



## RETAIL SPACE

# STAMFORD, CT

## GLENBROOK CROSSING

504-508 GLENBROOK ROAD

### SIZE

2,435 SF + Basement

### ASKING RENT

\$30.00 PSF + \$7.00 PSF Extras

### NEIGHBORS

Bank of America, Nick's Pizza, Atomic Wings, Salon Finesse, Happy House General Store, Duke's Premier Market

### COMMENTS

Located one block from the Glenbrook Train Station

## CONTACT EXCLUSIVE AGENT

### NINA BECKER

nbecker@ripcony.com

917.553.1117

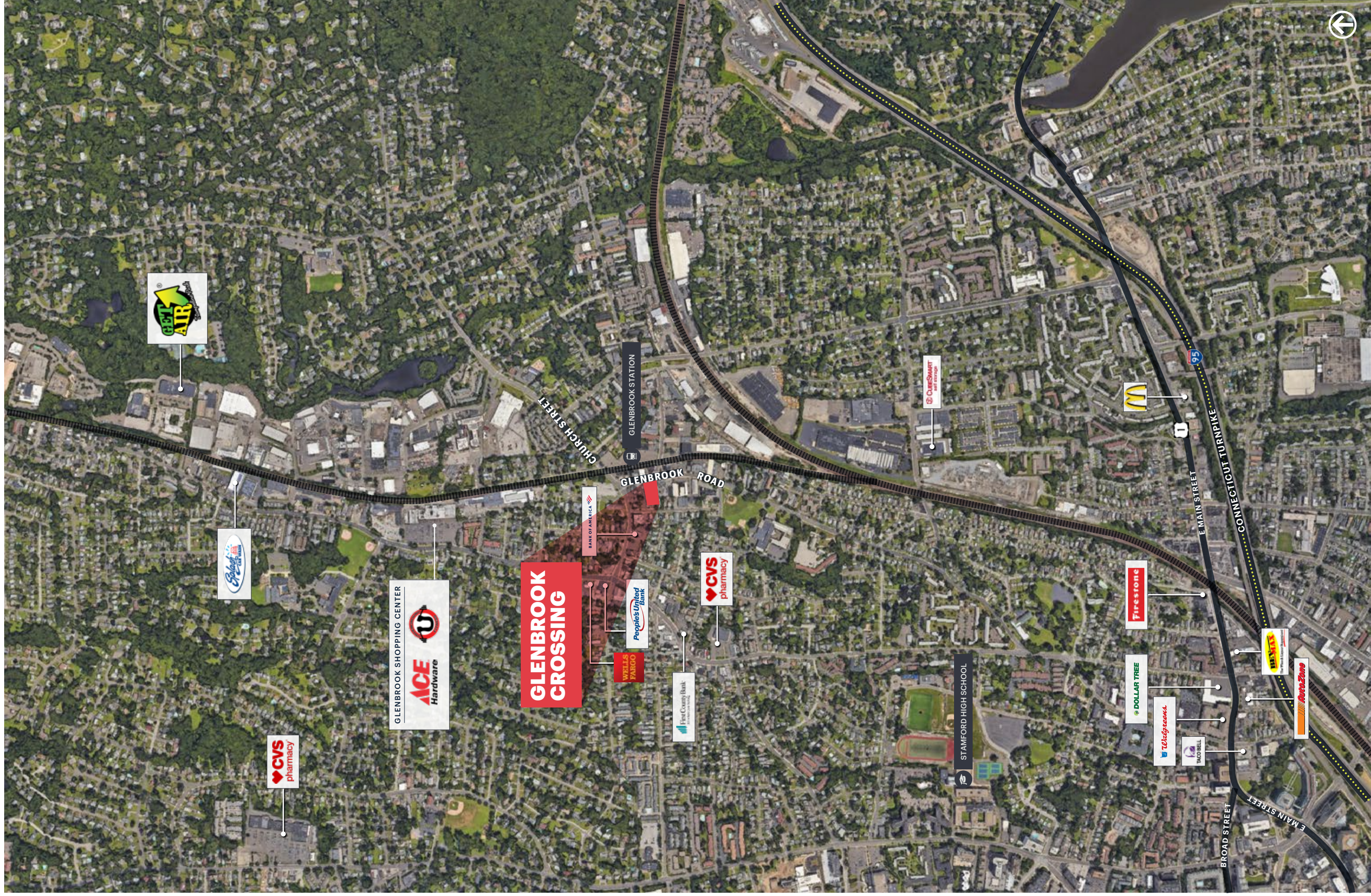
**RIPCO**  
REAL ESTATE

100 Jericho Quadrangle  
Suite 120  
Jericho, NY 11753  
516.933.8880

Please visit us at [ripcony.com](http://ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

**MARKET AERIAL**

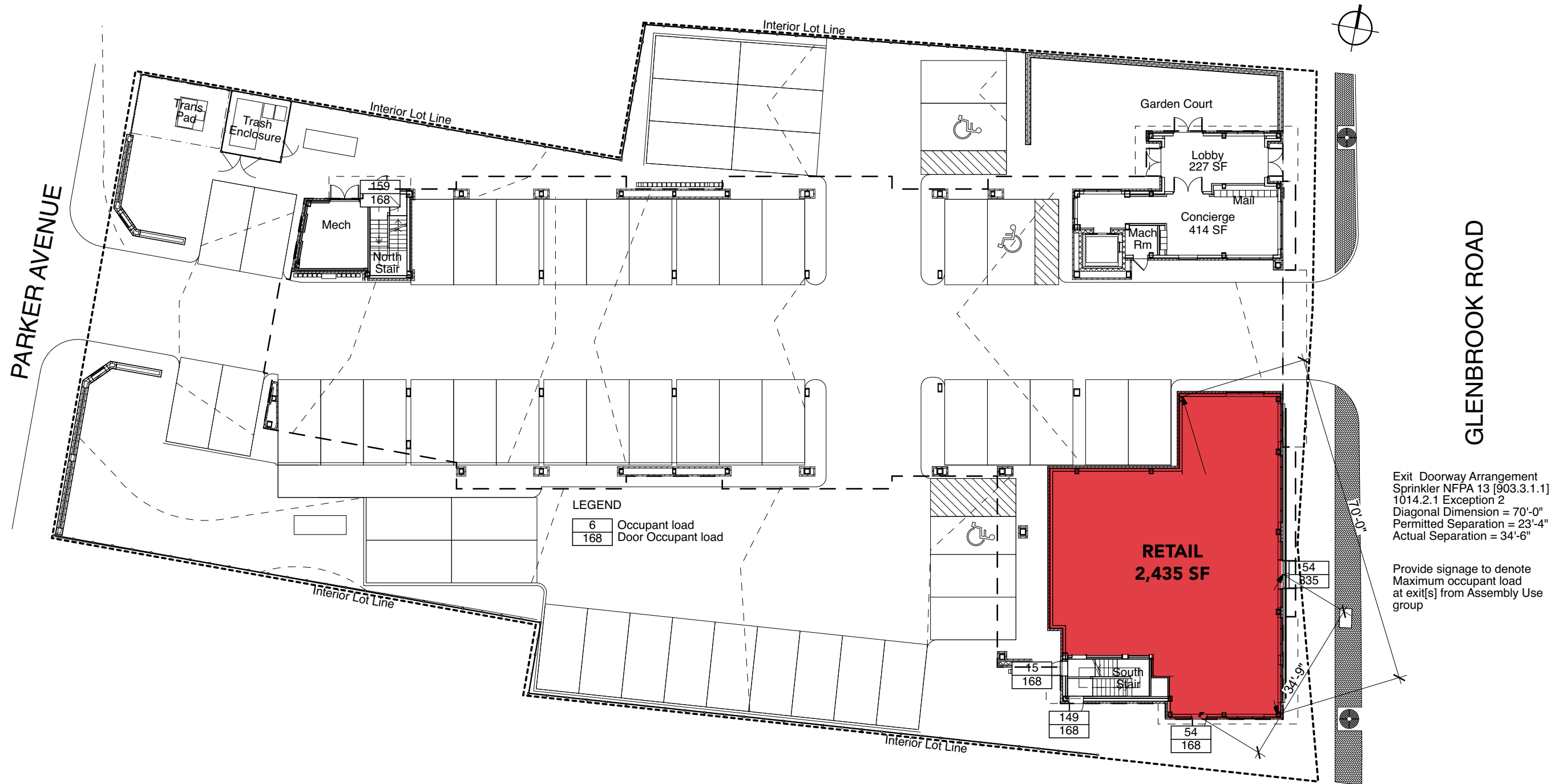


**AERIAL**



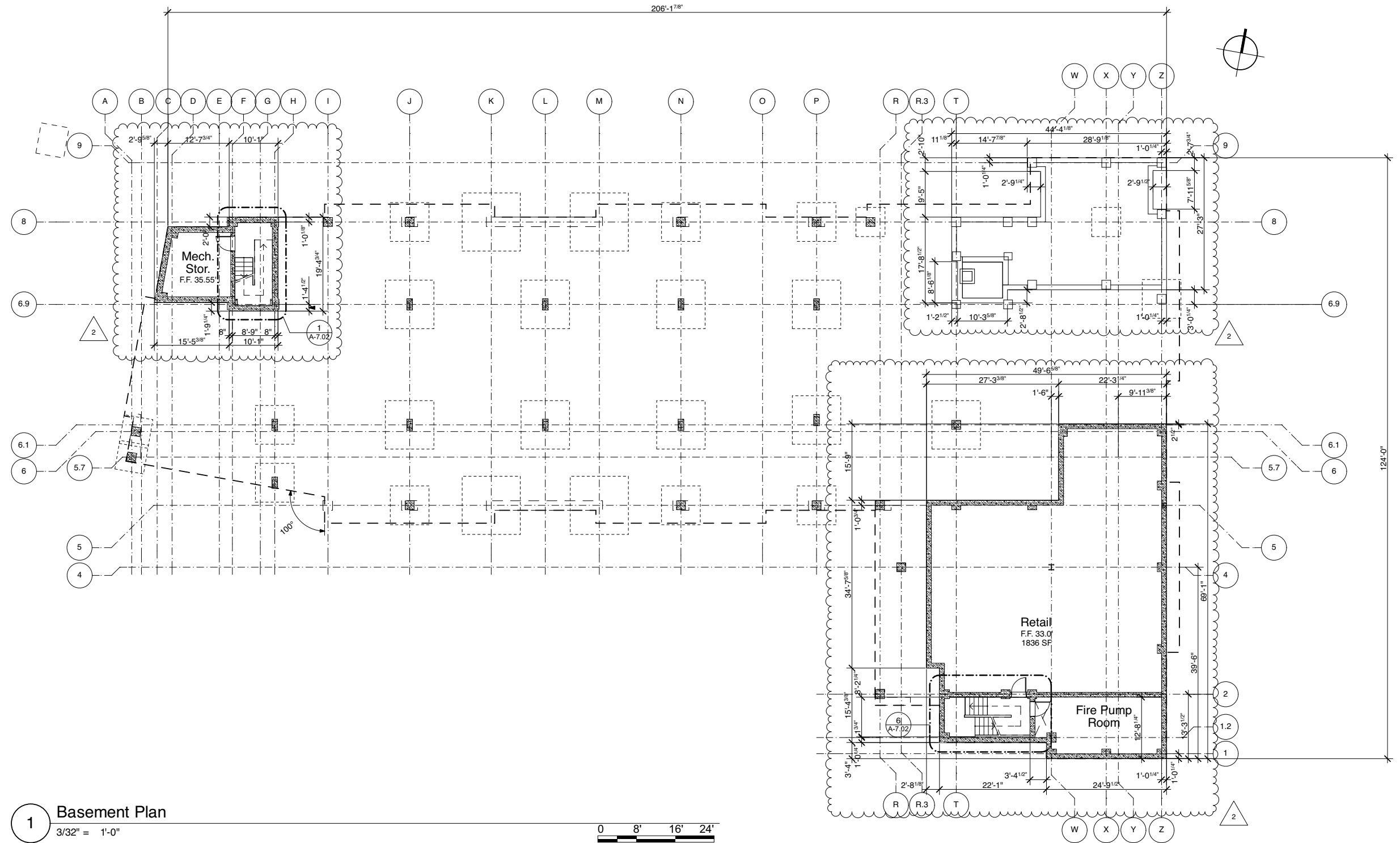
# SITE PLAN

## FIRST FLOOR PLAN

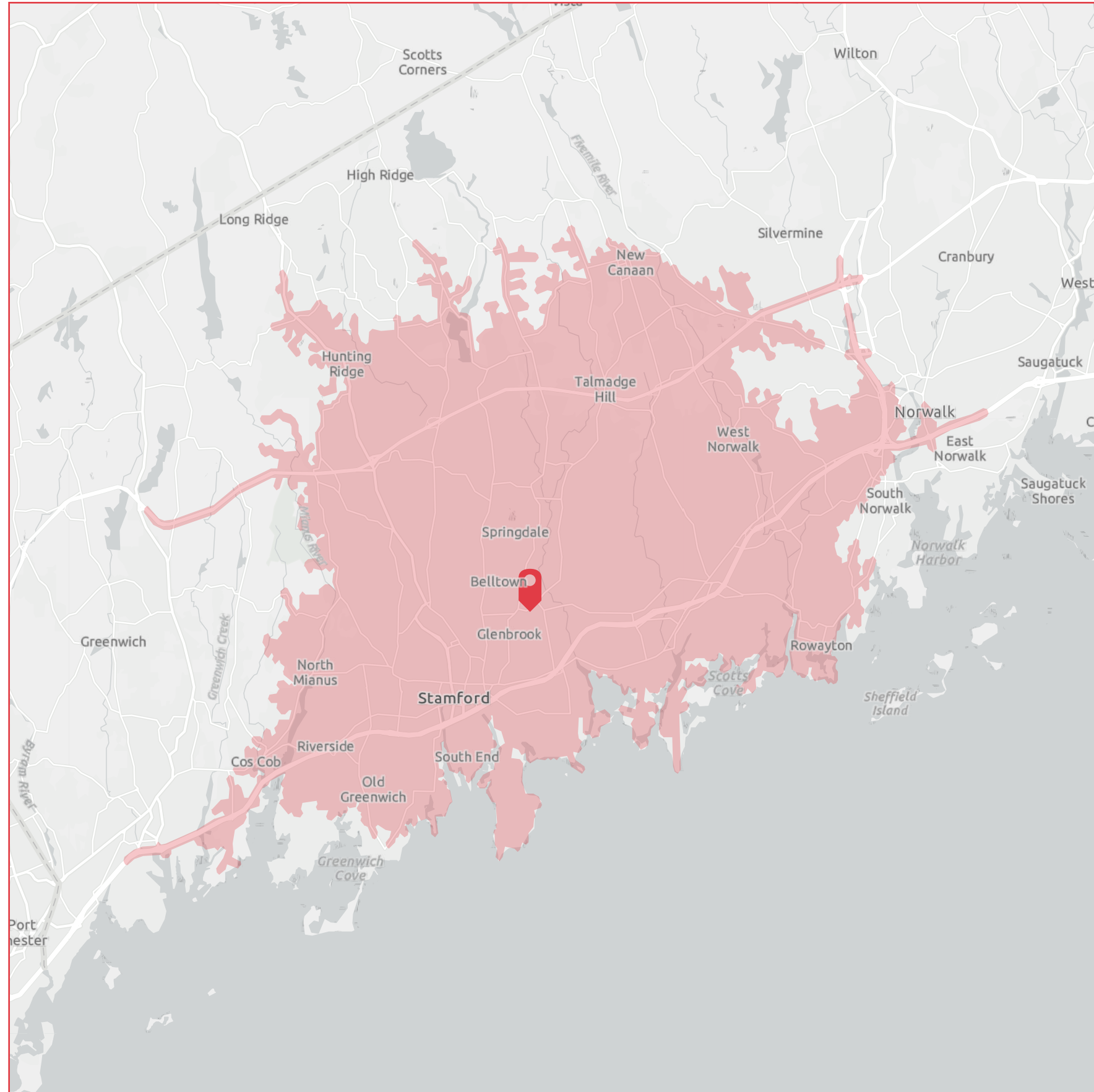


# SITE PLAN

## BASEMENT



# AREA DEMOGRAPHICS



## 15 MINUTE DRIVE TIME

206,105

Population

38.8

Median Age

2.6

Average Household Size

\$96,212

Median Household Income

54.2%

B.A. Degree or Higher

222,941

Daytime Population



### Annual Budget

	Total	Household Avg.	Index (US=100)
Annual Budget	\$9,962,281,316	\$128,972	167



### Food & Beverage Expenditure

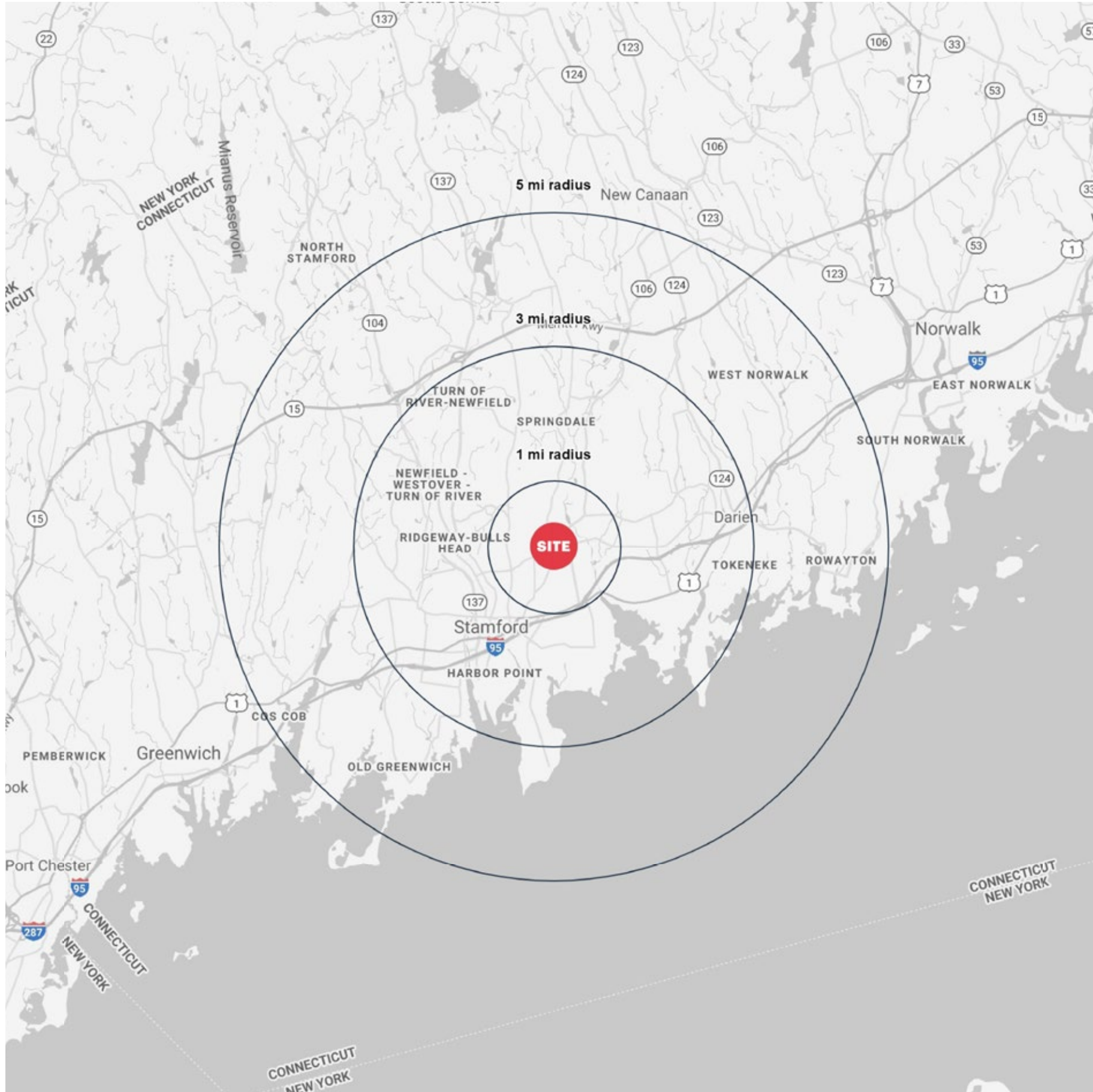
	Total	Household Avg.	Index (US=100)
Food	\$1,170,230,302	\$15,150	166
Food at Home	\$679,447,250	\$8,796	165
Food Away from Home	\$490,783,051	\$6,354	169
Alcoholic Beverages	\$86,547,353	\$1,120	180
Alcoholic Beverages at Home	\$48,080,073	\$622	176
Alcoholic Beverages Away from Home	\$38,467,280	\$498	185



### Home Expenditures

	Total	Household Avg.	Index (US=100)
Housing	\$3,289,789,830	\$42,590	176
Shelter	\$2,706,270,934	\$35,035	181
Utilities, Fuel, & Public Services	\$583,518,895	\$7,554	155
Household Operations	\$276,243,869	\$3,576	168
Housekeeping Supplies	\$92,776,422	\$1,201	155
Household Furnishings & Equipment	\$270,058,372	\$3,496	160

# AREA DEMOGRAPHICS



GLENBROOK CROSSING STAMFORD, CONNECTICUT

## 1 MILE RADIUS

### POPULATION

25,209

### HOUSEHOLDS

10,276

### AVERAGE HOUSEHOLD INCOME

\$149,531

### MEDIAN HOUSEHOLD INCOME

\$109,941

### COLLEGE GRADUATES (BACHELOR'S +)

9,918 - 54.8%

### TOTAL BUSINESSES

1,667

### TOTAL EMPLOYEES

11,783

### DAYTIME POPULATION (W/ 16 YR +)

18,770

## 3 MILE RADIUS

### POPULATION

137,731

### HOUSEHOLDS

53,912

### AVERAGE HOUSEHOLD INCOME

\$157,448

### MEDIAN HOUSEHOLD INCOME

\$108,319

### COLLEGE GRADUATES (BACHELOR'S +)

50,381 - 51.5%

### TOTAL BUSINESSES

11,317

### TOTAL EMPLOYEES

126,825

### DAYTIME POPULATION (W/ 16 YR +)

166,370

## 5 MILE RADIUS

### POPULATION

193,084

### HOUSEHOLDS

74,176

### AVERAGE HOUSEHOLD INCOME

\$197,250

### MEDIAN HOUSEHOLD INCOME

\$133,195

### COLLEGE GRADUATES (BACHELOR'S +)

76,902 - 56.5%

### TOTAL BUSINESSES

15,552

### TOTAL EMPLOYEES

157,221

### DAYTIME POPULATION (W/ 16 YR +)

215,835

# AREA DEMOGRAPHICS

