

RARE FULL BUILDING OPPORTUNITY IN STAMFORD, CT

# 907

HIGH RIDGE ROAD

*YOUR NAME HERE*

NEWMARK

# PROPERTY OVERVIEW

## RENOVATION DETAILS & FEATURES

- New interior finishes with an abundance of natural light
- Prominent 150 SF Back-lit facade signage
- New fire alarm and security system
- Great visibility from High Ridge Road with 34,000 VPD
- Strong co-tenancy in the surrounding area
- Highly energy efficient building systems, including HVAC, roofing, insulation, and windows

## SPECIFICATIONS

- **Full building availability:** 14,585 RSF (Divisions considered)
- **Pricing:** Upon request
- **Possession:** Immediate. Later occupancy can be arranged
- **Parking:** 84 exclusive spaces



907  
HIGH RIDGE ROAD

# INTERIOR PHOTOS



# RENDERING



## 2023 DEMOGRAPHICS SUMMARY

### DRIVING RANGE

1 mile  
3 miles  
5 miles

### TOTAL POPULATION

7,474  
67,205  
192,619

### TOTAL HOUSEHOLDS

2,727  
25,500  
73,666

### MEDIAN HOUSEHOLD INCOME

\$173,598  
\$152,397  
\$138,157

### AVERAGE HOUSEHOLD INCOME

\$233,116  
\$223,179  
\$214,139

**GREGORY FRISOLI**

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# DESIRABLE LOCATION SURROUNDED BY BANKS, RETAIL & RESTAURANTS



MERRITT PARKWAY | EXIT 34

**BURGER KING**  
**BARBERRY DINE**

**Bank of America**  
**Wells**  
**Donut Delight**

**Olé Molé**  
**People's United Bank**

**FedEx Office**  
**SUPERCUTS**

**HIGH RIDGE BARBER**

**Mobil**

**ACME**  
**FIVE GUYS**

**WELLS FARGO**  
**CHIPOTLE MEXICAN GRILL**

**W**  
**Jersey Mike's SUBS**

**citi**  
**theVitamin Shoppe**

**CVS pharmacy**

**MATTRESS FIRM**

**சிசுகி ரிங்'ஸ் என்ட்**

**COLD STONE CREAMERY**  
**COBS BREAD**  
**OrangeTheory Fitness**

**TRADER JOE'S**  
**The UPS Store**  
**RYE RIDGE**

**AAA**  
**STARBUCKS COFFEE**  
**Bankwell**

**CHOICE PET**

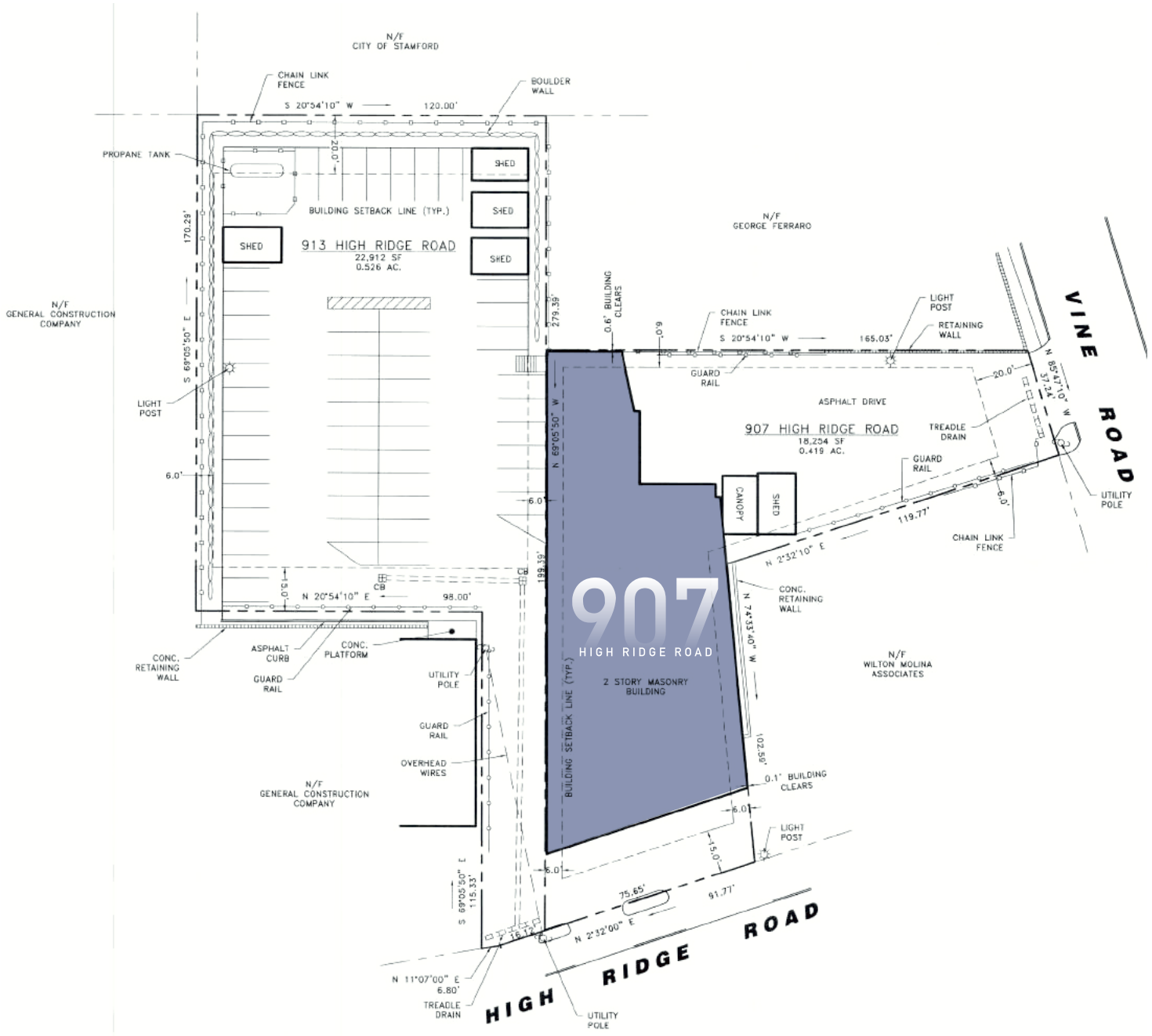
**907**  
HIGH RIDGE ROAD

**DUNKIN'**

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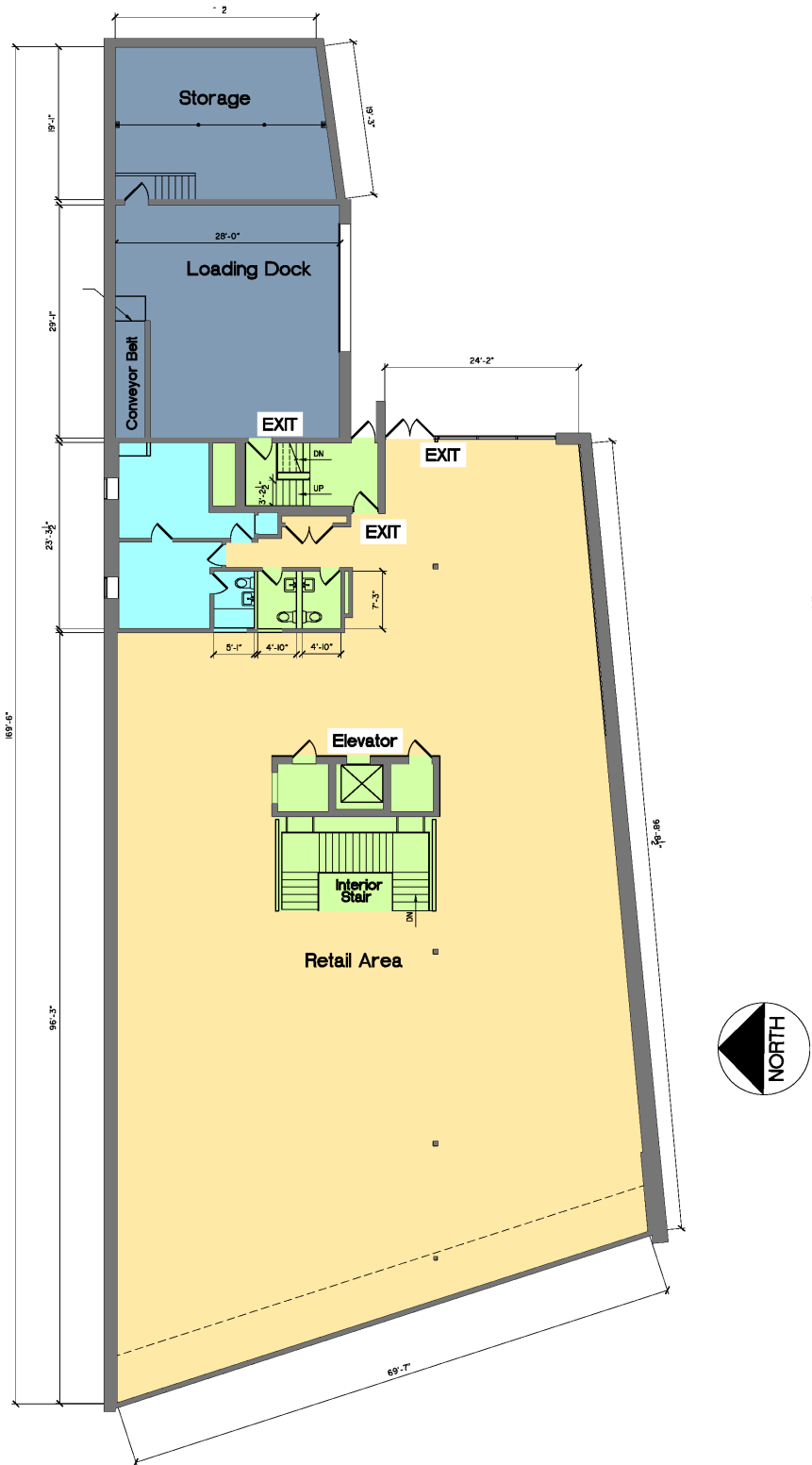
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# SITE PLAN



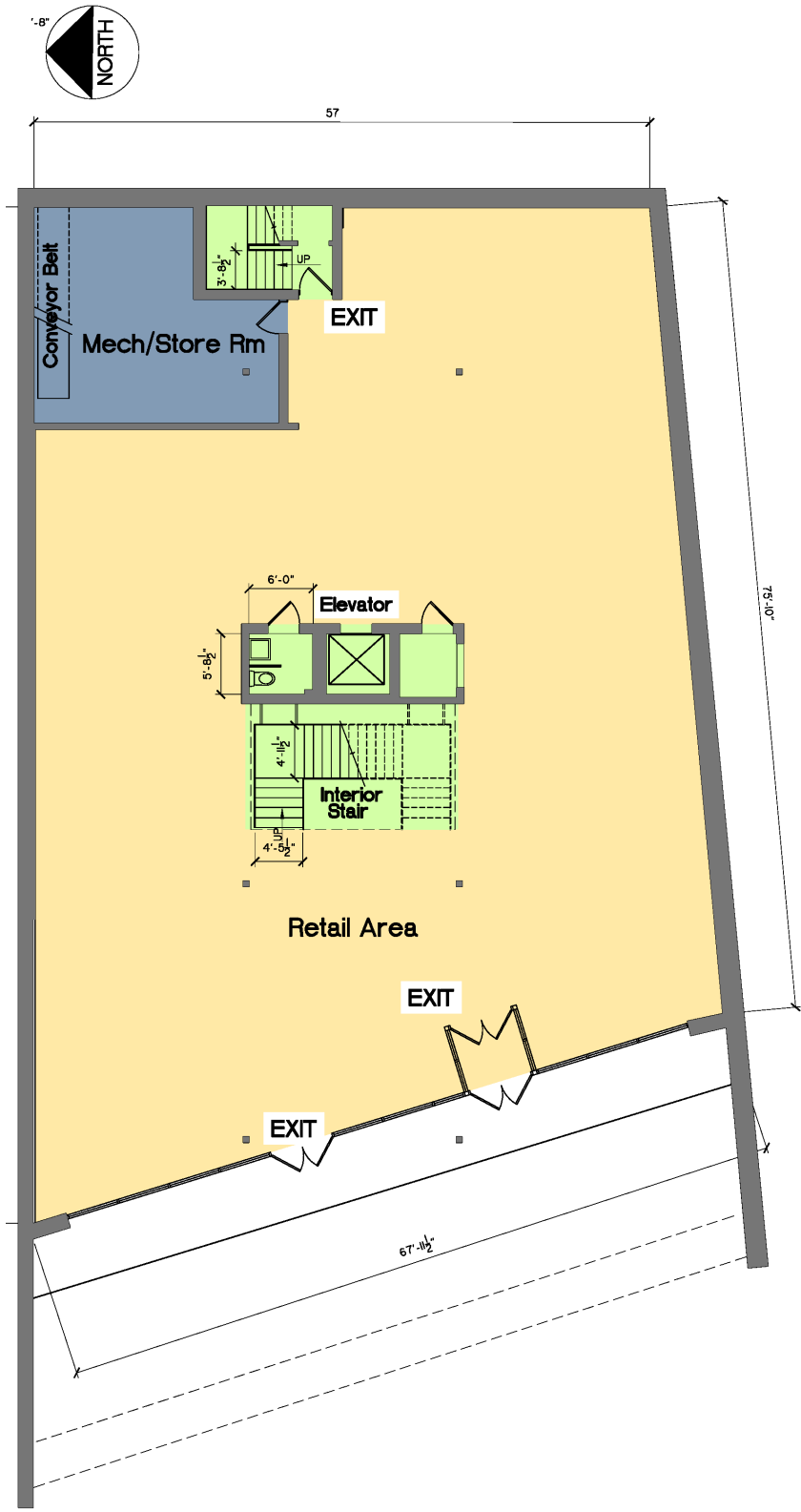
# FLOOR PLANS

SECOND FLOOR  
8,161 SF



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# FLOOR PLANS

GROUND FLOOR  
6,424 SF

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