

STAMFORD RETAIL

699 CANAL STREET | STAMFORD, CT 06902

AVAILABLE 66,706 SF (DIVISIBLE)+ 19,485 SF MEZZ

AREA TENANTS



PROPERTY INFORMATION

- Freestanding building located in the Harbor Point Development, a transformative mixed-use waterfront community located two blocks south of the Stamford Train Station and Interstate 95
- 450 ft of frontage along Canal Street, & 365 ft along Market Street
- Easy access on/off of I-95
- New Ownership
- Money to be spent for divisions & build out
- Traffic Counts: Canal Street - 5,797 VPD

AVAILABLE SPACE

- Available 66,706sf (Divisible)
+ 19,485sf Mezz

AREA DEMOGRAPHICS

2023 DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
POPULATION	44,539	95,843	129,090
MEDIAN HH INC	\$98,001	\$107,186	\$131,895
AVERAGE HH INC	\$128,526	\$147,494	\$189,591



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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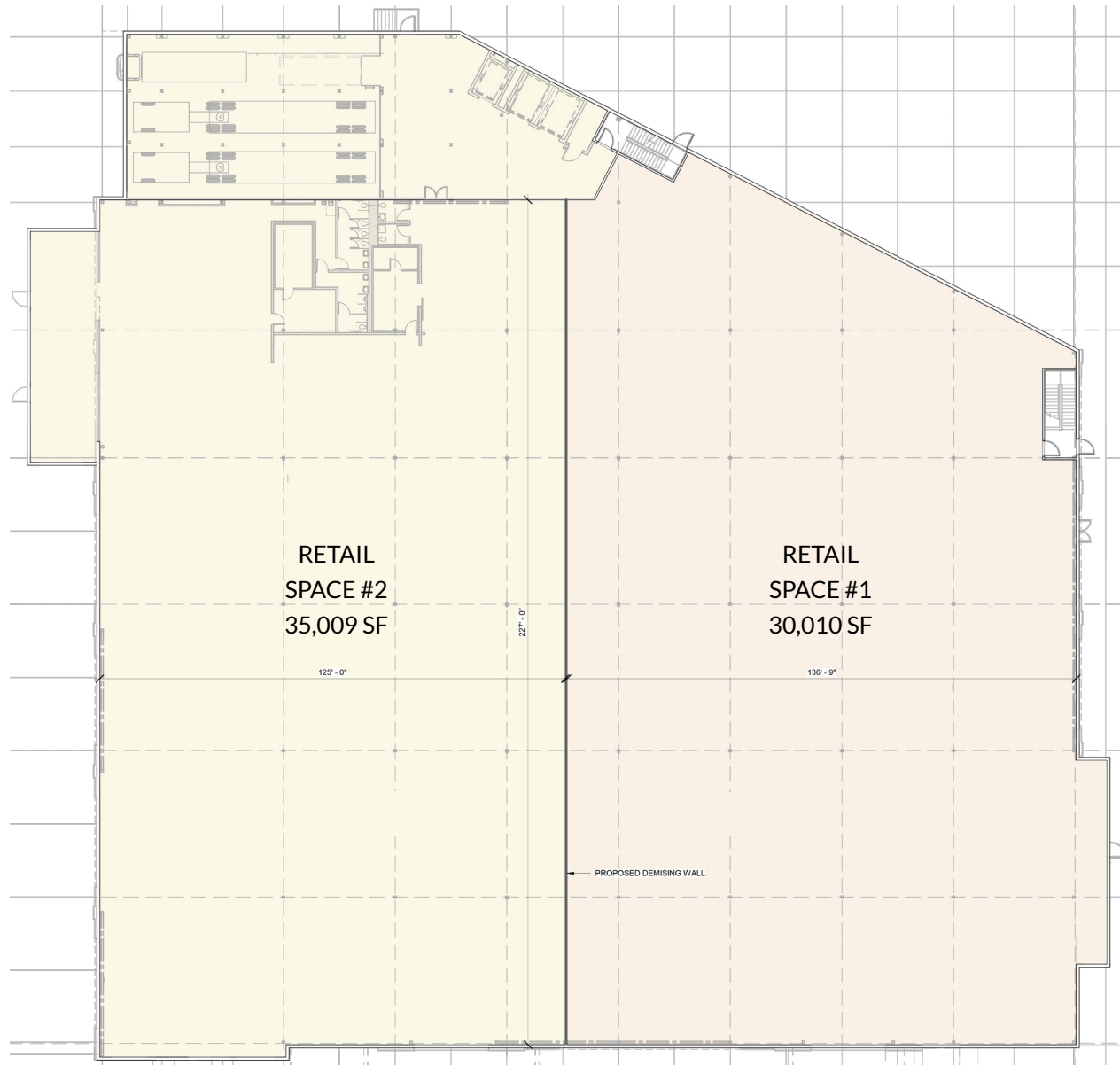
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POSSIBLE DIVISION FOR 2 TENANTS



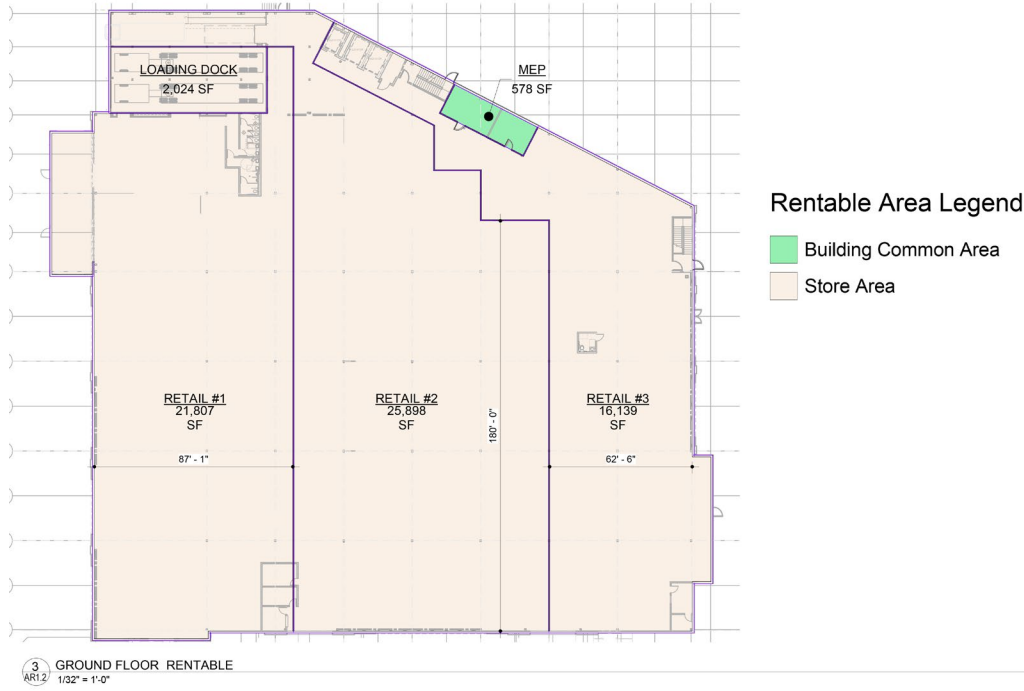
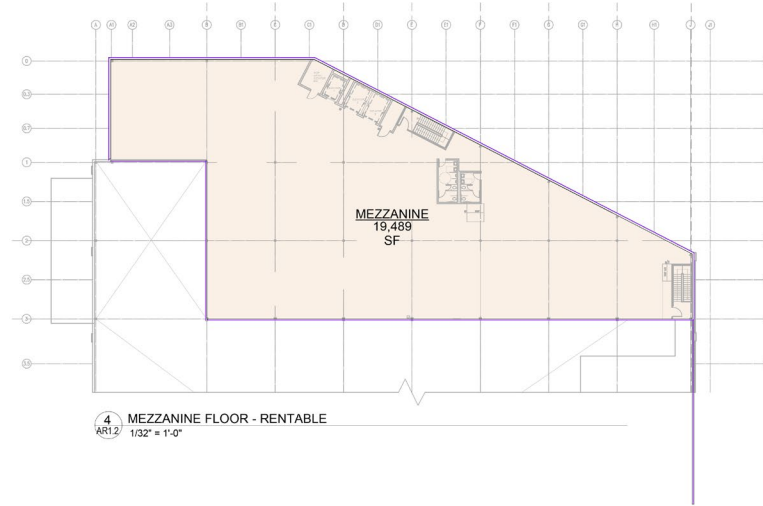
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POSSIBLE DIVISION FOR 3 TENANTS



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **44,539**

Households: **18,045**

Daytime Population: **74,785**

Median Age: **34.7**



Average Household Income: **\$128,526**

Median Household Income: **\$98,001**

2 MILE RADIUS:



Total Population: **95,843**

Households: **38,857**

Daytime Population: **121,251**

Median Age: **35.6**



Average Household Income: **\$147,494**

Median Household Income: **\$107,186**

3 MILE RADIUS:



Total Population: **129,090**

Households: **50,485**

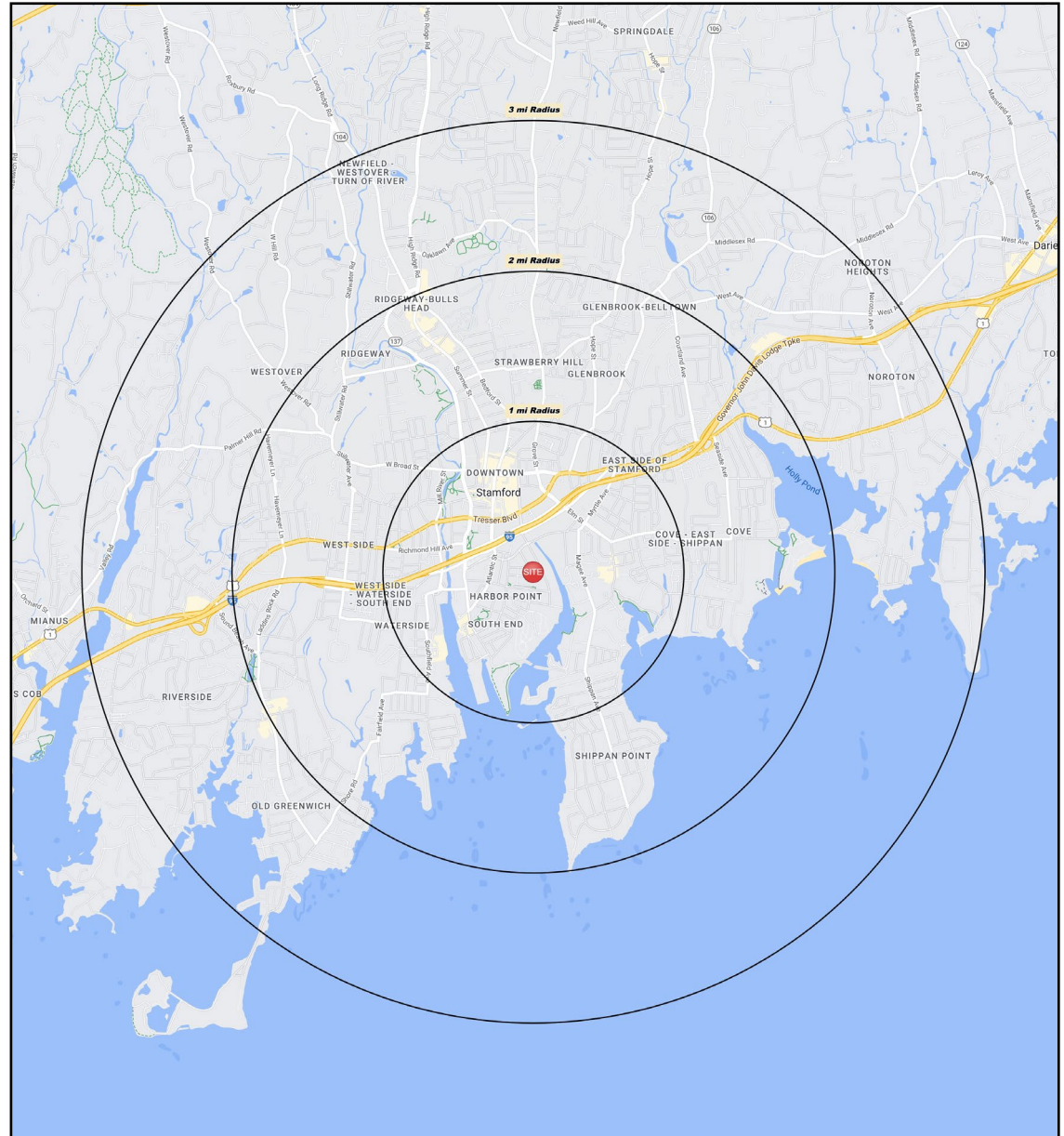
Daytime Population: **143,820**

Median Age: **36.9**



Average Household Income: **\$189,591**

Median Household Income: **\$131,895**



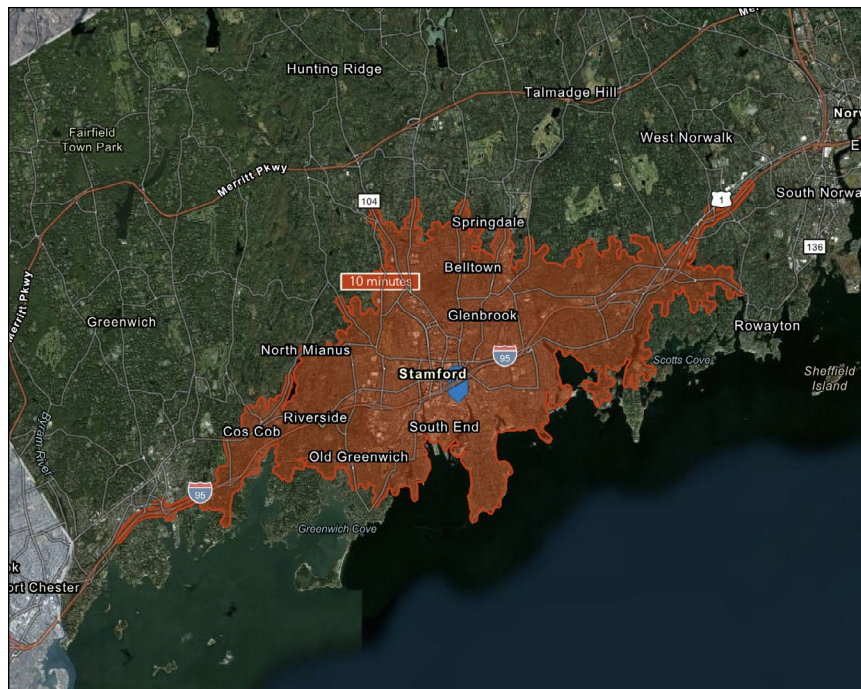
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10 MINUTE DRIVE TIME



KEY FACTS

128,402

Population

\$104,938

Median Household Income

37.8

Median Age

152,988

Daytime Population

TAPESTRY SEGMENTS

Diverse Convergence <i>12,794 Households</i>	Top Tier <i>7,639 Households</i>	City Lights <i>6,867 Households</i>
<p>Socioeconomic Traits</p> <p>Almost 40% of the population were born abroad; almost one of five households has residents who do not speak English. Labor force participation rate is 67%.</p>	<p>Socioeconomic Traits</p> <p>Highly educated, successful consumer market: more than one in three residents has a postgraduate degree. Annually, they earn more than three times the US median household income.</p>	<p>Socioeconomic Traits</p> <p>Residents work hard in professional and service occupations but also seek to enjoy life. They earn above average incomes.</p>
<p>Household Types</p> <p>Young family market: 41% of families w/ children (married couple or single parent), plus married couples without children.</p>	<p>Household Types</p> <p>Married couples without children or married couples with older children.</p>	<p>Household Types</p> <p>Families, both married couples and single parents, as well as singles.</p>
<p>Typical Housing</p> <p>High-Density Apartments; Single Family</p>	<p>Typical Housing</p> <p>Single Family</p>	<p>Typical Housing</p> <p>Multi-units; Single Family</p>

TOTAL RETAIL SALES

Includes F&B



\$1,832,085,052

EDUCATION

Bachelor's Degree or Higher



57%

OWNER OCCUPIED HOME VALUE

Average



\$810,699

ANNUAL HOUSEHOLD SPENDING

\$5,751

Eating Out

\$3,488

Apparel & Services

\$10,403

Groceries

\$417

Computer & Hardware

\$9,817

Health Care



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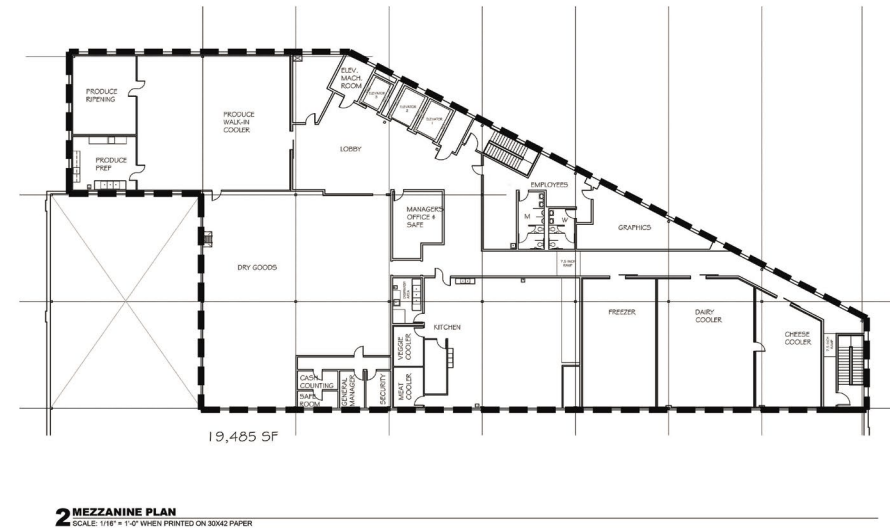
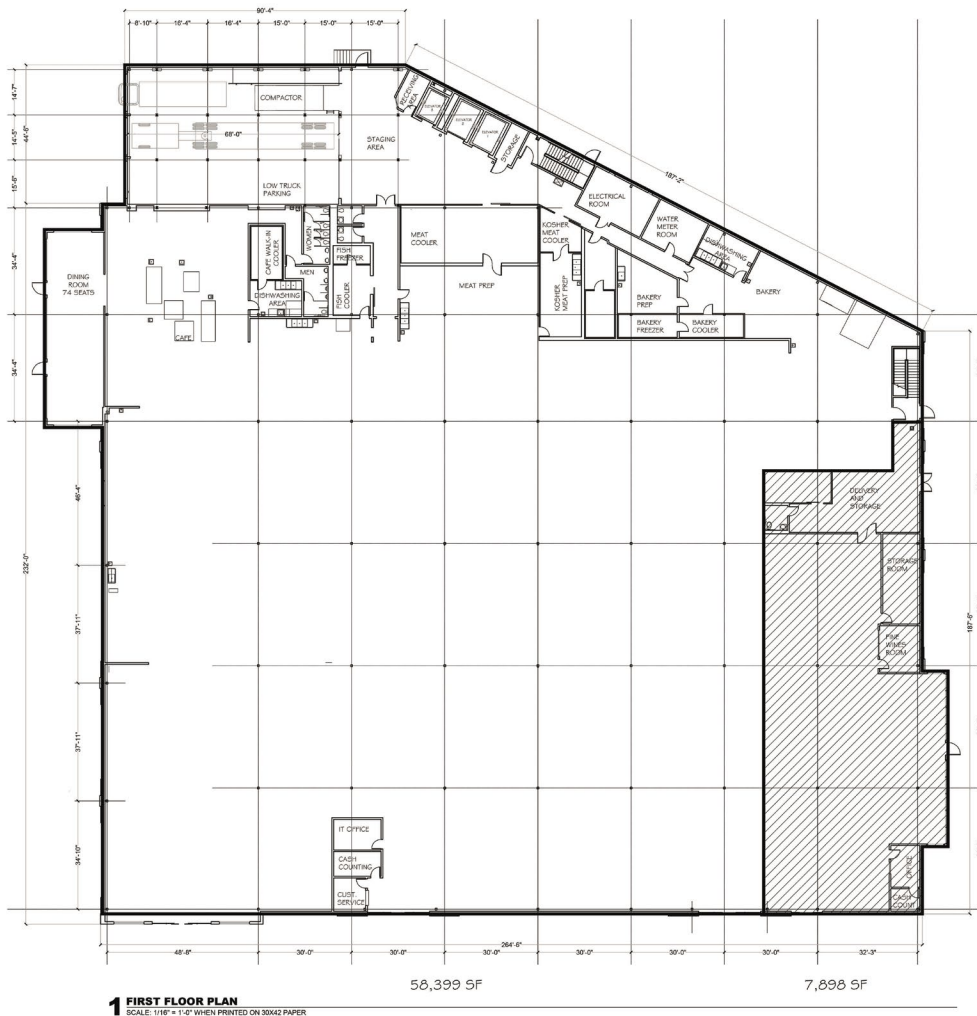
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FIRST FLOOR PLAN

The mezzanine previously housed offices, large walk in boxes (more like rooms) and kitchen space for the prepared foods (distributed to other stores as well). The floor load on the mezzanine can hold more weight the ground floor.

If the building were to be split, the mezzanine ideally would go to the larger occupant on the side where the loading bays are as that's where the freight elevators are located.



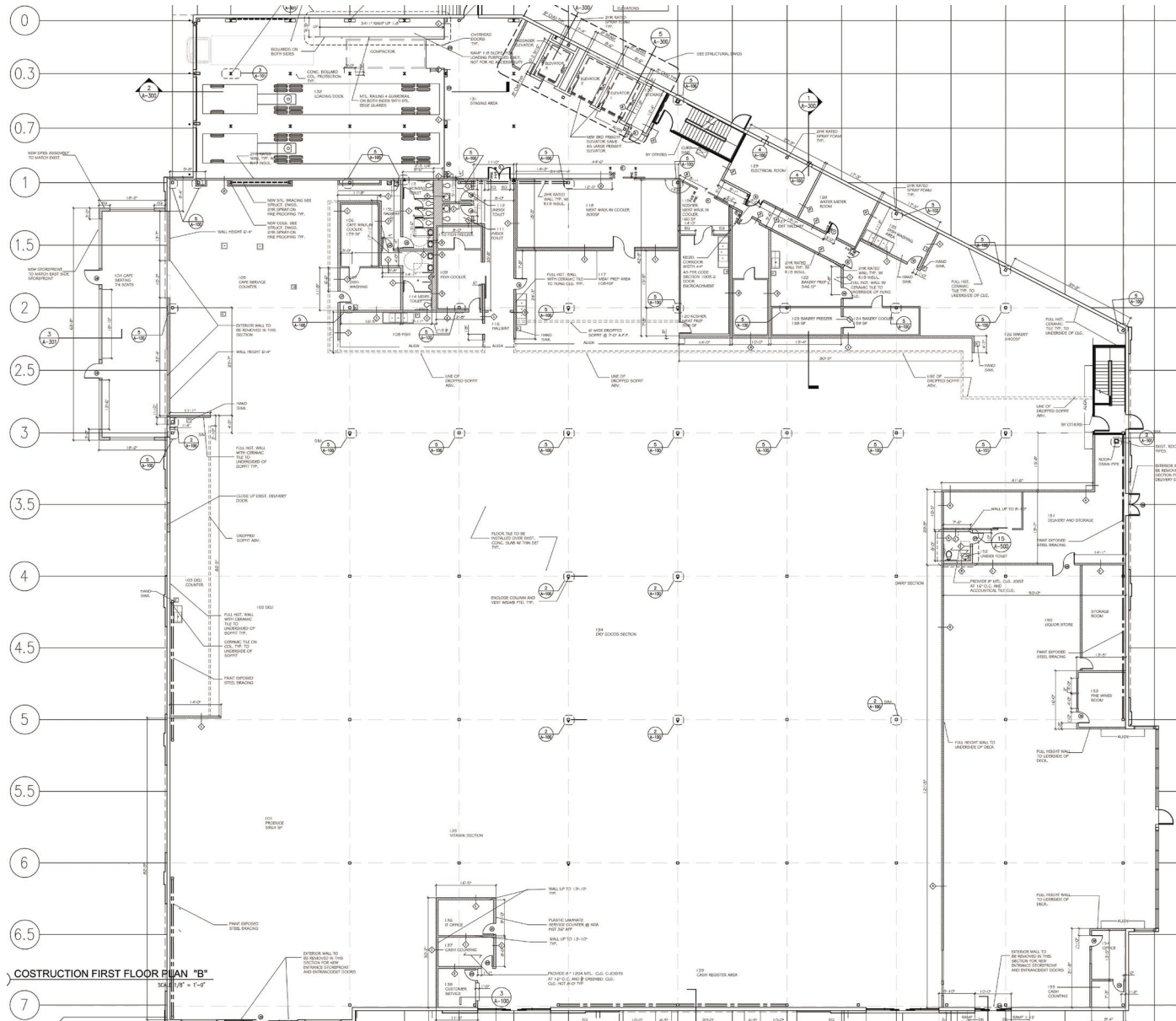
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CONSTRUCTION FIRST FLOOR PLAN "B"



CONSTRUCTION FIRST FLOOR PLAN "B"
SCALE: 1/8" = 1'-0"

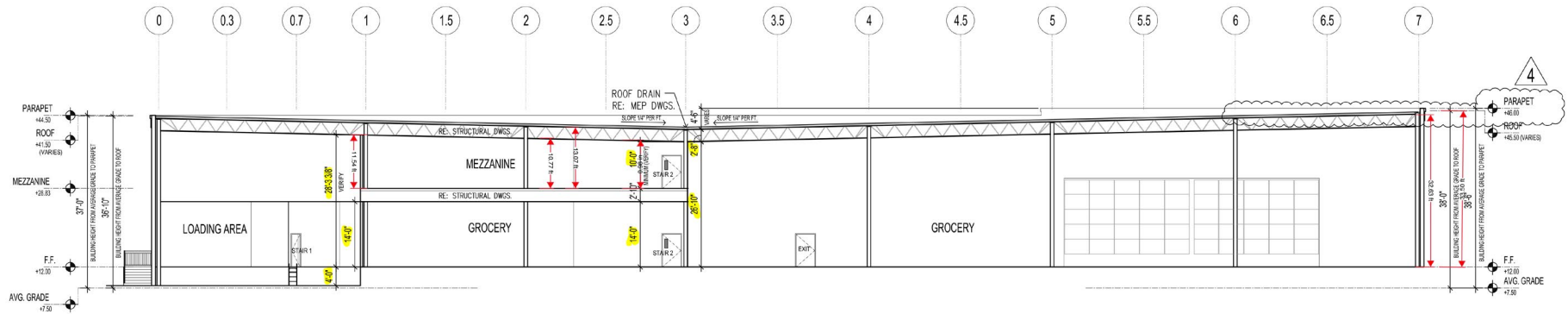


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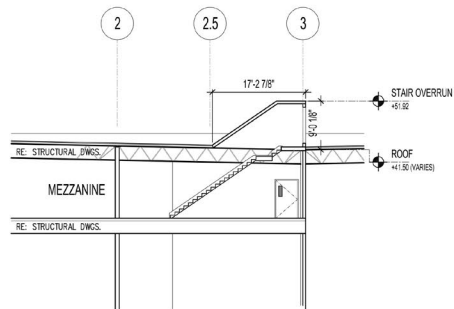
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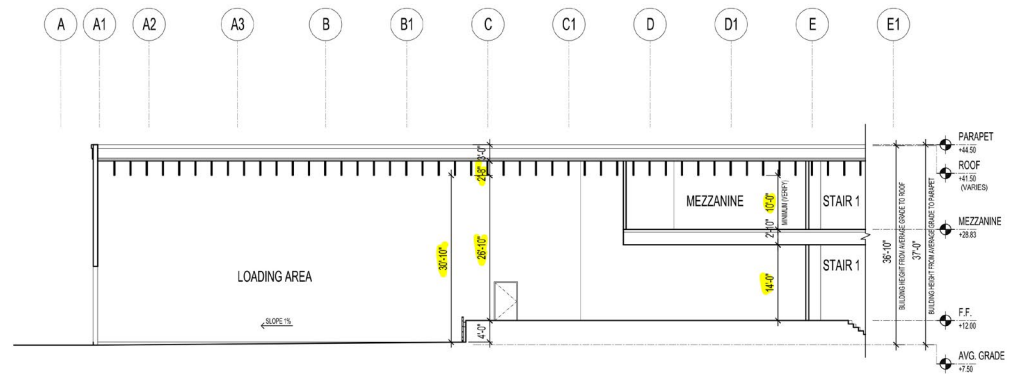
CEILING HEIGHTS



2 CROSS SECTION B-B
3/32"=1'-0"



3 SECTION AT ROOF STAIR
3/32"=1'-0"



1 CROSS SECTION A-A
3/32"=1'-0"



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