

# PYRAMID

- Real Estate Group

## Ideal for Retail, Medical, Office - 2,500 SF

1051 Long Ridge Road, Stamford, CT



- *Adjacent to Merritt Pkwy Exit 34*
- *High end build-out, natural light*
- *189' frontage on Long Ridge Road*
- *Great signage opportunities*
- *Convenient to Greenwich, New Canaan, Darien*
- *94 spaces – 6.31 per 1,000sf*

Available Space: 2,500 SF

Lease: \$33 PSF, NNN

Possession: Immediate

Term: 5-10 year

### Exclusive Agents:

**Jeff Snell (203) 551-1375**  
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**& Norman Lotstein (203) 391-6822**  
[Norman@pyramidregroup.com](mailto:Norman@pyramidregroup.com)

**Pyramid Real Estate Group**

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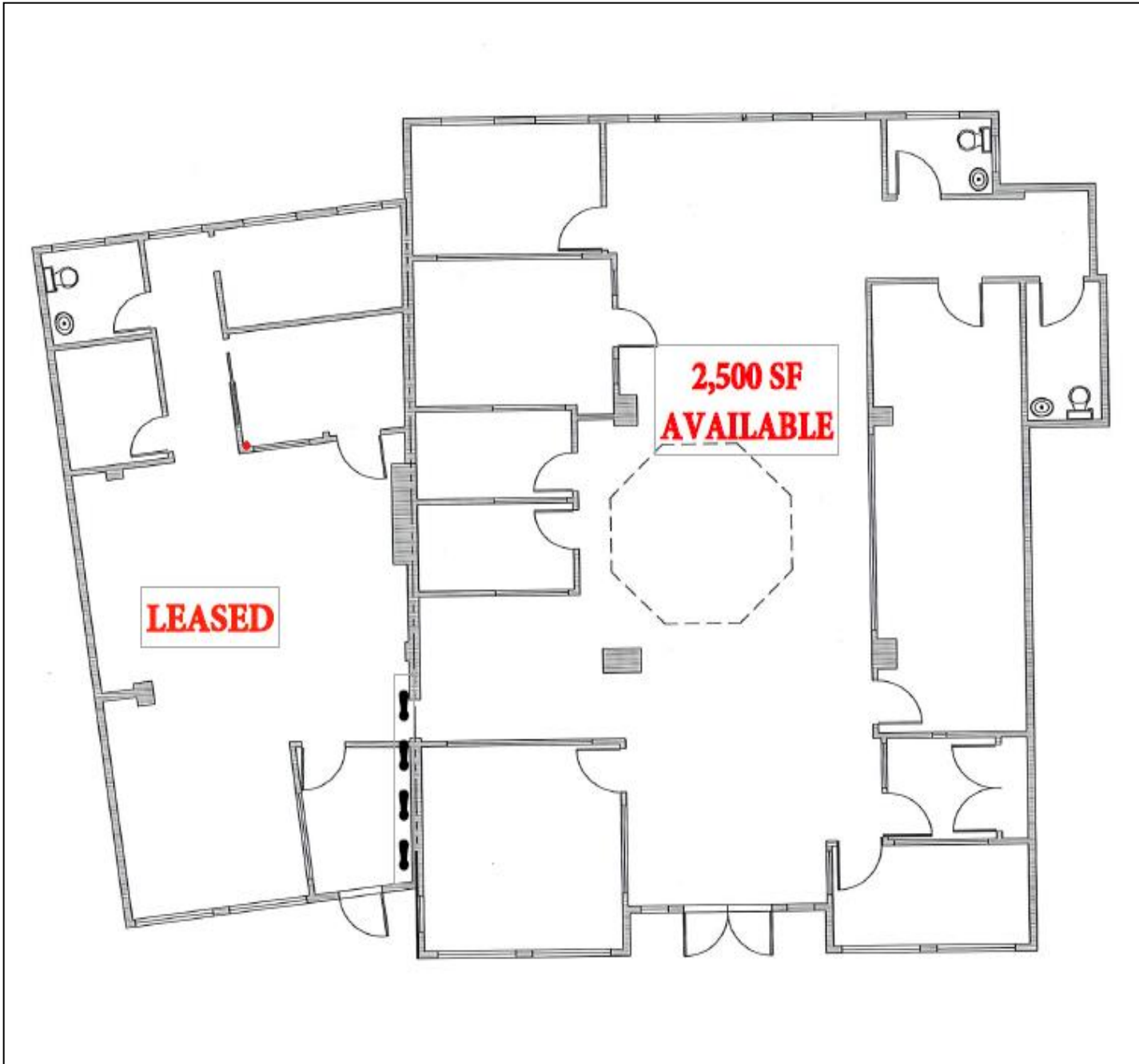
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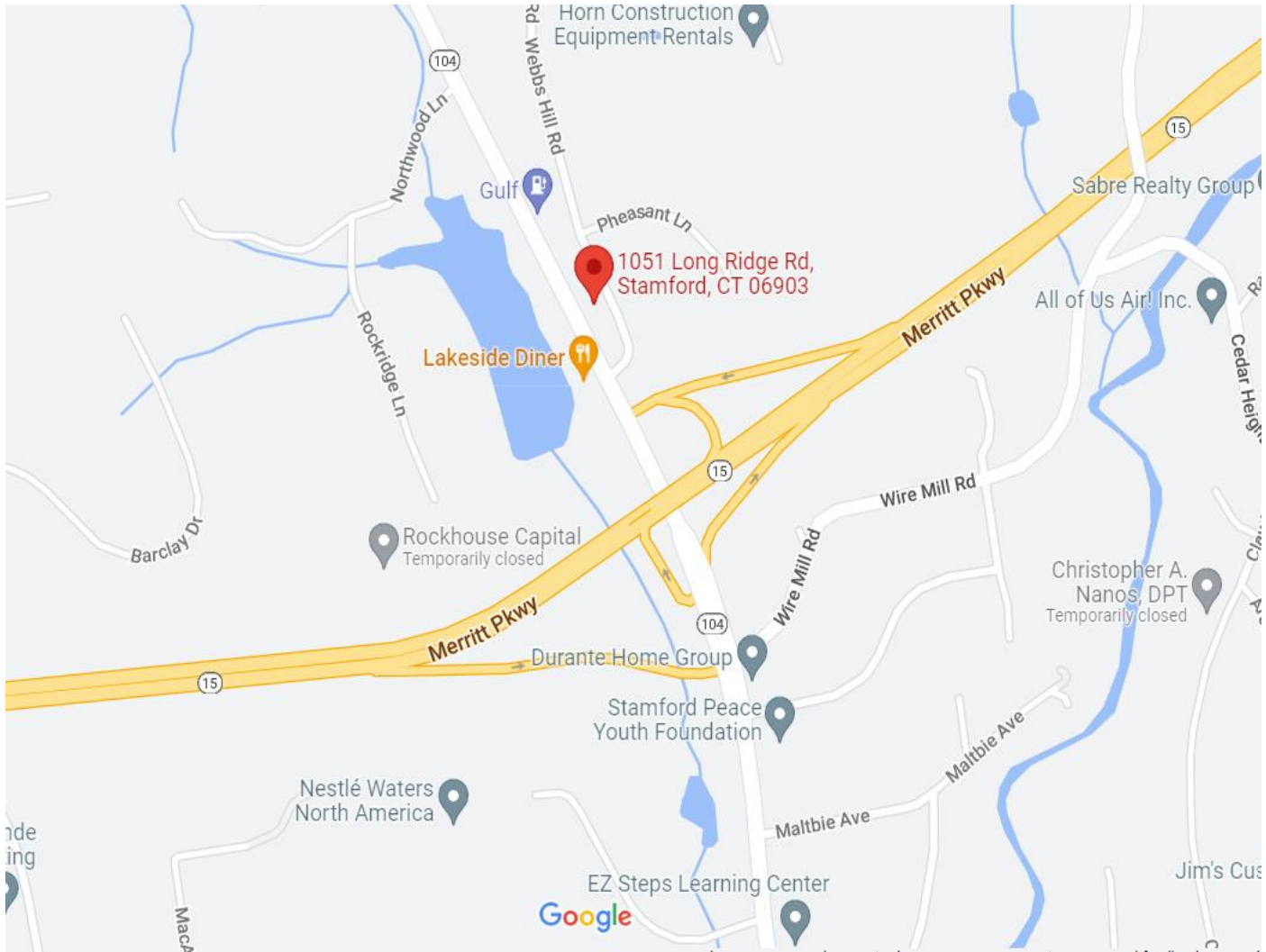
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[www.pyramidregroup.com](http://www.pyramidregroup.com)









## PROPERTY DETAIL

Information for the property located at 1051 Long Ridge Rd Stamford, CT includes data gathered from Fairfield County tax records, public records data providers and LoopNet historical data records.

Address: 1051 Long Ridge Rd  
County: Fairfield  
State: Connecticut

Land Use: Commercial Building  
Zoning: CN  
Flood Zone: 48713538 0

Lot Size: 1.2753

Tax Year: 2021

Submarket: Stamford  
Market: Westchester/So Connecticut  
CBSA: Bridgeport-Stamford-Norwalk, CT  
APN/Parcel ID: STAM-000001-000000-009154  
TOTAL SQ FT: 16,430

Tax Code Area: 112  
Assessed Year: 2021  
Census: 0204002015

## DEMOGRAPHICS near 1051 LONG RIDGE ROAD

	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2022 Total Population	4,719	46,480	172,205
2027 Population	4,688	46,225	172,801
Pop Growth 2022-2027	(0.66%)	(0.55%)	+ 0.35%
Average Age	43	42	40
2022 Total Households	1,657	16,964	64,206
HH Growth 2022-2027	(0.84%)	(0.70%)	+ 0.31%
Median Household Inc	\$174,288	\$154,931	\$119,03
Avg Household Size	2.80	2.70	2.60
2022 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$774,301	\$725,719	\$741
Median Year Built	1961	1962	1964