



RETAIL AT  
**18 Dock St**  
STAMFORD, CONNECTICUT

**RIPCO**  
REAL ESTATE

 DAIR  
DEVELOPMENT



# A Signature Retail Experience

18 Dock St—a new luxury residential development—offers a ground-floor retail opportunity for an independent retailer, specialty shop, or national chain. This space is located in the South End, on the corner of Dock and Canal Street, and is easily accessible, visible, and desirable. It provides unrestricted access to one of Stamford's most vibrant neighborhoods and sits within 5 minutes of Downtown, UConn, and the popular Harbor Point waterfront.



7,500 RSF

of Ground-Floor  
Retail Space

<1 Mile

from I-95, Stamford Station  
& Downtown Stamford

395

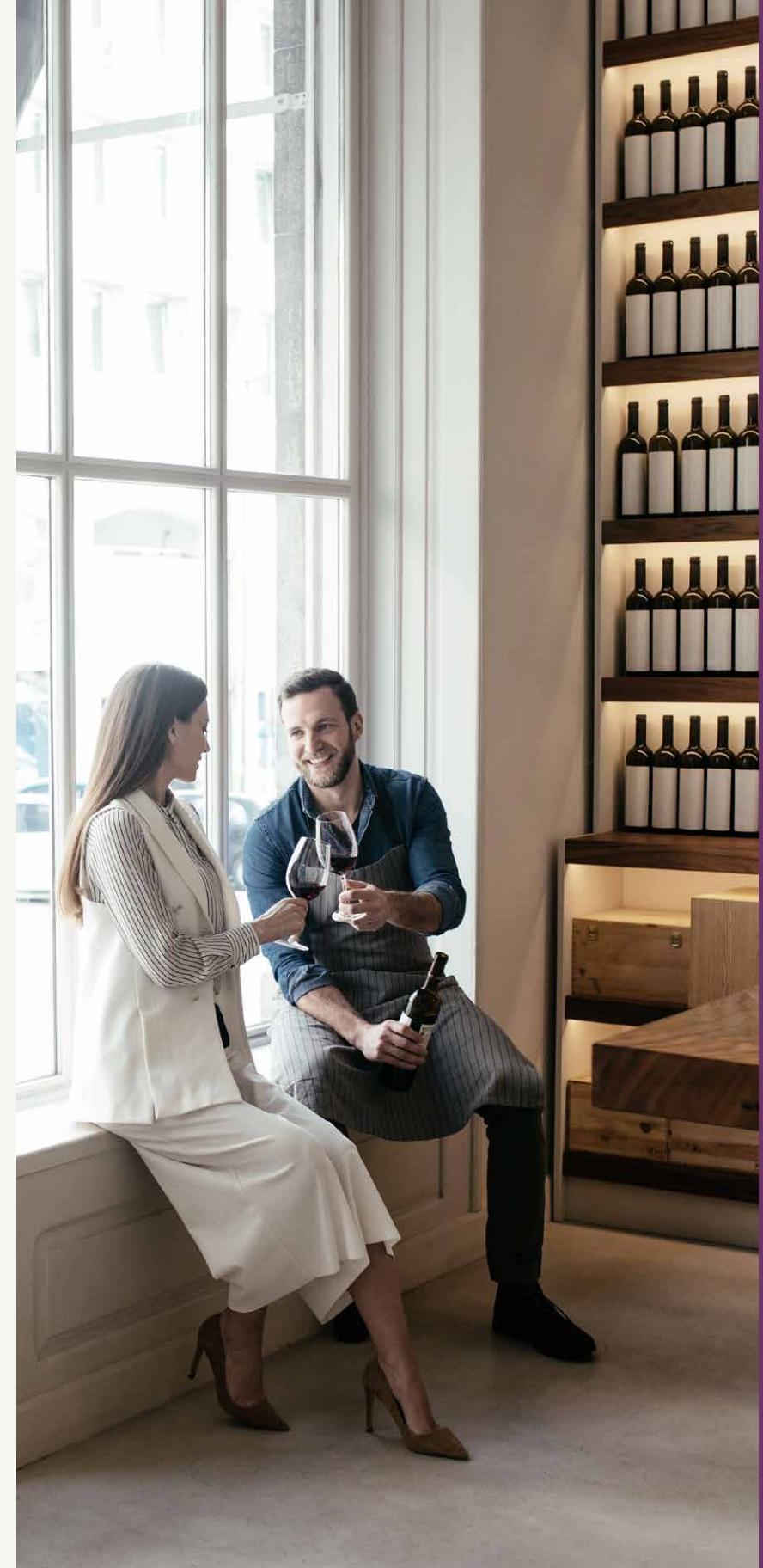
Total Residential  
Units On-site

Open-Air

Outdoor Seating

47

Retail  
Parking Spaces



# Around the Neighborhood

28+

Eats, Drinks & Retail

2 min

Metro North/I-95

5 min

Downtown Stamford

## Businesses

- 1 PwC
- 2 Deloitte
- 3 University of Connecticut
- 4 Thomson Reuters
- 5 KPMG
- 6 Charter Corporate Headquarters
- 7 Marriott International (Office)
- 8 Stamford Studios - NBCUniversal
- 9 Harbor Square Business Center

## Restaurants

- 10 Hudson Social CT
- 11 Bobby V's
- 12 Bedford Thai
- 13 ZAZA Italian Gastrobar
- 14 Cilantro Restaurant
- 15 Quartiere

- 16 Seasons Eats
- 17 La Perle Restaurant & Bar
- 18 Columbus Park Trattoria
- 19 Fiesta On Main
- 20 The Capital Grille
- 21 T's Wine Bar + Kitchen
- 22 Hudson Table Stamford
- 23 Third Place by Half Full Brewery
- 24 Warsaw Deli
- 25 Crab Shell
- 26 Fortina
- 27 Bareburger
- 28 Mexicue
- 29 Sign of the Whale
- 30 The Wheel
- 31 The Granola Bar
- 32 Tequila Escape

- 33 New York Comedy Club
- 34 Target
- 35 Macy's
- 36 Stamford Town Center
- 37 CVS
- 38 Planet Fitness
- 39 F45 Training
- 40 Revolution Training
- 41 The Lloyd Stamford
- 42 Residence Inn by Marriott
- 43 Stamford Marriott Hotel & Spa
- Coming Soon
- 44 Club Studio/FS8/Bank of America



# Create Anything You Can Imagine



# Your Next Opportunity Awaits

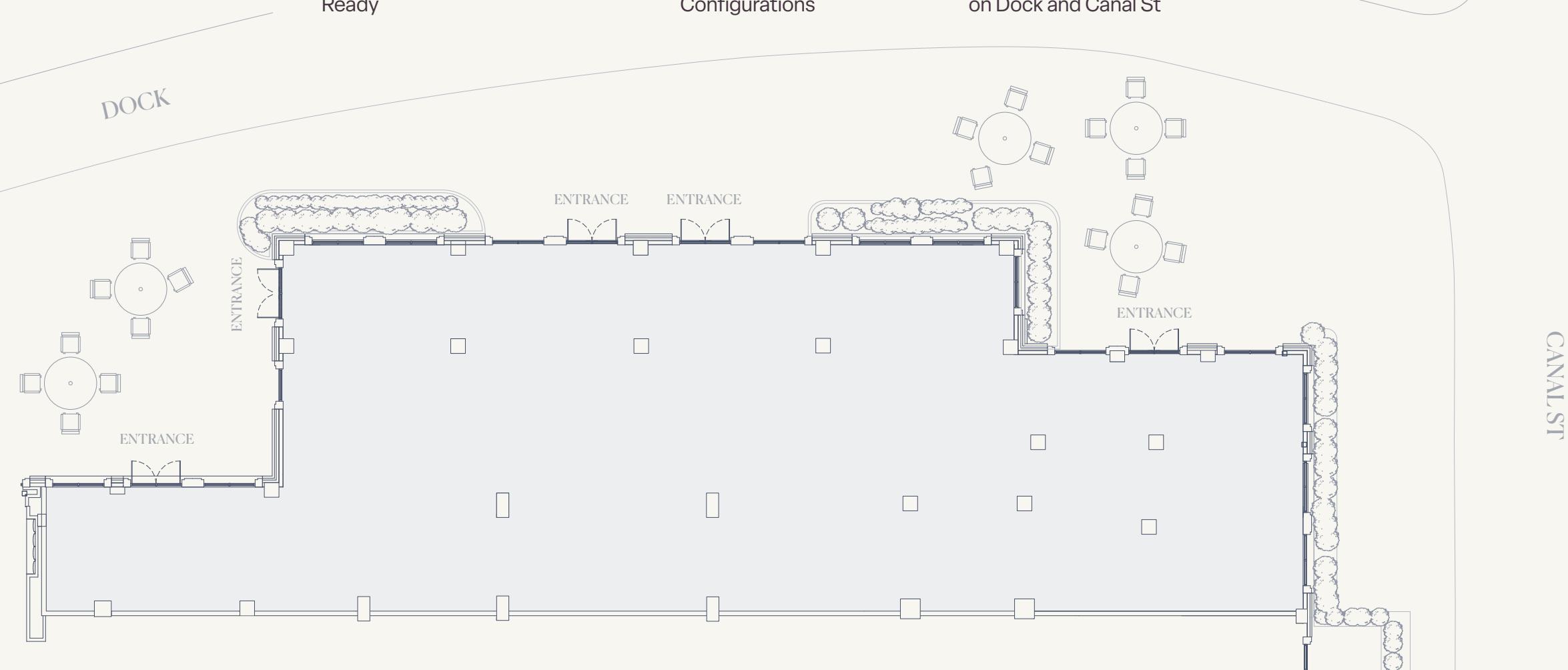
7,500 RSF  
of Ground-Floor  
Retail Space

Mezzanine  
Opportunity

Commercial  
Kitchen  
Ready

Flexible &  
Scalable  
Configurations

211' of  
Frontage  
on Dock and Canal St





BUT  
FIRST,  
COFFEE

ESPRESSO  
PICCOLO  
LONG BLACK  
FLAT WHITE  
LATTE  
HOT CHOCOLATE  
CAPPUCINO  
MASALA CHAI  
MACCHIATO  
MATCHA  
TEA

HAVE A NICE DAY

3  
3.5  
3  
4.5  
4  
5  
4.5  
4  
4  
3.5  
3





• Cool & Casual Café •

Retail at 18 Dock St • Stamford, CT

∞



• Soothing Health & Wellness Spa •



• Upscale Restaurant •



• Open-Air Outdoor Seating •

# An Exciting & Diverse Experience

## Age Groups Within a 1-Mile Radius

Median Age

39

Under 19 . . . . . 24.7%

20-24 . . . . . 4.9%

25-34 . . . . . 12.9%

35-44 . . . . . 19.4%

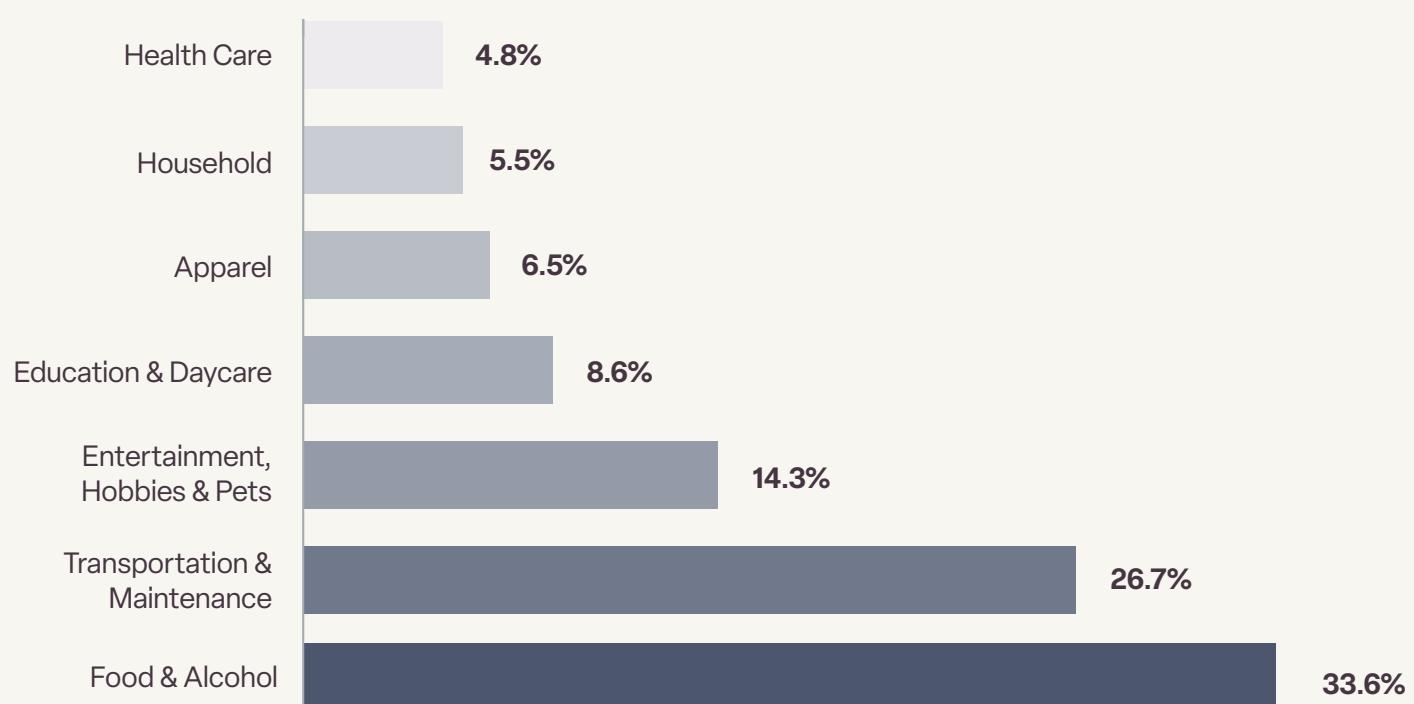
45-54 . . . . . 15.1%

55-64 . . . . . 10.7%

65-84 . . . . . 10.5%

85 &amp; Older . . . . 1.8%

## Household Spending Within a 1-Mile Radius



## 2025 Average Household Income

1-Mile

\$123,072

50,386 population

3-Miles

\$160,789

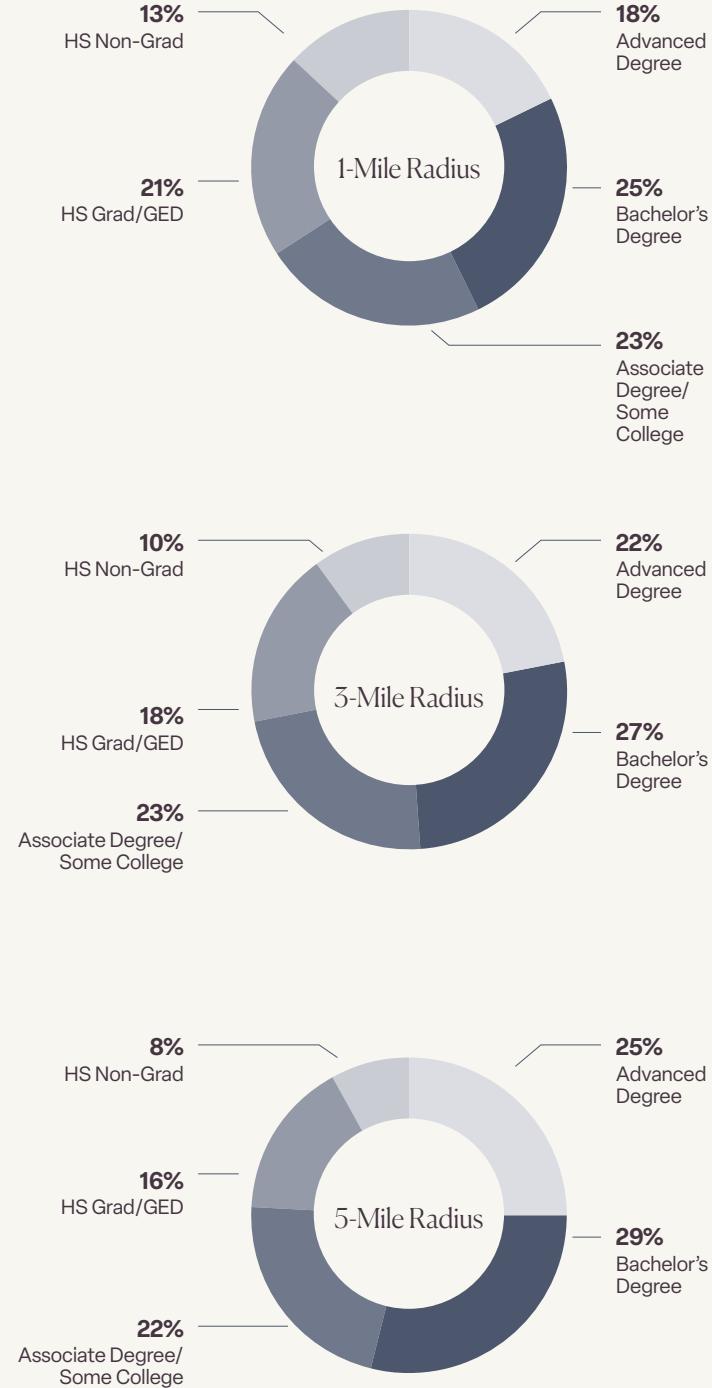
134,757 population

5-Miles

\$182,215

183,416 population

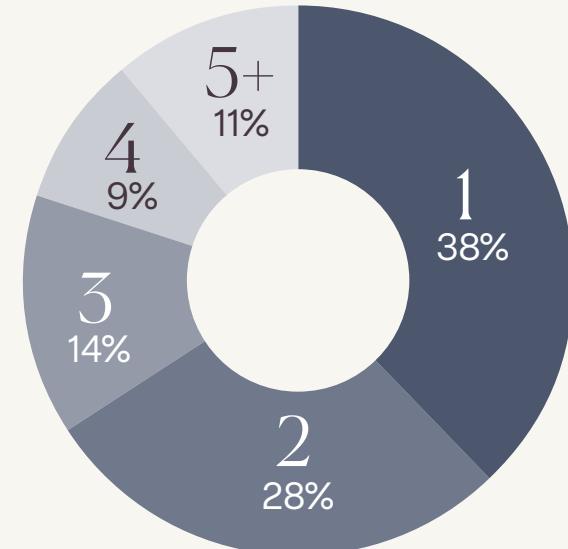
# Education



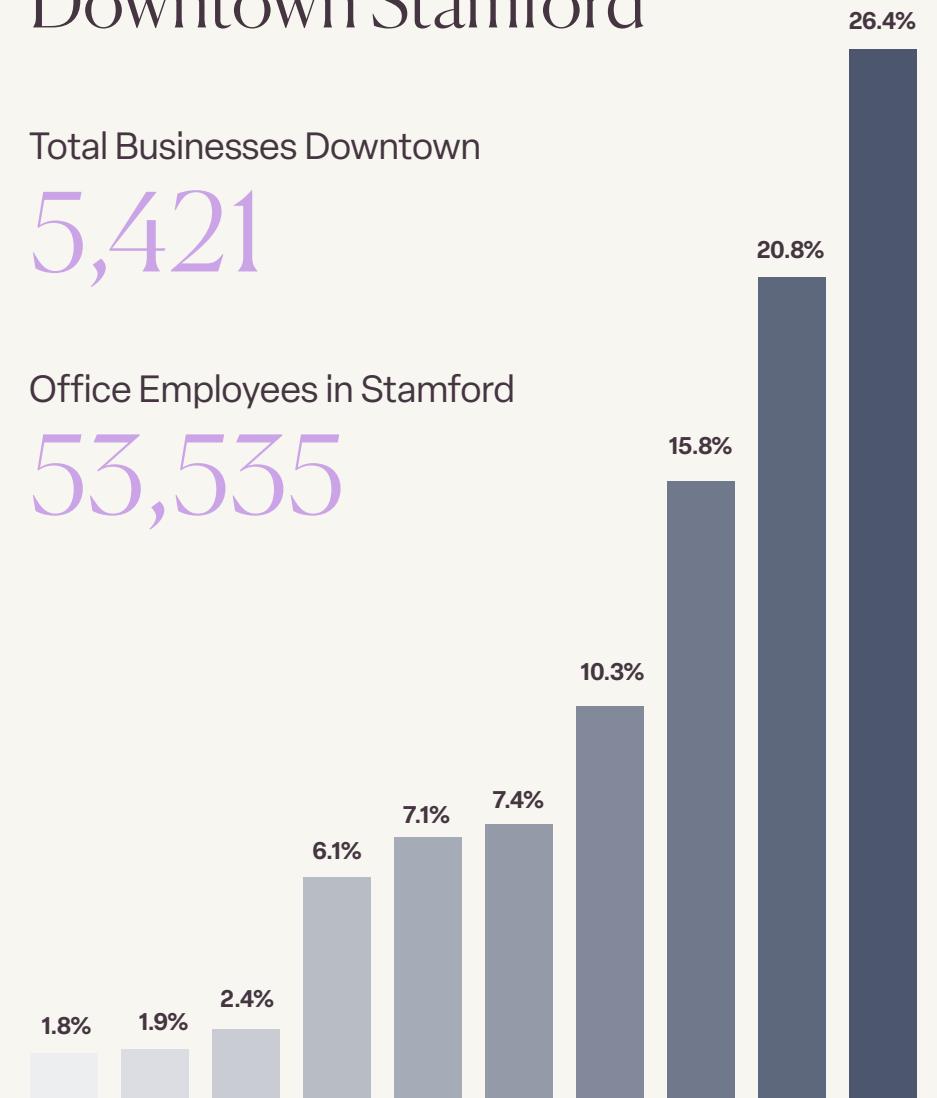
# Households

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Households	20,285	49,690	66,856
Household Size	2.4	2.6	2.6
Median Home Value	\$372,731	\$627,265	\$742,833
Own	5,114	25,028	37,959
Rent	15,657	24,961	29,132

# Household Size



# Business Sectors in Downtown Stamford



# For Further Information Contact Our Exclusive Agents:

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