



**GLENBROOK CENTER**

• 479 HOPE ST , STAMFORD, CT 06906 •



FOR MORE INFORMATION  
PLEASE CONTACT

Cody Nizzardo

Office : 1887 Summer ST, Stamford, CT 06905

Cell: 203.667.3122

Email:cody@nizzardo.com

## INDEX

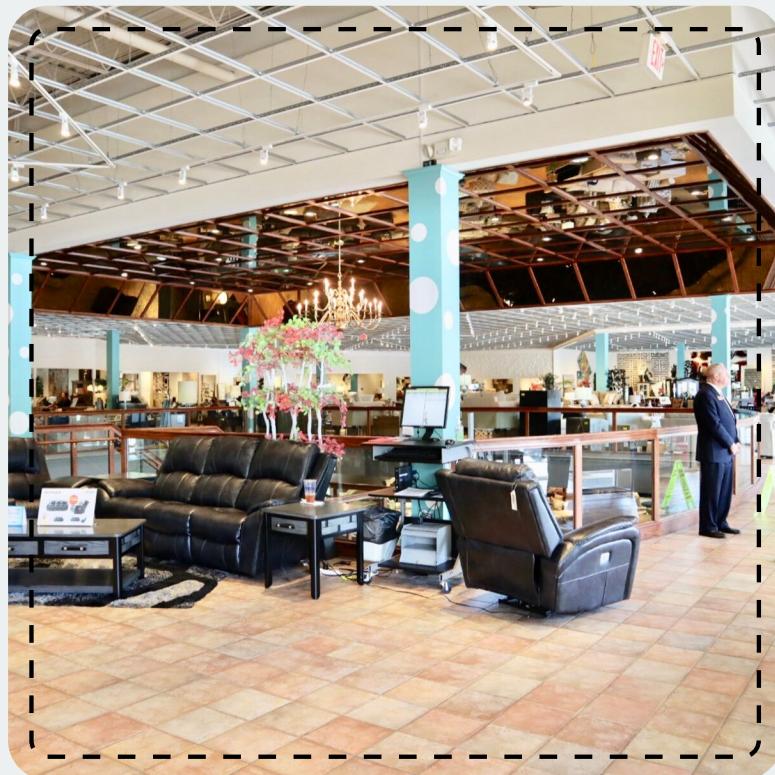
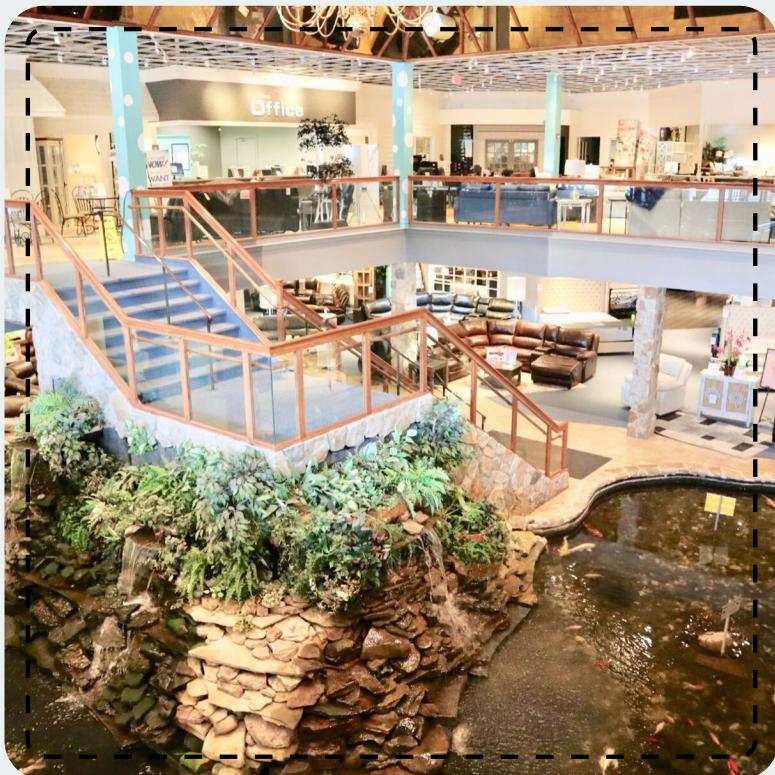
- Exterior & Interior Pictures
- Floor Plan
- Market Comp. Report
- Demographic Detail Report
- Demographic Summary Report
- Consumer Spending Report
- Survey

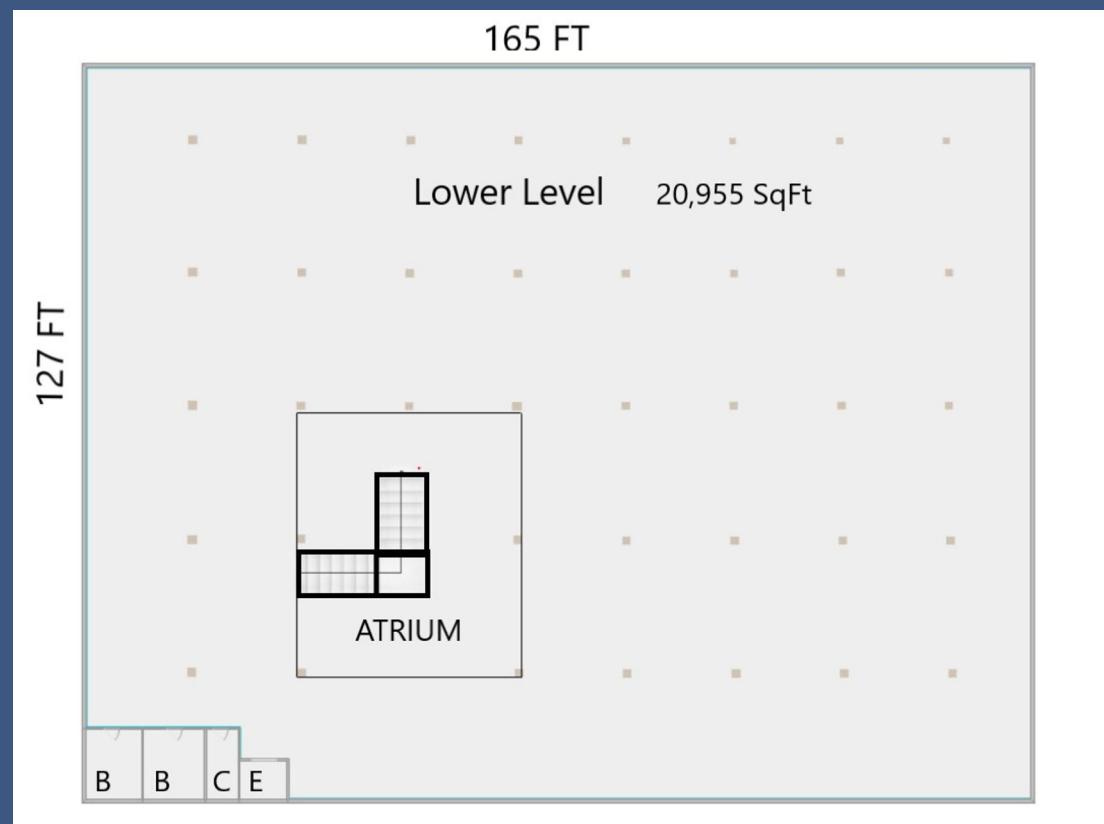
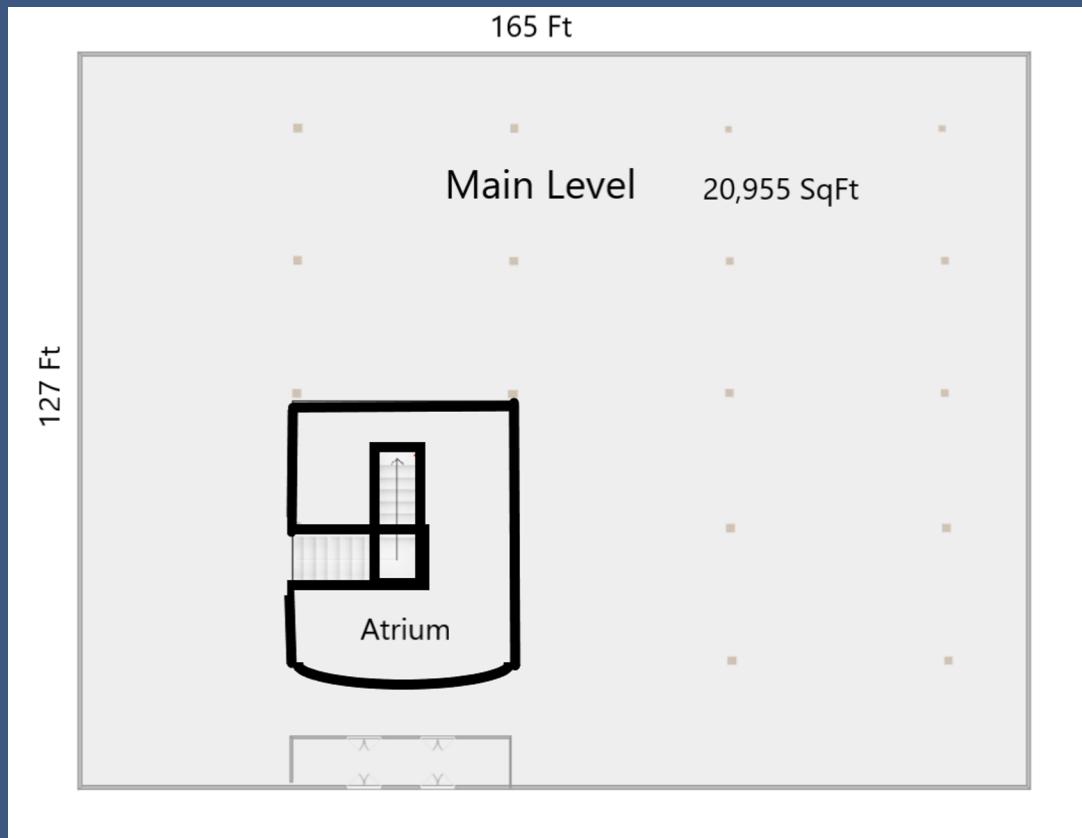


### Glenbrook Shopping Center

Space Available For Lease Approx. 40,000 +/- square feet End Cap.

Located in one of Stamford's Premier Shopping Plaza's Glenbrook Center is a 110,000+/- square feet. 400 car parking lot Shopping Plaza Anchored by a Grade A Shoprite Supermarket, Underground Fitness Center, Ace Hardware, Shiki Hibachi & Sushi, Nail Salon etc. Excellent Demographics!!!! Property is ideally located to additionally serve affluent neighboring towns of Darien, and New Canaan. Extremely rare opportunity for you to have a signature location and significant presence in Booming Stamford, CT.





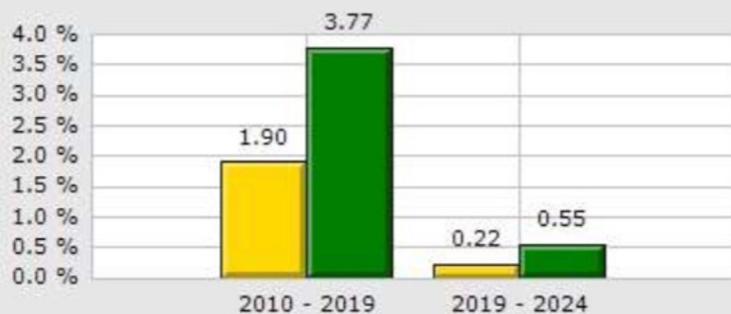
## Demographic Market Comparison Report

## Glenbrook Shopping Center

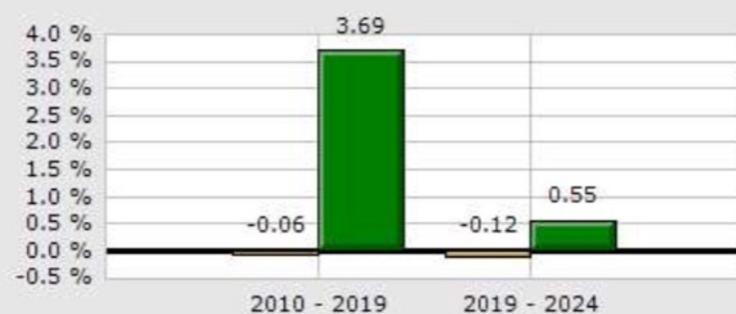
471-495 Hope St, Stamford, CT 06906

Type: **Retail/(Neighborhood Ctr)**  
County: **Fairfield**1 Mile  
County

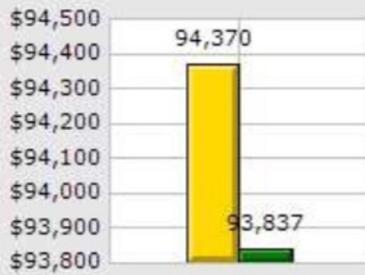
## Population Growth



## Household Growth



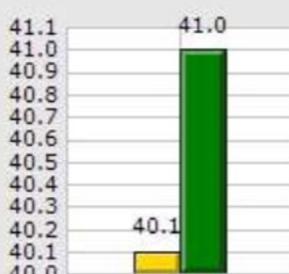
## 2019 Med Household Inc



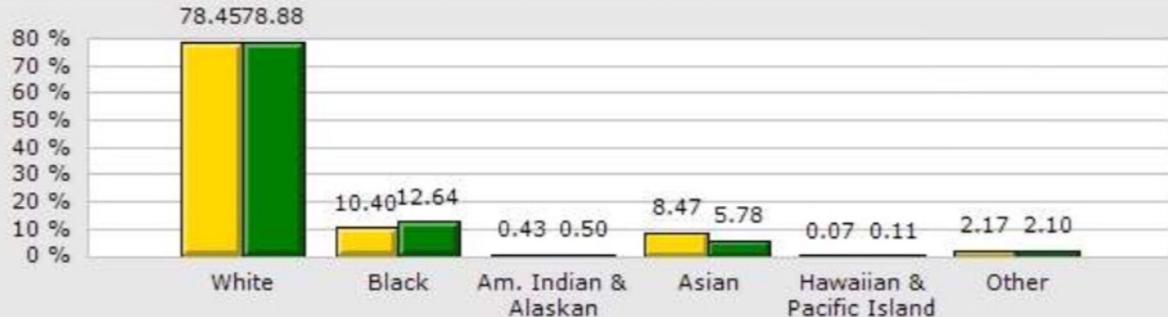
## 2019 Households by Household Income



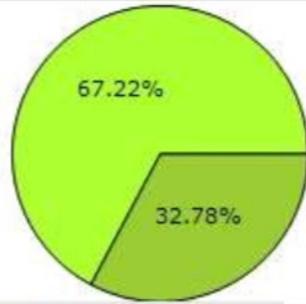
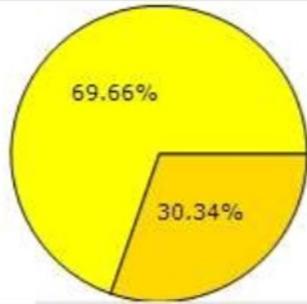
## 2019 Median Age



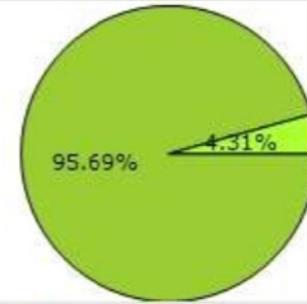
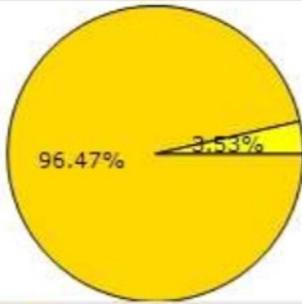
## 2019 Population by Race



## 2019 Renter vs. Owner



## 2019 Employed vs. Unemployed



## Demographic Detail Report

## Glenbrook Shopping Center

471-495 Hope St, Stamford, CT 06906

Radius	1 Mile	3 Mile	5 Mile
<b>2019 Households by HH Income</b>	<b>6,764</b>	<b>50,783</b>	<b>73,654</b>
<\$25,000	617 9.12%	6,329 12.46%	7,877 10.69%
\$25,000 - \$50,000	1,196 17.68%	7,946 15.65%	9,983 13.55%
\$50,000 - \$75,000	867 12.82%	7,194 14.17%	9,511 12.91%
\$75,000 - \$100,000	906 13.39%	6,013 11.84%	7,813 10.61%
\$100,000 - \$125,000	649 9.59%	4,629 9.12%	6,407 8.70%
\$125,000 - \$150,000	715 10.57%	3,992 7.86%	5,655 7.68%
\$150,000 - \$200,000	632 9.34%	4,895 9.64%	7,070 9.60%
\$200,000+	1,182 17.47%	9,785 19.27%	19,338 26.26%
<b>2019 Avg Household Income</b>	<b>\$123,579</b>	<b>\$124,428</b>	<b>\$142,394</b>
<b>2019 Med Household Income</b>	<b>\$94,370</b>	<b>\$91,308</b>	<b>\$106,411</b>
<b>2019 Occupied Housing</b>	<b>6,764</b>	<b>50,785</b>	<b>73,656</b>
Owner Occupied	4,712 69.66%	26,272 51.73%	44,390 60.27%
Renter Occupied	2,052 30.34%	24,513 48.27%	29,266 39.73%
<b>2010 Housing Units</b>	<b>7,254</b>	<b>54,151</b>	<b>78,391</b>
1 Unit	4,334 59.75%	23,853 44.05%	43,892 55.99%
2 - 4 Units	1,473 20.31%	9,401 17.36%	11,359 14.49%
5 - 19 Units	656 9.04%	5,492 10.14%	6,666 8.50%
20+ Units	791 10.90%	15,405 28.45%	16,474 21.02%
<b>2019 Housing Value</b>	<b>4,712</b>	<b>26,273</b>	<b>44,390</b>
<\$100,000	50 1.06%	272 1.04%	357 0.80%
\$100,000 - \$200,000	96 2.04%	822 3.13%	1,031 2.32%
\$200,000 - \$300,000	400 8.49%	2,770 10.54%	3,410 7.68%
\$300,000 - \$400,000	1,014 21.52%	4,777 18.18%	6,240 14.06%
\$400,000 - \$500,000	1,054 22.37%	4,065 15.47%	4,986 11.23%
\$500,000 - \$1,000,000	1,568 33.28%	9,590 36.50%	16,519 37.21%
\$1,000,000+	530 11.25%	3,977 15.14%	11,847 26.69%
<b>2019 Median Home Value</b>	<b>\$475,521</b>	<b>\$522,445</b>	<b>\$686,785</b>
<b>2019 Housing Units by Yr Built</b>	<b>7,256</b>	<b>54,220</b>	<b>78,492</b>
Built 2010+	523 7.21%	6,485 11.96%	8,493 10.82%
Built 2000 - 2010	280 3.86%	3,454 6.37%	4,172 5.32%
Built 1990 - 1999	238 3.28%	3,943 7.27%	5,362 6.83%
Built 1980 - 1989	851 11.73%	5,379 9.92%	7,469 9.52%
Built 1970 - 1979	898 12.38%	6,204 11.44%	9,128 11.63%
Built 1960 - 1969	750 10.34%	7,274 13.42%	10,841 13.81%
Built 1950 - 1959	1,273 17.54%	8,523 15.72%	13,157 16.76%
Built <1949	2,443 33.67%	12,958 23.90%	19,870 25.31%
<b>2019 Median Year Built</b>	<b>1958</b>	<b>1967</b>	<b>1965</b>

## Demographic Summary Report

## Glenbrook Shopping Center

471-495 Hope St, Stamford, CT 06906

Building Type: **General Retail**Total Available: **0 SF**Secondary: **-**% Leased: **100%**GLA: **53,202 SF**Rent/SF/Yr: **-**Year Built: **1965**

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Projection	18,110	134,218	199,570
2019 Estimate	18,070	132,528	197,436
2010 Census	17,733	122,585	184,675
Growth 2019 - 2024	0.22%	1.28%	1.08%
Growth 2010 - 2019	1.90%	8.11%	6.91%
<b>2019 Population by Hispanic Origin</b>	3,563	36,028	43,580
<b>2019 Population</b>			
White	14,176 78.45%	95,517 72.07%	150,786 76.37%
Black	1,880 10.40%	20,468 15.44%	24,399 12.36%
Am. Indian & Alaskan	78 0.43%	906 0.68%	1,072 0.54%
Asian	1,531 8.47%	12,401 9.36%	16,658 8.44%
Hawaiian & Pacific Island	13 0.07%	206 0.16%	283 0.14%
Other	392 2.17%	3,030 2.29%	4,238 2.15%
U.S. Armed Forces	12	45	45
<b>Households</b>			
2024 Projection	6,757	51,438	74,427
2019 Estimate	6,765	50,785	73,655
2010 Census	6,769	46,998	69,091
Growth 2019 - 2024	-0.12%	1.29%	1.05%
Growth 2010 - 2019	-0.06%	8.06%	6.61%
Owner Occupied	4,712 69.65%	26,272 51.73%	44,390 60.27%
Renter Occupied	2,052 30.33%	24,513 48.27%	29,266 39.73%
<b>2019 Households by HH Income</b>	6,764	50,783	73,654
Income: <\$25,000	617 9.12%	6,329 12.46%	7,877 10.69%
Income: \$25,000 - \$50,000	1,196 17.68%	7,946 15.65%	9,983 13.55%
Income: \$50,000 - \$75,000	867 12.82%	7,194 14.17%	9,511 12.91%
Income: \$75,000 - \$100,000	906 13.39%	6,013 11.84%	7,813 10.61%
Income: \$100,000 - \$125,000	649 9.59%	4,629 9.12%	6,407 8.70%
Income: \$125,000 - \$150,000	715 10.57%	3,992 7.86%	5,655 7.68%
Income: \$150,000 - \$200,000	632 9.34%	4,895 9.64%	7,070 9.60%
Income: \$200,000+	1,182 17.47%	9,785 19.27%	19,338 26.26%
<b>2019 Avg Household Income</b>	\$123,579	\$124,428	\$142,394
<b>2019 Med Household Income</b>	\$94,370	\$91,308	\$106,411

04/20/2019

**Consumer Spending Report****Glenbrook Shopping Center**

471-495 Hope St, Stamford, CT 06906

Building Type: **General Retail**

Secondary: -

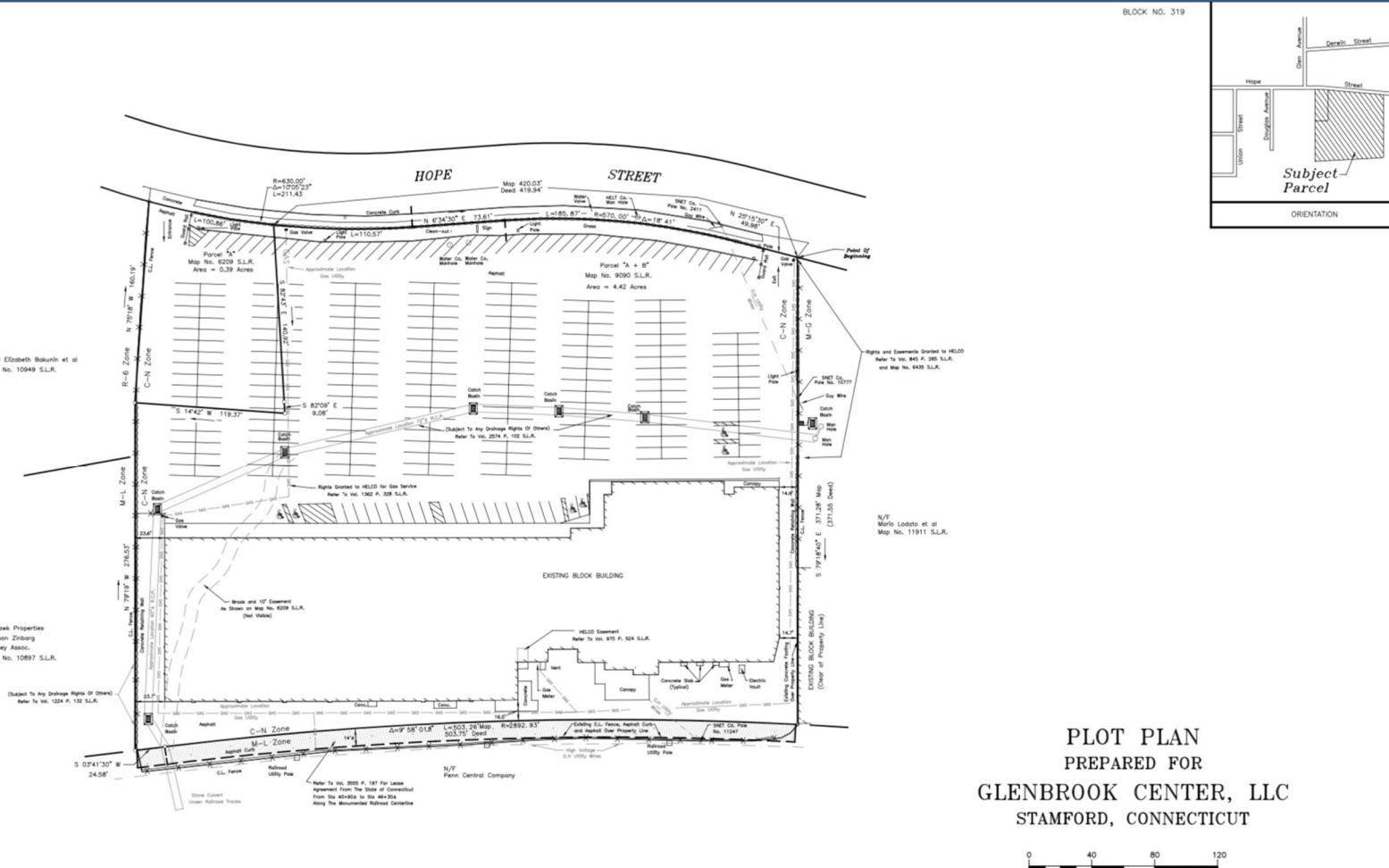
GLA: **53,202 SF**Year Built: **1965**Total Available: **0 SF**% Leased: **100%**

Rent/SF/Yr: -



<b>2019 Annual Spending (\$000s)</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Total Specified Consumer Spending</b>	<b>\$218,590</b>	<b>\$1,556,081</b>	<b>\$2,489,212</b>
<b>Total Apparel</b>	<b>\$12,649</b>	<b>\$92,591</b>	<b>\$143,803</b>
Women's Apparel	5,252	37,958	59,619
Men's Apparel	2,770	20,626	32,049
Girl's Apparel	956	6,972	10,861
Boy's Apparel	627	4,616	7,114
Infant Apparel	504	3,763	5,471
Footwear	2,540	18,658	28,690
<b>Total Entertainment &amp; Hobbies</b>	<b>\$16,456</b>	<b>\$115,831</b>	<b>\$182,096</b>
Entertainment	2,670	18,926	29,757
Audio & Visual Equipment/Service	7,869	56,872	86,959
Reading Materials	916	6,397	10,514
Pets, Toys, & Hobbies	5,000	33,636	54,867
Personal Items	14,221	100,081	166,182
<b>Total Food and Alcohol</b>	<b>\$58,482</b>	<b>\$426,424</b>	<b>\$658,462</b>
Food At Home	30,980	223,844	342,462
Food Away From Home	23,316	171,480	267,010
Alcoholic Beverages	4,187	31,101	48,990
<b>Total Household</b>	<b>\$35,632</b>	<b>\$247,675</b>	<b>\$410,873</b>
House Maintenance & Repair	6,072	35,875	62,158
Household Equip & Furnishings	13,366	96,025	153,942
Household Operations	11,382	80,844	134,548
Housing Costs	4,812	34,931	60,224

BLOCK NO. 319



PLOT PLAN  
PREPARED FOR

GLENBROOK CENTER, LLC  
STAMFORD, CONNECTICUT

