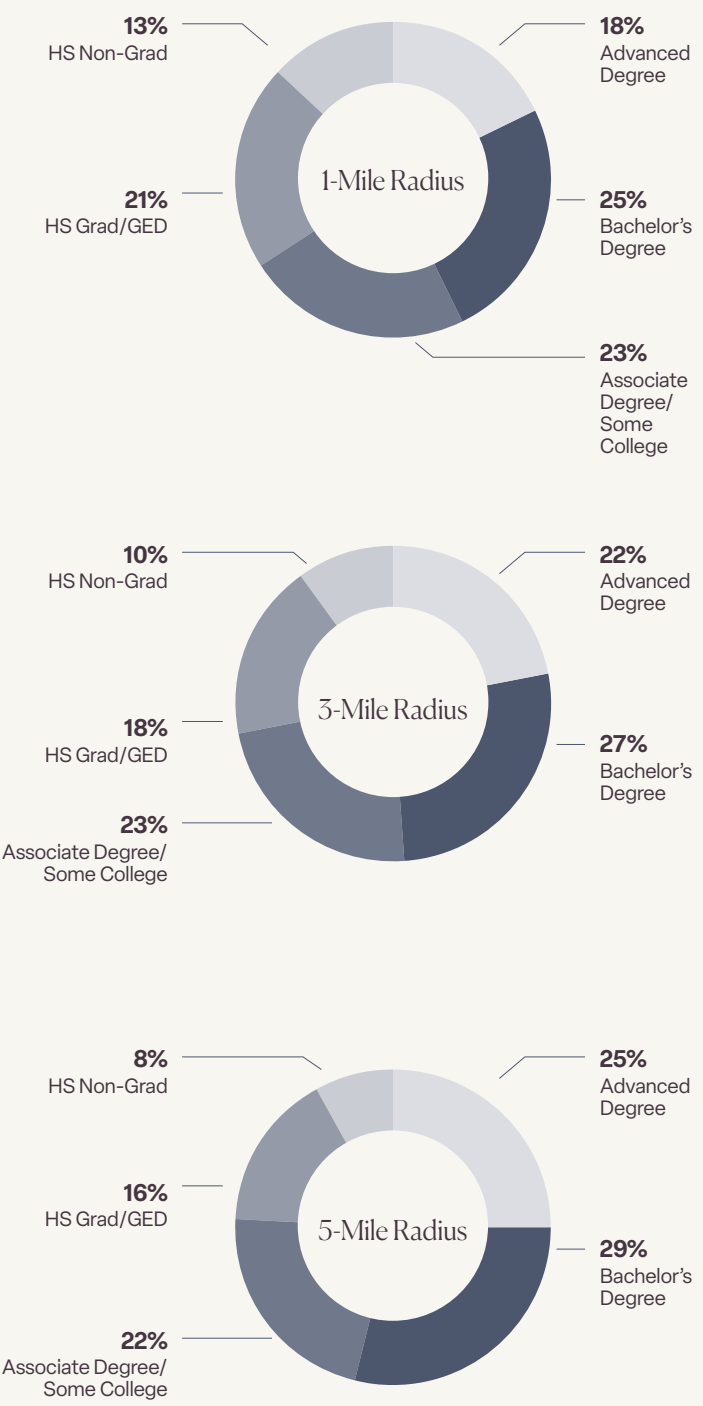
2025 Average Household Income

1-Mile
\$123,072
50,386 population

3-Miles
\$160,789
134,757 population

5-Miles
\$182,215
183,416 population

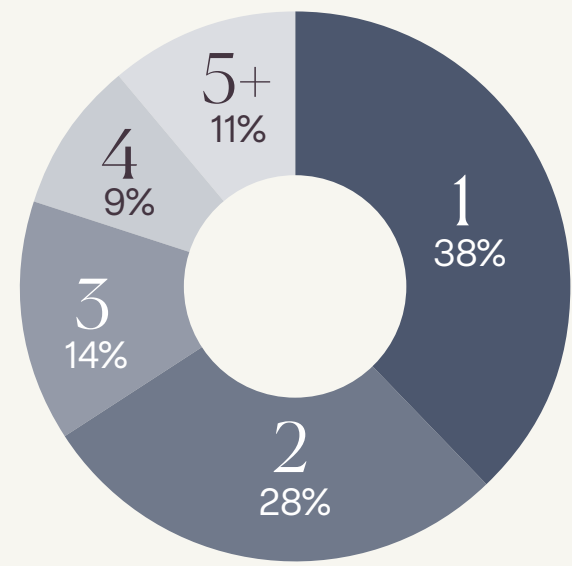
Education



Households

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Households	20,285	49,690	66,856
Household Size	2.4	2.6	2.6
Median Home Value	\$372,731	\$627,265	\$742,833
Own	5,114	25,028	37,959
Rent	15,657	24,961	29,132

Household Size



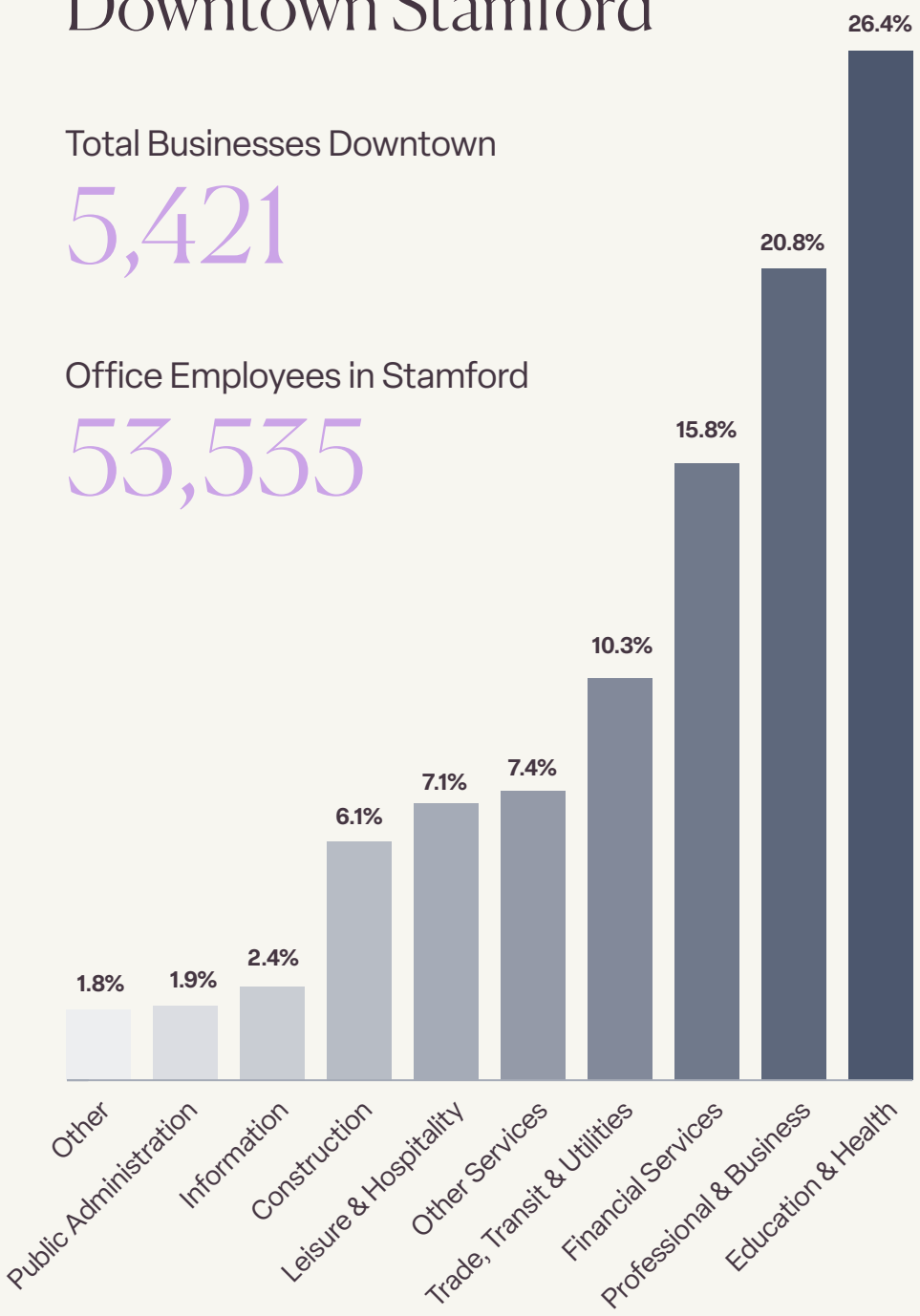
Business Sectors in Downtown Stamford

Total Businesses Downtown

5,421

Office Employees in Stamford

53,535



For Further Information Contact Our Exclusive Agents:

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