



GLENBROOK CENTER

• 479 HOPE ST , STAMFORD, CT 06906 •



FOR MORE INFORMATION
PLEASE CONTACT

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INDEX

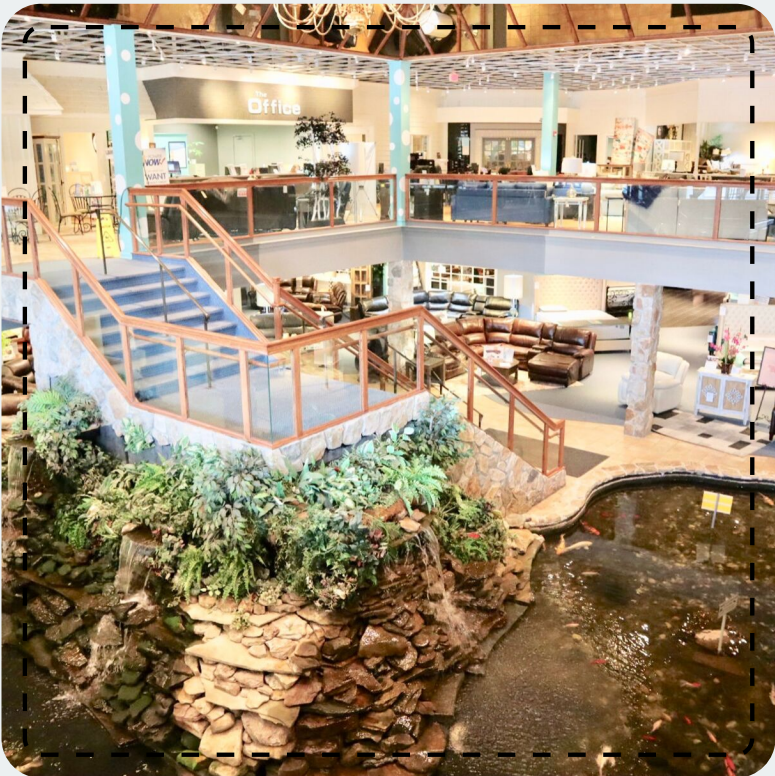
- Exterior & Interior Pictures
- Floor Plan
- Market Comp. Report
- Demographic Detail Report
- Demographic Summary Report
- Consumer Spending Report
- Survey

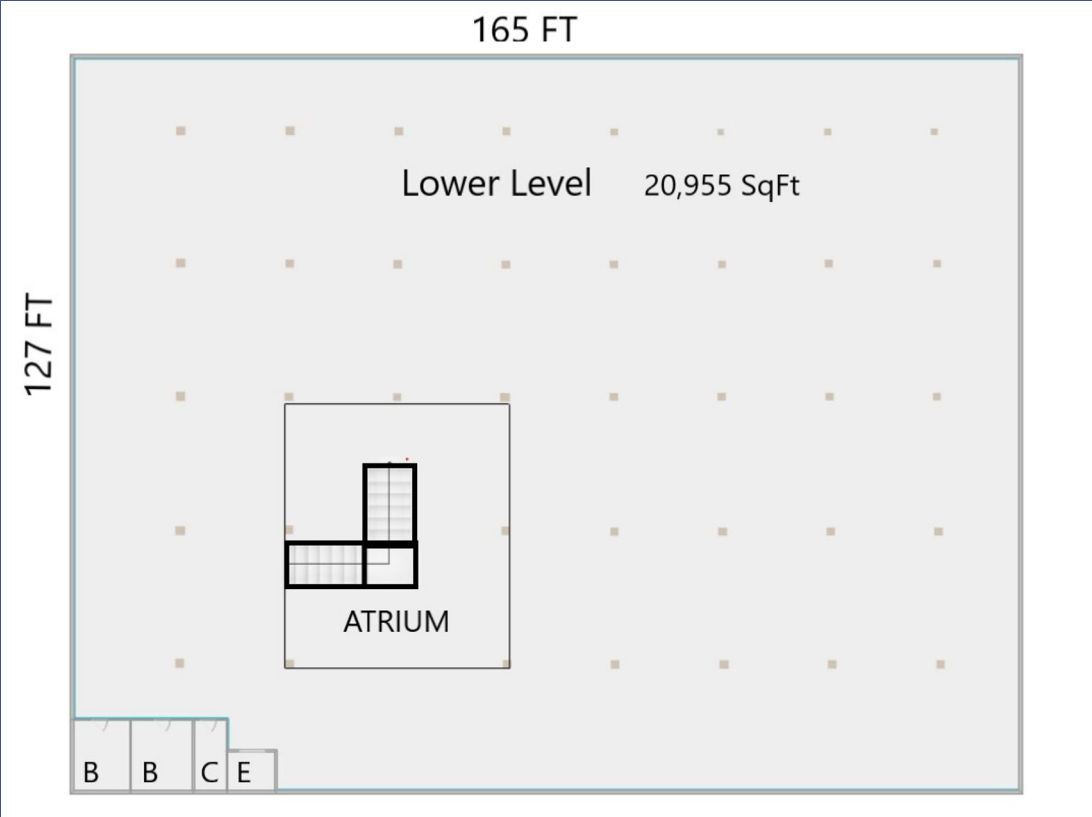
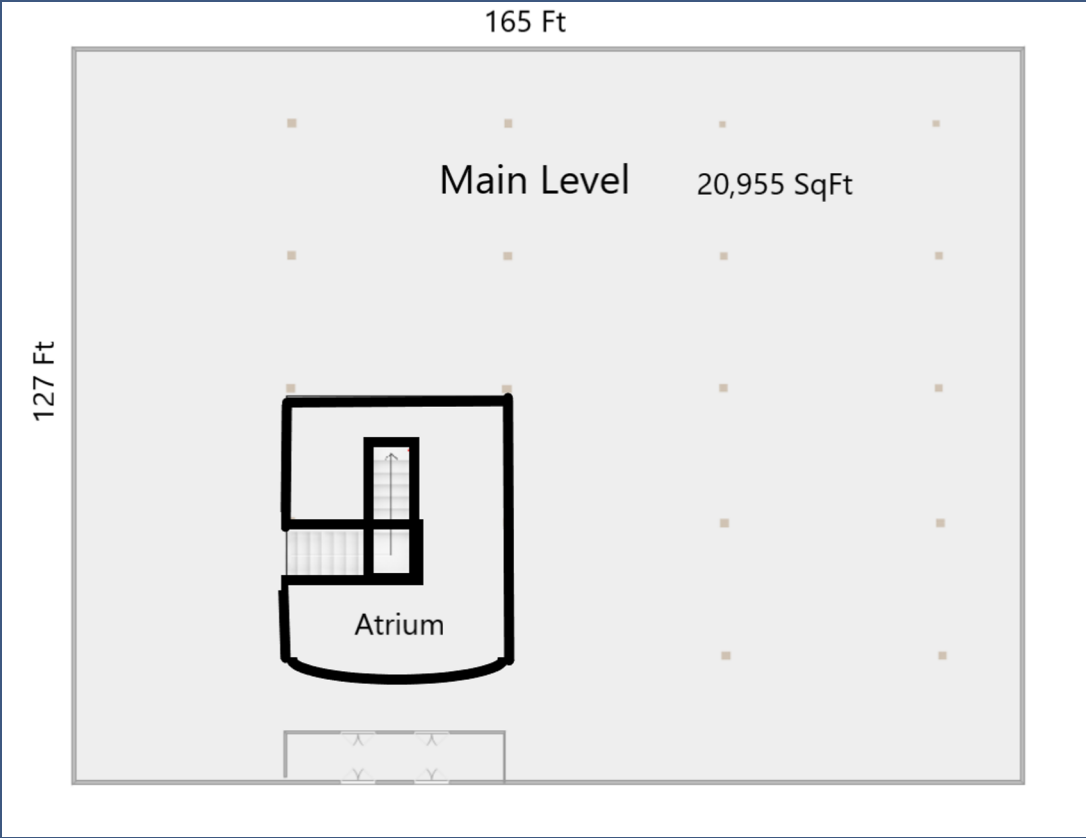


Glenbrook Shopping Center

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

1 mile radius

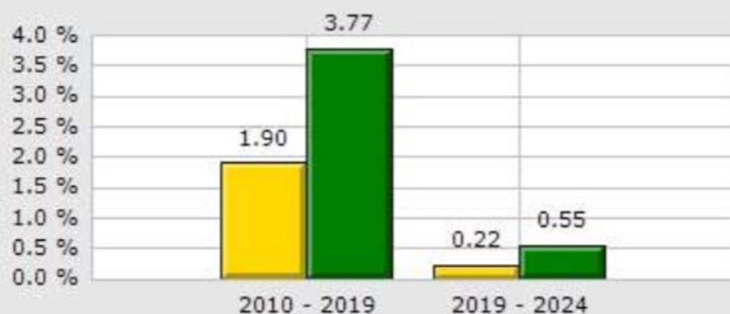
Glenbrook Shopping Center

471-495 Hope St, Stamford, CT 06906

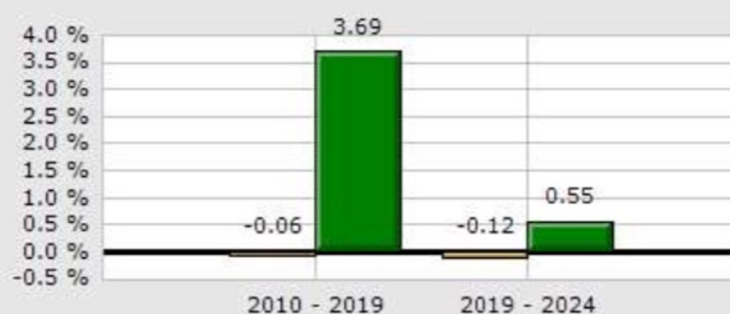
Type: Retail/(Neighborhood Ctr)
County: Fairfield

1 Mile
County

Population Growth



Household Growth



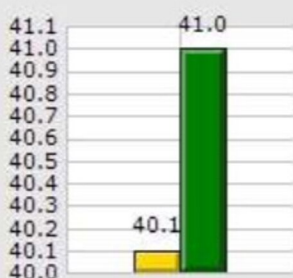
2019 Med Household Inc



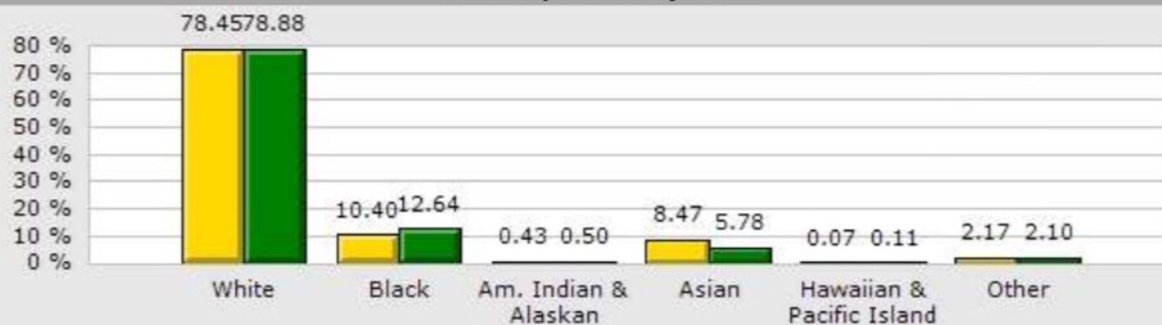
2019 Households by Household Income



2019 Median Age



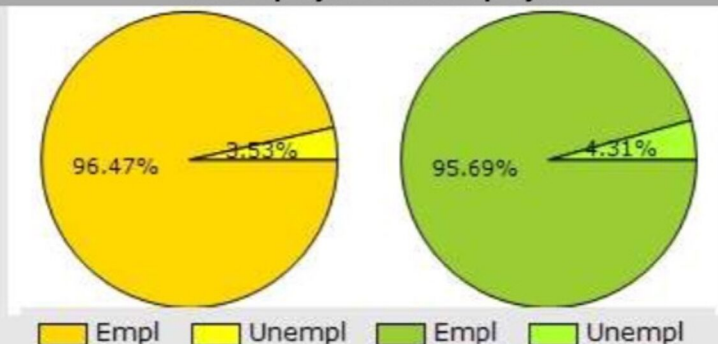
2019 Population by Race



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
2019 Households by HH Income	6,764	50,783	73,654
<\$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%
2019 Avg Household Income	\$123,579	\$124,428	\$142,394
2019 Med Household Income	\$94,370	\$91,308	\$106,411
2019 Occupied Housing	6,764	50,785	73,656
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%
2010 Housing Units	7,254	54,151	78,391
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%
2019 Housing Value	4,712	26,273	44,390
<\$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%
2019 Median Home Value	\$475,521	\$522,445	\$686,785
2019 Housing Units by Yr Built	7,256	54,220	78,492
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%
2019 Median Year Built	1958	1967	1965

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	
Population						
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%	
2019 Population by Hispanic Origin	3,563		36,028		43,580	
2019 Population	18,070		132,528		197,436	
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	
Households						
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%
2019 Households by HH Income	6,764		50,783		73,654	
Income: <\$25,000	617	9.12%	6,329	12.46%	7,877	10.69%
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Consumer Spending Report**Glenbrook Shopping Center**

471-495 Hope St, Stamford, CT 06906

Building Type: **General Retail**

Secondary: -

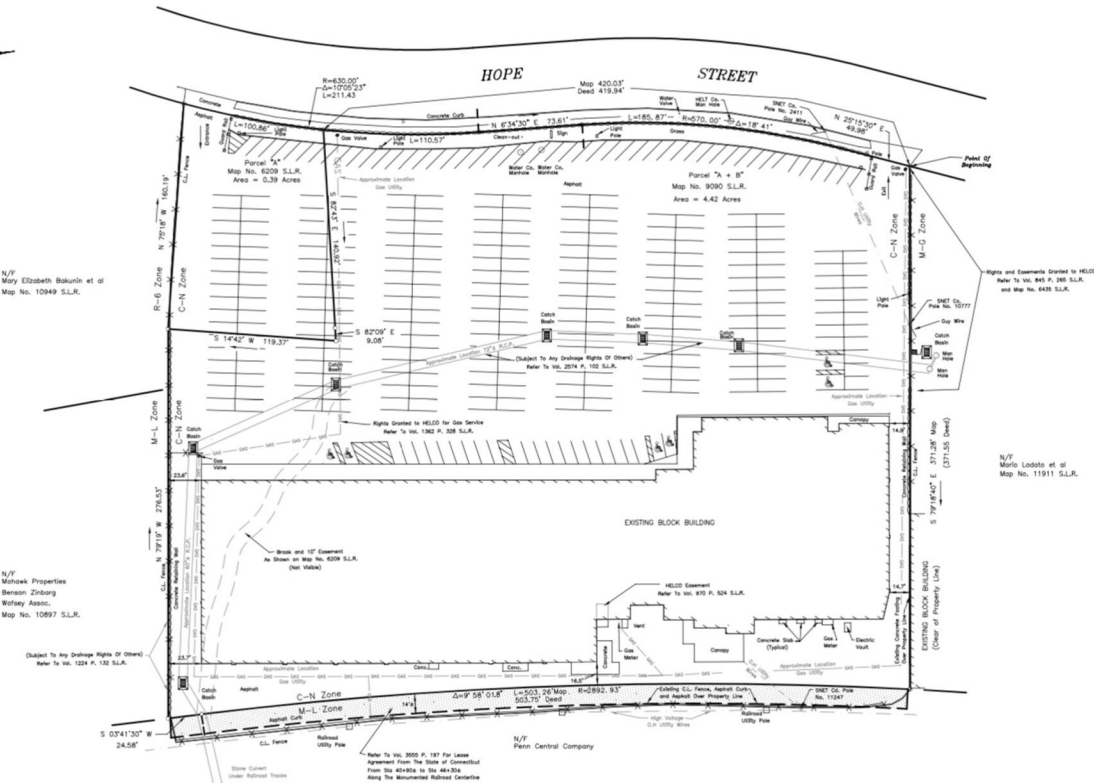
GLA: **53,202 SF**Year Built: **1965**Total Available: **0 SF**% Leased: **100%**

Rent/SF/Yr: -



2019 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$218,590	\$1,556,081	\$2,489,212
Total Apparel	\$12,649	\$92,591	\$143,803
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
Total Entertainment & Hobbies	\$16,456	\$115,831	\$182,096
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
Total Food and Alcohol	\$58,482	\$426,424	\$658,462
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
Total Household	\$35,632	\$247,675	\$410,873
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

