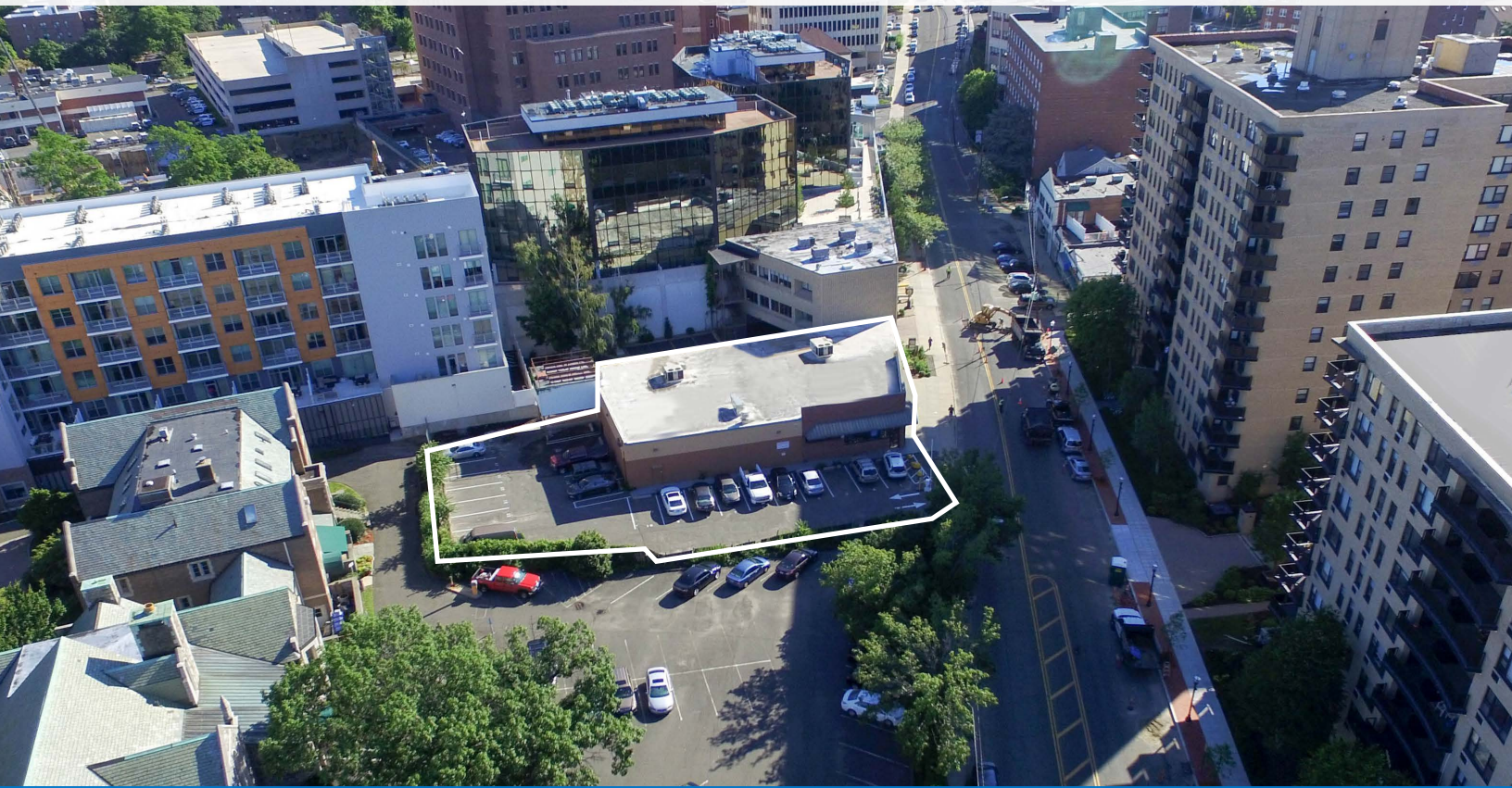


80 PROSPECT STREET

RETAIL
STAMFORD / CT



DOWNTOWN STAMFORD RETAIL SPACE WITH A DEDICATED PARKING LOT SURROUNDED BY 5,000 RESIDENTIAL UNITS AND 16,000,000 SQUARE FEET OF OFFICE SPACE

CONTACT

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FEATURES

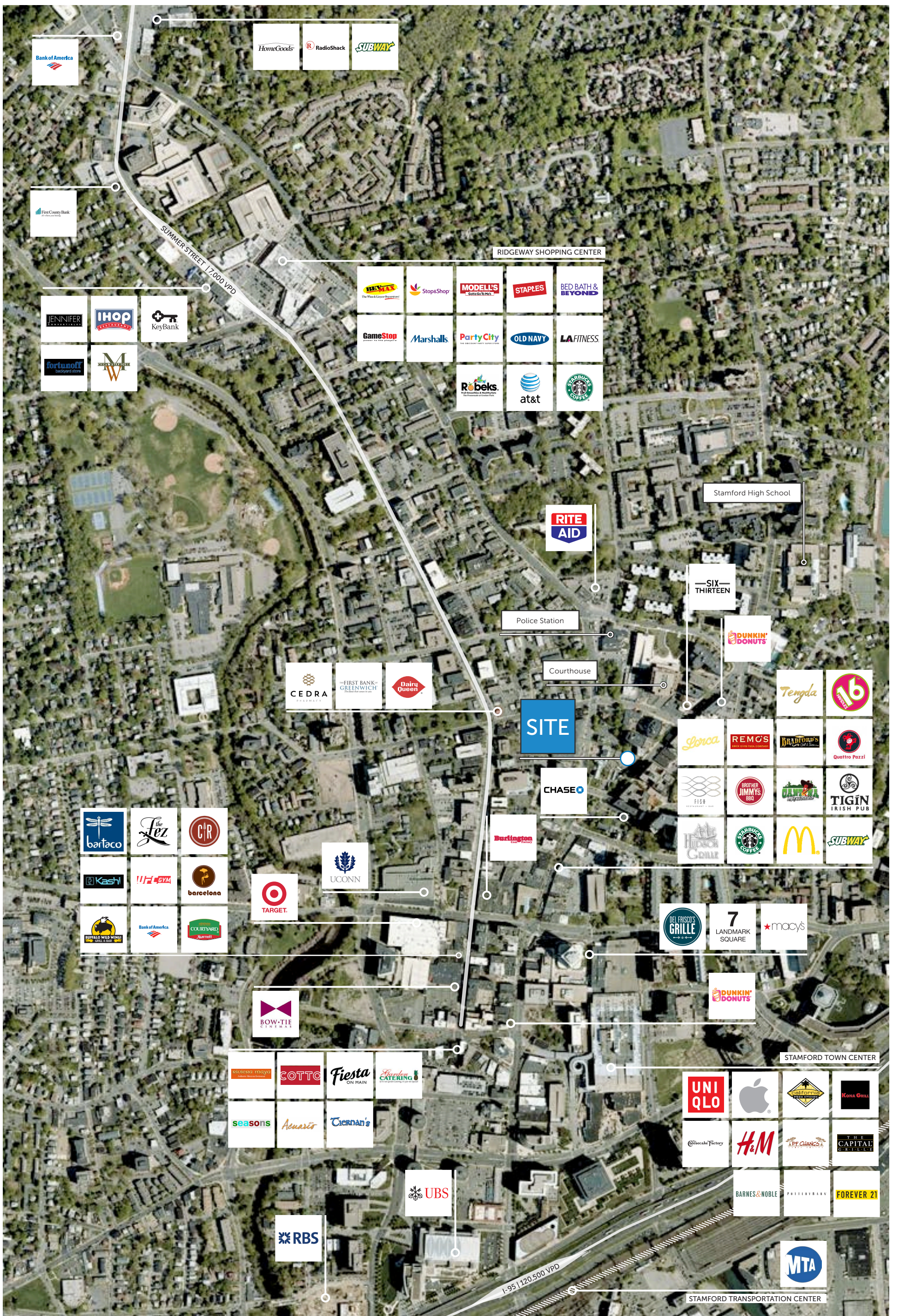
- › Freestanding retail building with 24 dedicated parking spaces in the heart of downtown Stamford
- › 5,000 residential units in the area with over 3,000 potential customers within 2 blocks of the building
- › Over 16,000,000 SF of office space with over 60,000 employees located within a 1 mile radius
- › Open floor plan with high ceilings

SPECIFICATIONS

Space	7,200 RSF	Availability	Immediately
Rent	\$22.00 PSF NNN		

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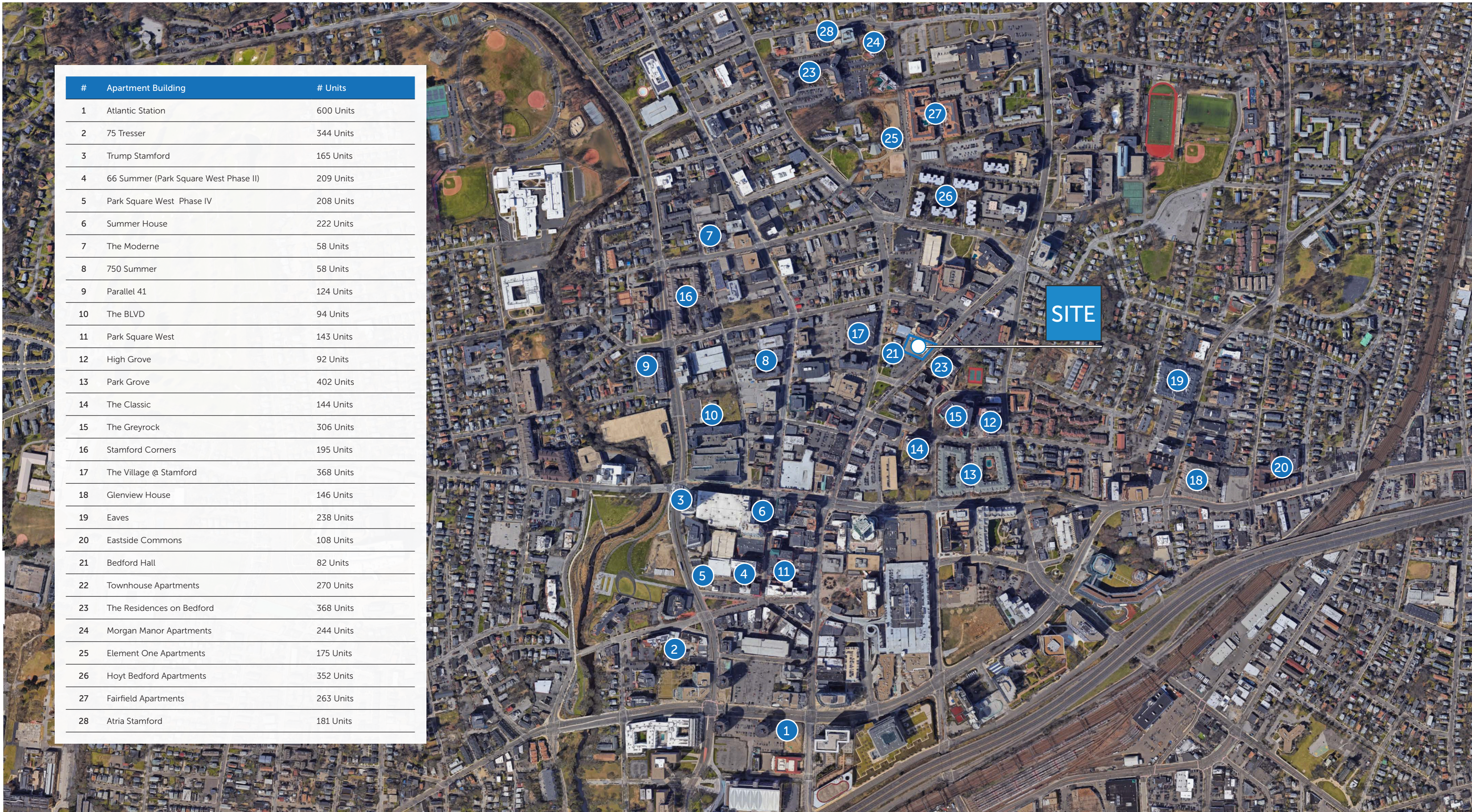


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MARKET AERIAL



#	Apartment Building	# Units
1	Atlantic Station	600 Units
2	75 Tresser	344 Units
3	Trump Stamford	165 Units
4	66 Summer (Park Square West Phase II)	209 Units
5	Park Square West Phase IV	208 Units
6	Summer House	222 Units
7	The Moderne	58 Units
8	750 Summer	58 Units
9	Parallel 41	124 Units
10	The BLVD	94 Units
11	Park Square West	143 Units
12	High Grove	92 Units
13	Park Grove	402 Units
14	The Classic	144 Units
15	The Greyrock	306 Units
16	Stamford Corners	195 Units
17	The Village @ Stamford	368 Units
18	Glenview House	146 Units
19	Eaves	238 Units
20	Eastside Commons	108 Units
21	Bedford Hall	82 Units
22	Townhouse Apartments	270 Units
23	The Residences on Bedford	368 Units
24	Morgan Manor Apartments	244 Units
25	Element One Apartments	175 Units
26	Hoyt Bedford Apartments	352 Units
27	Fairfield Apartments	263 Units
28	Atria Stamford	181 Units

80 PROSPECT STREET

SITE PLAN



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80 PROSPECT STREET

	1 Mile Radius	3 Mile Radius	5 Mile Radius
POPULATION			
Estimated Population (2016)	47,269	138,636	181,751
Projected Population (2021)	48,420	141,688	185,635
Census Population (2010)	40,661	126,754	169,309
Census Population (2000)	38,432	120,096	162,231
Projected Annual Growth (2016-2021)	1,151	3,052	3,884
Historical Annual Growth (2010-2016)	6,608	11,882	12,442
Historical Annual Growth (2000-2010)	2,229	6,658	7,078
Estimated Population Density (2016)	15,052	4,905	2,315
Trade Area Size	3.1	28.3	78.5
HOUSEHOLDS			
Estimated Households (2016)	20,173	53,130	68,765
Projected Households (2021)	20,962	55,118	71,315
Census Households (2010)	17,341	48,394	63,713
Census Households (2000)	16,183	46,573	61,860
Projected Annual Growth (2016-2021)	789	1,989	2,550
Historical Annual Change (2000-2016)	3,991	6,557	6,905
AVERAGE HOUSEHOLD INCOME			
Estimated Average Household Income (2016)	\$103,030	\$143,139	\$175,891
Projected Average Household Income (2021)	\$129,758	\$179,043	\$220,064
Census Average Household Income (2010)	\$81,027	\$116,597	\$146,511
Census Average Household Income (2000)	\$65,914	\$93,680	\$120,310
Projected Annual Change (2016-2021)	\$26,729	\$35,904	\$44,172
Historical Annual Change (2000-2016)	\$37,116	\$49,459	\$55,581
MEDIAN HOUSEHOLD INCOME			
Estimated Median Household Income (2016)	\$77,516	\$106,029	\$125,682
Projected Median Household Income (2021)	\$90,422	\$120,763	\$141,676
Census Median Household Income (2010)	\$62,168	\$80,842	\$95,618
Census Median Household Income (2000)	\$50,121	\$70,718	\$86,287
Projected Annual Change (2016-2021)	\$12,906	\$14,734	\$15,994
Historical Annual Change (2000-2016)	\$27,395	\$35,311	\$39,395
PER CAPITA INCOME			
Estimated Per Capita Income (2016)	\$44,077	\$54,925	\$66,626
Projected Per Capita Income (2021)	\$56,278	\$69,719	\$84,617
Census Per Capita Income (2010)	\$34,556	\$44,516	\$55,134
Census Per Capita Income (2000)	\$27,569	\$36,374	\$45,858
Projected Annual Change (2016-2021)	\$12,201	\$14,793	\$17,992
Historical Annual Change (2000-2016)	\$16,508	\$18,551	\$20,768
Estimated Average Household Net Worth (2016)	\$1,099,333	\$1,427,550	\$1,644,567

