

171 Stillwater Ave, Stamford CT

Offering Memorandum Development Site / For Sale

Presented By: Kravet Realty LLC

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This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 171 Stillwater Ave, Stamford, CT. It has been prepared by Kravet Realty LLC. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire.

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- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller. Owner and Kravet Realty LLC expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered

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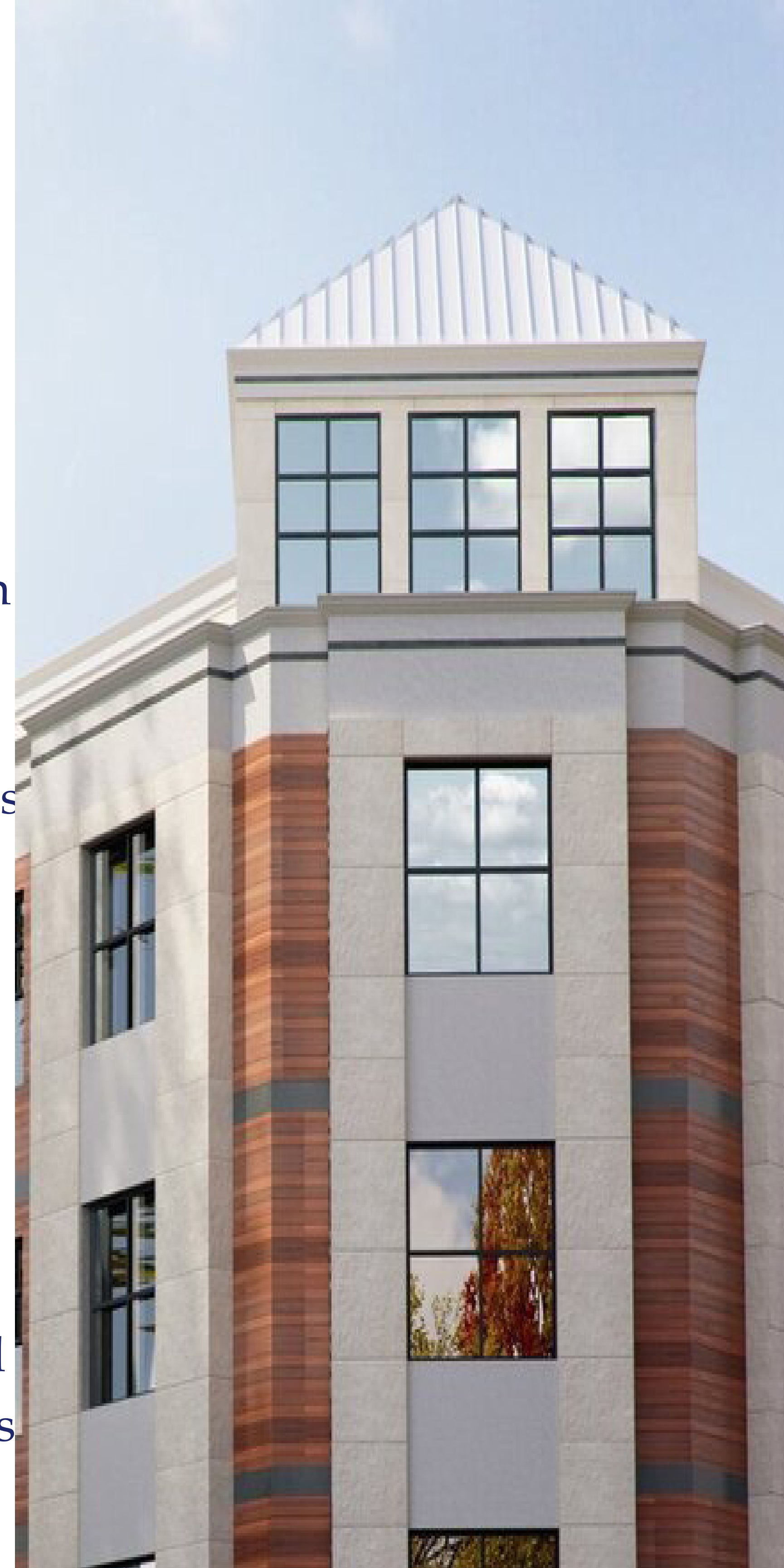


Executive Summary

Kravet Realty is pleased to offer 171 Stillwater Avenue in Stamford, CT, exclusively listed for sale at \$3,200,000. This approved development of a 36-unit mixed-use building on a .71-acre plot offers a prime opportunity to create a vibrant and sustainable community. With the potential for increased density, the site provides flexibility for developers to maximize its use, aligning with Stamford's growth and urban development trends.

The strategic location, diverse mix of uses, and potential focus on environmental considerations make this development an attractive destination for residents, businesses, and visitors, contributing positively to the area's growth and vitality.

The parcel is ideally located with easy access to major transportation routes, most notably I-95 – the main artery connecting NYC to Boston. Its central location within Stamford offers proximity to commercial centers, educational institutions, and recreational facilities, enhancing the project's overall appeal.



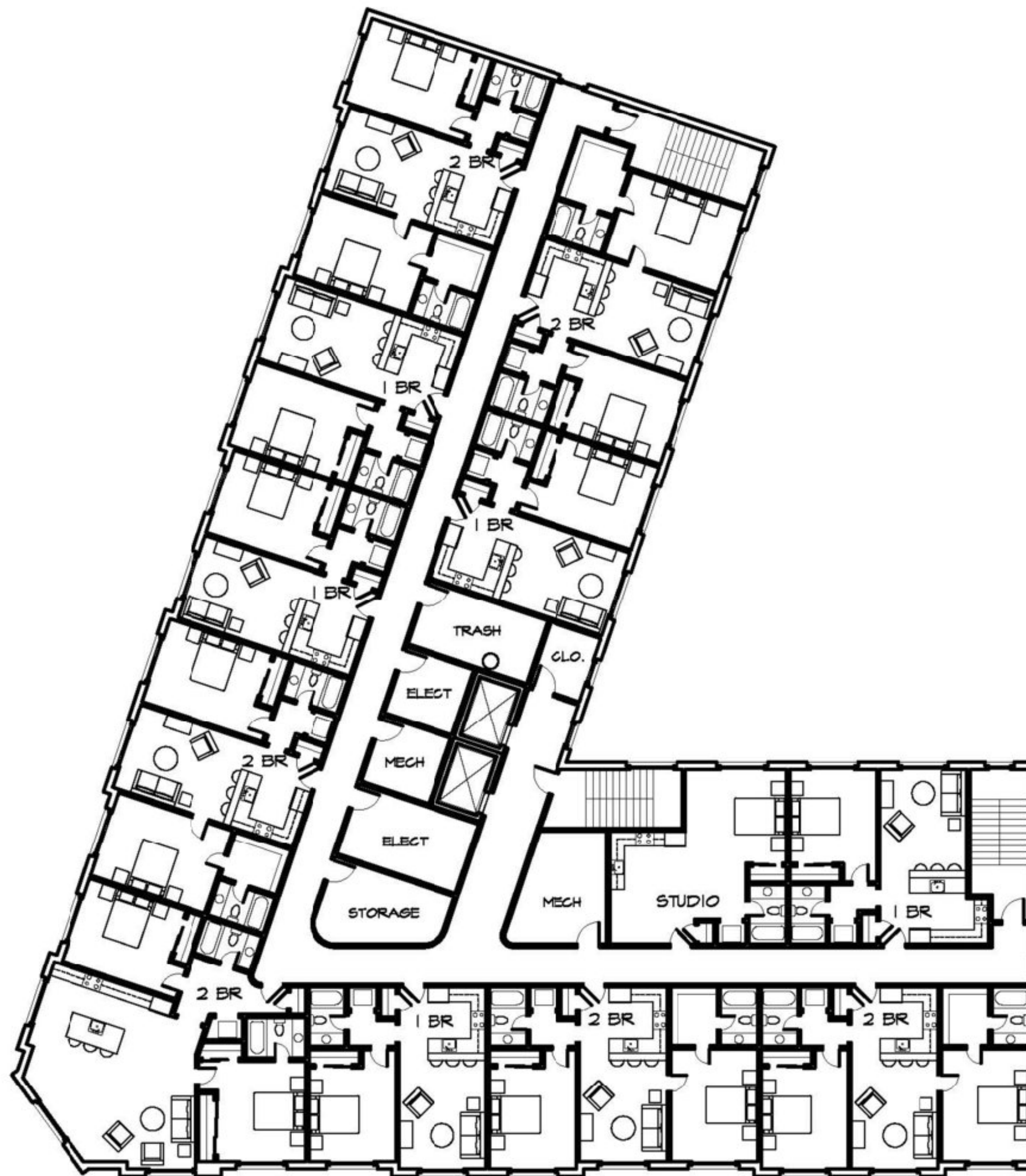
Plans



RESIDENTIAL UNITS	
STUDIO =	1
ONE BEDROOM =	3
TWO BEDROOM =	4
TOTAL PER FLOOR =	8

PROPOSED FIFTH FLOOR

SCALE 1" = 20'



RESIDENTIAL UNITS	
STUDIO =	1
ONE BEDROOM =	3
TWO BEDROOM =	4
TOTAL PER FLOOR =	8

PROPOSED SECOND, THIRD FLOORS

SCALE 1" = 20'



4. RACK TO HAVE BLACK POWDER COAT FINISH.

BIKE RACK (TYP.)

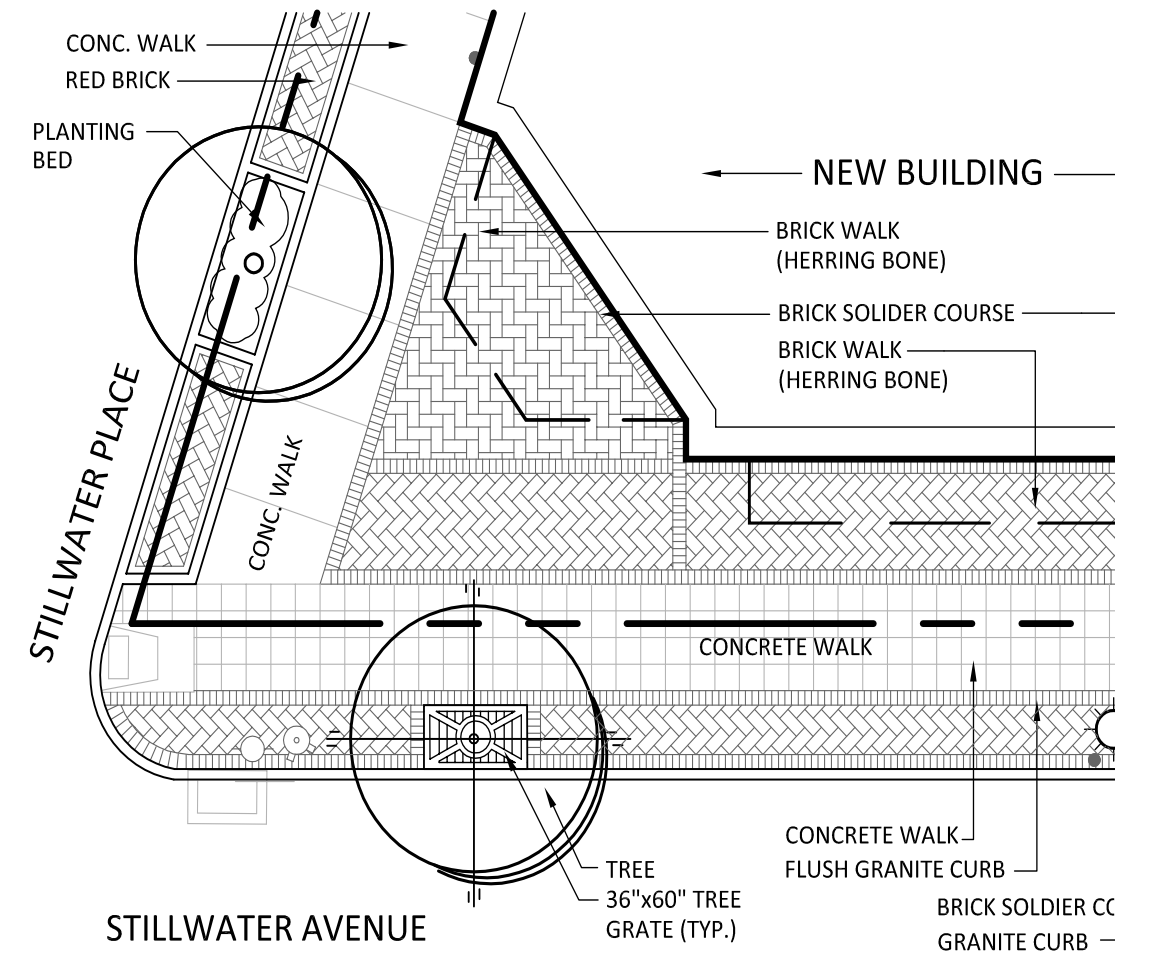
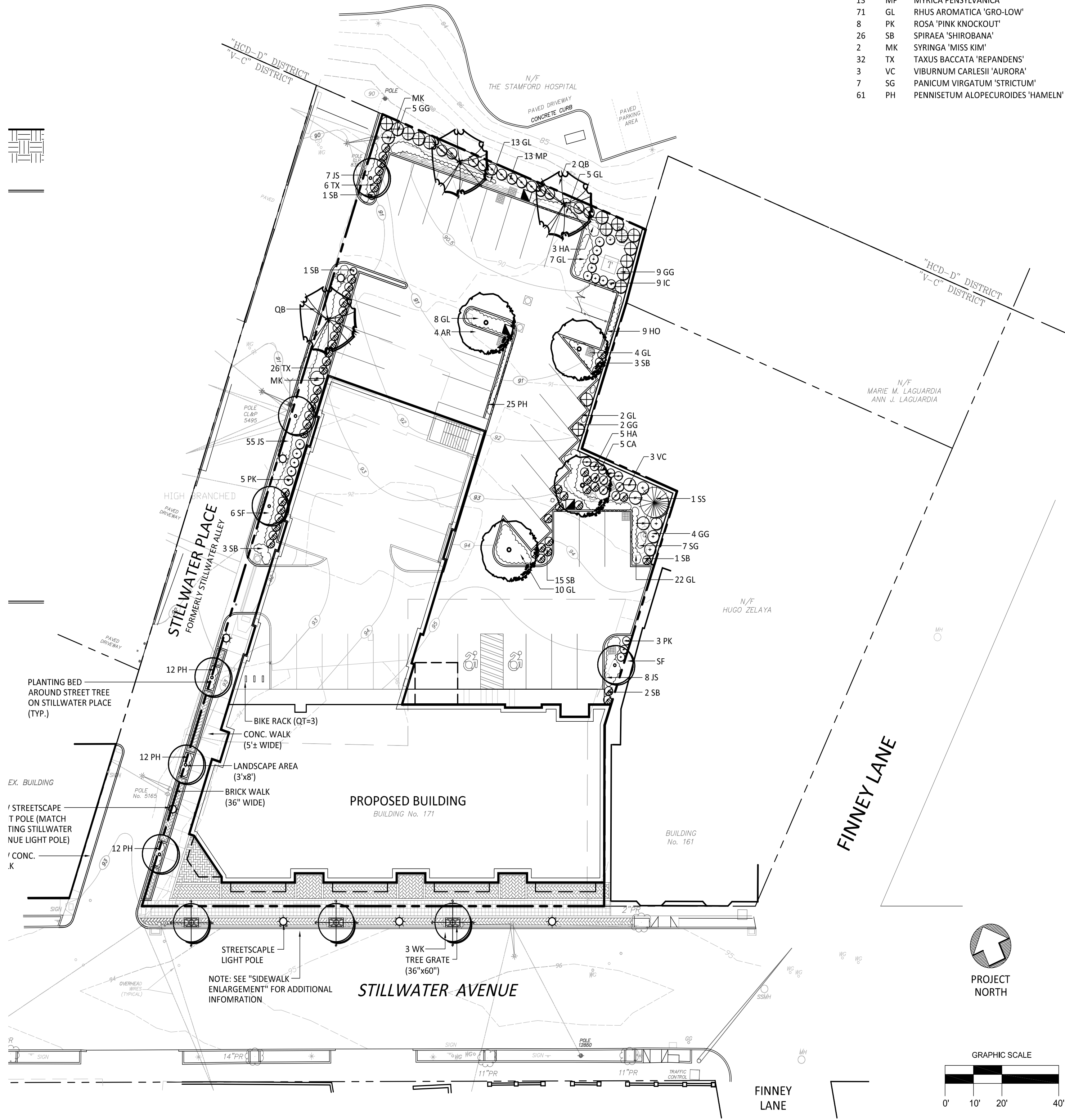
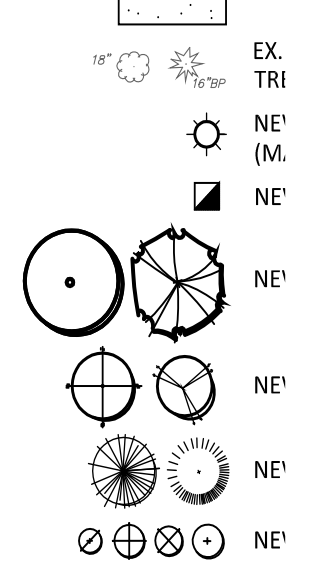
SCALE: NOT TO SCALE

ELEVATION

PERSPECTIVE



5	CA	CLETHRA 'COMPACTA'	DWARF SUMMERSWEET	2-3' HT.	CONT.
8	HA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	2-3' HT.	CONT.
9	IC	ILEX CRENATA 'CHESAPEAKE'	CHESAPEAKE HOLLY	3-4' HT.	B&B
9	HO	ILEX CRENATA 'HOOGENDORN'	HOOGENDORN HOLLY	2-3' HT.	CONT.
70	JS	JUNIPERUS CHINENSIS VAR. 'SARGENTII'	SARGENT JUNIPER	2-3' SPR.	CONT.
13	MP	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	2-3' HT.	CONT.
71	GL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	2-3' SPR.	CONT.
8	PK	ROSA 'PINK KNOCKOUT'	PINK KNOCKOUT ROSE	2-3' HT.	CONT.
26	SB	SPIRAEA 'SHIROBANA'	SHIROBANA SPIREA	24-30" HT.	CONT.
2	MK	SYRINGA 'MISS KIM'	MISS KIM LILAC	3-4' HT.	CONT.
32	TX	TAXUS BACCATA 'REPANDENS'	REPANDENS ENGLISH YEW	2-3' HT.	CONT.
3	VC	VIBURNUM CARLESII 'AURORA'	AURORA MAYFLOWER VIBURNUM	3-4' HT.	B&B
7	SG	PANICUM VIRGATUM 'STRICTUM'	STRICTUM SWITCHGRASS		1 GAL.
61	PH	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN HAMELN GRASS		1 GAL.



STILLWATER AVENUE SIDEWALK ENLARGEMENT

SCALE: 1/8"=1'-0"

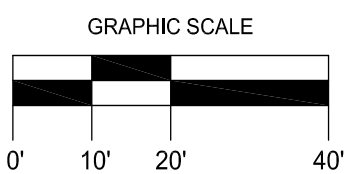
LANDSCAPE LIGHTING NOTES:

1. SITE LIGHTING INFORMATION AND LIGHTING PLANS PREPARED BY ENVIRONMENTAL LAND SOLUTIONS, GENERAL LANDSCAPE AESTHETIC PURPOSES ONLY. LIGHTING INFORMATION SHOWN ON THIS PLAN SHALL BE FOR SECURITY OR SAFETY PURPOSES.
2. LOCATION AND TYPE OF LIGHT FIXTURES ARE TYPICAL AND MAY VARY BASED ON ACTUAL FIELD CONDITIONS. ARCHITECTURAL PLAN REVISIONS, USE OF EXISTING LIGHTING (IF ANY), NEW BUILDING MOUNTED LIGHT CONSULTATIONS WITH LIGHTING CONSULTANT AND/OR MANUFACTURER.
3. THIS PLAN ASSUMES THAT THE BUILDING WILL HAVE WALL MOUNTED FIXTURES (BY OTHERS) TO LIGHT LANDSCAPE AREAS (INCLUDING WALKS AND DOORS).
4. LIGHT POLES LOCATED WITHIN LANDSCAPE AND PEDESTRIAN AREAS SHALL BE ON A BASE FLUSH WITH CURB OF 3' FROM THE EDGE OF VEHICLE PAVEMENT IF FEASIBLE.
5. LIGHT POLES LOCATED IN PARKING AREAS OR WITHIN 3' OF A ROADWAY SHALL BE PLACED ON A ROUND BASE THAT HAS A HEIGHT THAT IS 3' ABOVE GRADE. LIGHT POLES PLACED ON A 3' HIGH CONCRETE BASE SHALL MATCH THE HEIGHT OF THE DETAILED LIGHT POLE.

LANDSCAPE NOTES:

1. PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
2. PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
3. THE CONTRACTOR SHALL VERIFY WITH THE PROJECT ENGINEER THAT THE NEW PLANTINGS DO NOT INTERFERE WITH AND/OR PROPOSED UTILITIES, SIGHT LINES, AND/OR STRUCTURES.
4. SEE CITY OF STAMFORD STREETScape DETAILS FOR ADDITIONAL INFORMATION.

REVISIONS:		DRAWING TITLE:	
		LANDSCAP	
		PROJECT:	
		STILLWATER 171 STILLWATER STAMFORD, CO	
1	1.10.20	REV. STREETScape	
		ENVIRONMENTAL LAND SOLUTIONS, LLC Landscape Architecture and Environmental Planning 8 KNIGHT STREET, SUITE 203 NORWALK, CONNECTICUT 06851 Tel: (203) 855-7879 Fax: (203) 855-7836 info@elsllc.net www.elsllc.net	
SEAL:			



"CALL BEFORE YOU DIG".

Site Overview

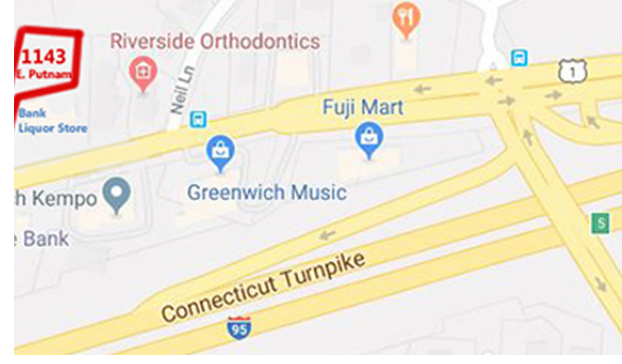


Land Comps

1 1143 E Putnam Ave **SOLD**

Riverside, CT 06878 **Fairfield**

Sale Date **Jan 10, 2022** Type **2 Star Land**
 Sale Price **\$1,225,000** Land Acres **0.37 AC**
 Price/AC Land **\$3,310,852** Land SF **16,117 SF**
 Parcels **GREE-000012-000000-002690-S000000** Zoning **LB**
 Comp ID **5868078** Sale Condition **Redevelopment Project**
 Comp Status **Research Complete**



2 1937 W MAIN St **SOLD**

Stamford, CT 06902 **Fairfield**


Sale Date **Dec 13, 2021** Type **2 Star Land**
 Sale Price **\$5,250,000** Land Acres **19.00 AC**
 Price/AC Land **\$276,316** Land SF **827,640 SF**
 Parcels **STAM-000004-000000-003105** Zoning **ML**
 Comp ID **5872557** Sale Condition **Ground Lease (Leased Fee)**
 Comp Status **Research Complete**



3 172 Greyrock Pl **SOLD**

Stamford, CT 06901 **Fairfield**

Sale Date **Oct 13, 2021** Type **Land**
 Sale Price **\$10,200,000** Land Acres **1.31 AC**
 Price/AC Land **\$7,768,779** Land SF **57,192 SF**
 Parcels **STAM-000002-000000-006852,**
STAM-000003-000000-007922,
STAM-000004-000000-001972 Zoning **CG**
 Comp ID **5746301** Sale Condition **Redevelopment Project**
 Comp Status **Research Complete**



4 15-19 Corbin Dr **SOLD**

Darien, CT 06820 **Fairfield**

Sale Date **Sep 30, 2021** Type **2 Star Retail Freestanding**
 Sale Price **\$1,490,040** Year Built **1951**
 Price/SF **\$378.18** GLA **3,940 SF**
 Parcels **DARI-000072-000000-000025** Land Acres **0.44 AC**
 Comp ID **5739183** Land SF **19,166 SF**
 Comp Status **Research Complete** Zoning **CBD**
 Sale Condition **Partial Interest Transfer, Redevelopment Project**

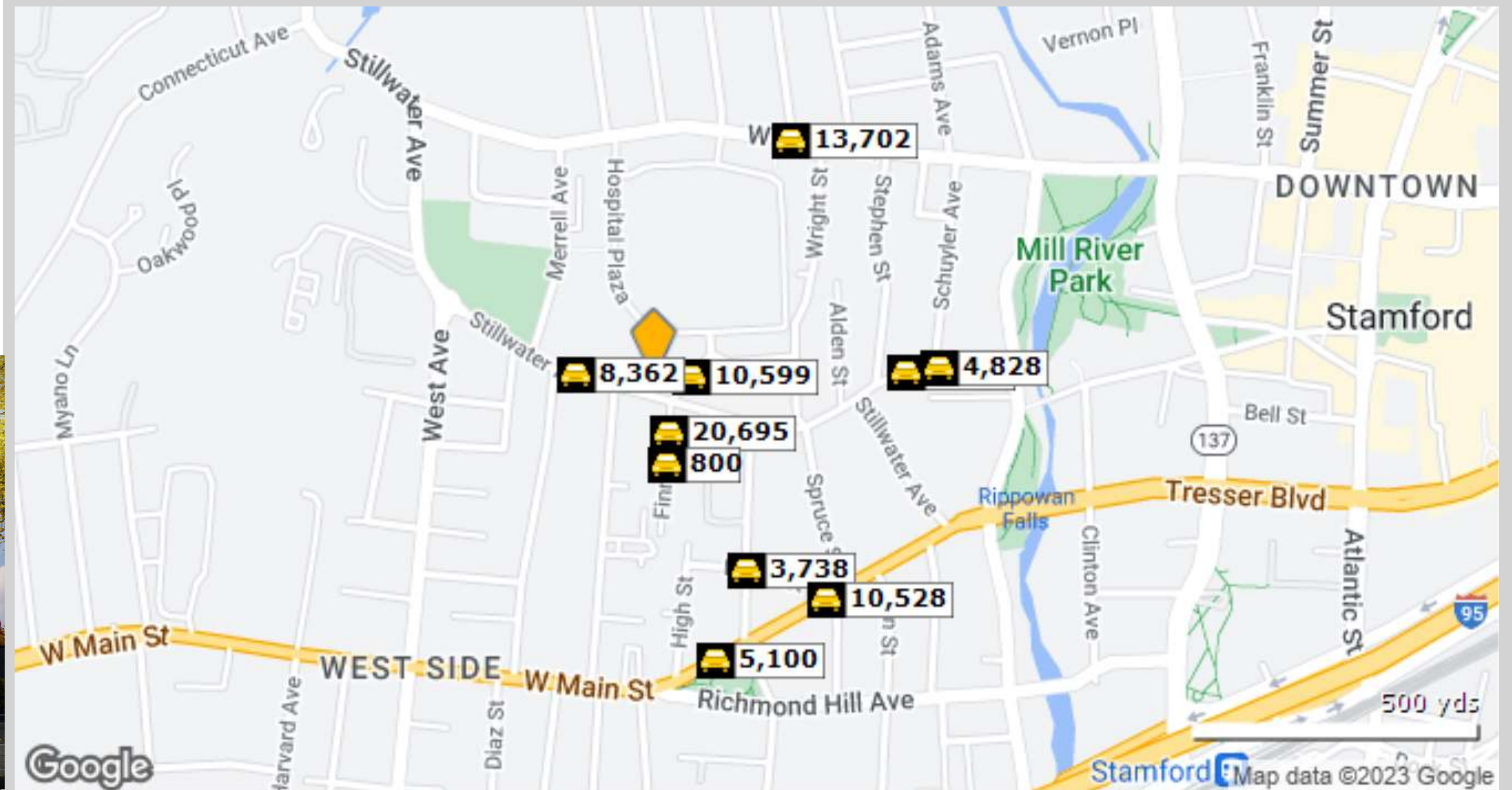



Traffic Report

Traffic Count Report

171 Stillwater Ave, Stamford, CT 06902

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **10,408 SF**
 Year Built: **1930**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Ansonia-Derby-Shelton Expressway	Main St	0.15 S	2022	10,599	MPSI	.04
2	Finney Ln	Stillwater Ave	0.03 N	2022	20,695	MPSI	.05
3	Stillwater Avenue	Virgil St	0.02 W	2022	8,362	MPSI	.08
4	Finney Lane	Stillwater Ave	0.03 N	2020	800	AADT	.08
5	Fairfield Avenue	Hazel St	0.00 N	2022	3,738	MPSI	.21
6	Smith St	Stephen St	0.03 SW	2022	4,410	MPSI	.26
7	West Main Street	Hazel St	0.01 NE	2022	10,528	MPSI	.28
8	W Main St	Fairfield Ave	0.04 NE	2022	5,100	MPSI	.28
9	West Broad Street	Hinckley Ave	0.00 E	2022	13,702	MPSI	.28
10	Smith Street	Schuyler Ave	0.01 W	2022	4,828	MPSI	.29



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7/12/2023

Demographics

171 Stillwater Ave, Stamford, CT 06902

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **10,408 SF**
 Year Built: **1930**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile		5 Mile		10 Mile	
Population						
2028 Projection	39,828		187,824		418,689	
2023 Estimate	38,342		184,145		410,556	
2010 Census	31,302		169,075		382,716	
Growth 2023 - 2028	3.88%		2.00%		1.98%	
Growth 2010 - 2023	22.49%		8.91%		7.27%	
2023 Population by Hispanic Origin	16,213		46,329		103,745	
2023 Population	38,342		184,145		410,556	
White	22,255	58.04%	136,034	73.87%	321,154	78.22%
Black	11,204	29.22%	24,760	13.45%	46,123	11.23%
Am. Indian & Alaskan	532	1.39%	1,387	0.75%	3,322	0.81%
Asian	3,118	8.13%	17,112	9.29%	29,952	7.30%
Hawaiian & Pacific Island	138	0.36%	254	0.14%	531	0.13%
Other	1,096	2.86%	4,598	2.50%	9,474	2.31%
U.S. Armed Forces	0		2		37	
Households						
2028 Projection	15,887		71,304		154,423	
2023 Estimate	15,245		69,905		151,411	
2010 Census	12,180		64,254		141,090	
Growth 2023 - 2028	4.21%		2.00%		1.99%	
Growth 2010 - 2023	25.16%		8.79%		7.32%	
Owner Occupied	4,226	27.72%	39,015	55.81%	92,749	61.26%
Renter Occupied	11,018	72.27%	30,891	44.19%	58,662	38.74%
2023 Households by HH Income	15,243		69,904		151,410	
Income: <\$25,000	3,280	21.52%	8,749	12.52%	16,444	10.86%
Income: \$25,000 - \$50,000	2,482	16.28%	8,144	11.65%	17,540	11.58%
Income: \$50,000 - \$75,000	1,724	11.31%	7,498	10.73%	16,306	10.77%
Income: \$75,000 - \$100,000	1,500	9.84%	6,441	9.21%	14,547	9.61%
Income: \$100,000 - \$125,000	1,209	7.93%	5,800	8.30%	12,845	8.48%
Income: \$125,000 - \$150,000	1,022	6.70%	4,993	7.14%	10,647	7.03%
Income: \$150,000 - \$200,000	1,593	10.45%	7,651	10.95%	16,170	10.68%
Income: \$200,000+	2,433	15.96%	20,628	29.51%	46,911	30.98%
2023 Avg Household Income	\$110,797		\$150,783		\$155,063	
2023 Med Household Income	\$77,258		\$117,758		\$121,151	

Presented By: Kravet Realty LLC

**Please Contact Jeff Kravet or Lucas Severo to schedule a
confidential tour**

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