

LEASES OUT
FOR 16,902 SF

JOIN



110 HIGH RIDGE ROAD

AVAILABLE
15,669 - 54,908 SF ON 2ND LEVEL
3,850 - 30,300 SF ON GROUND LEVEL

PAD SITES AVAILABLE

STAMFORD, CT

RETAIL SPACE FOR LEASE

110 HIGH RIDGE ROAD

PROPERTY INFORMATION

Year Built 1969, Renovated 2024

••••

GLA 153,416 SF
Site Area 12.3839± Acres
640 Total Parking Spaces

••••

High Ridge Road: 30,000±
Long Ridge Road: 20,000±
I-95: 122,000±
Merritt Parkway: 67,000±

••••

Access to NYC: ~55 min Metro-North express from Stamford Station or ~45 min off-peak drive (70–120 min rush hour via car) to Midtown Manhattan

••••

Estimated population of over 196,818 within 5 miles

••••

Retail vacancy in Stamford and the immediate trade area (excluding Stamford Town Center mall) is under 3%.

••••

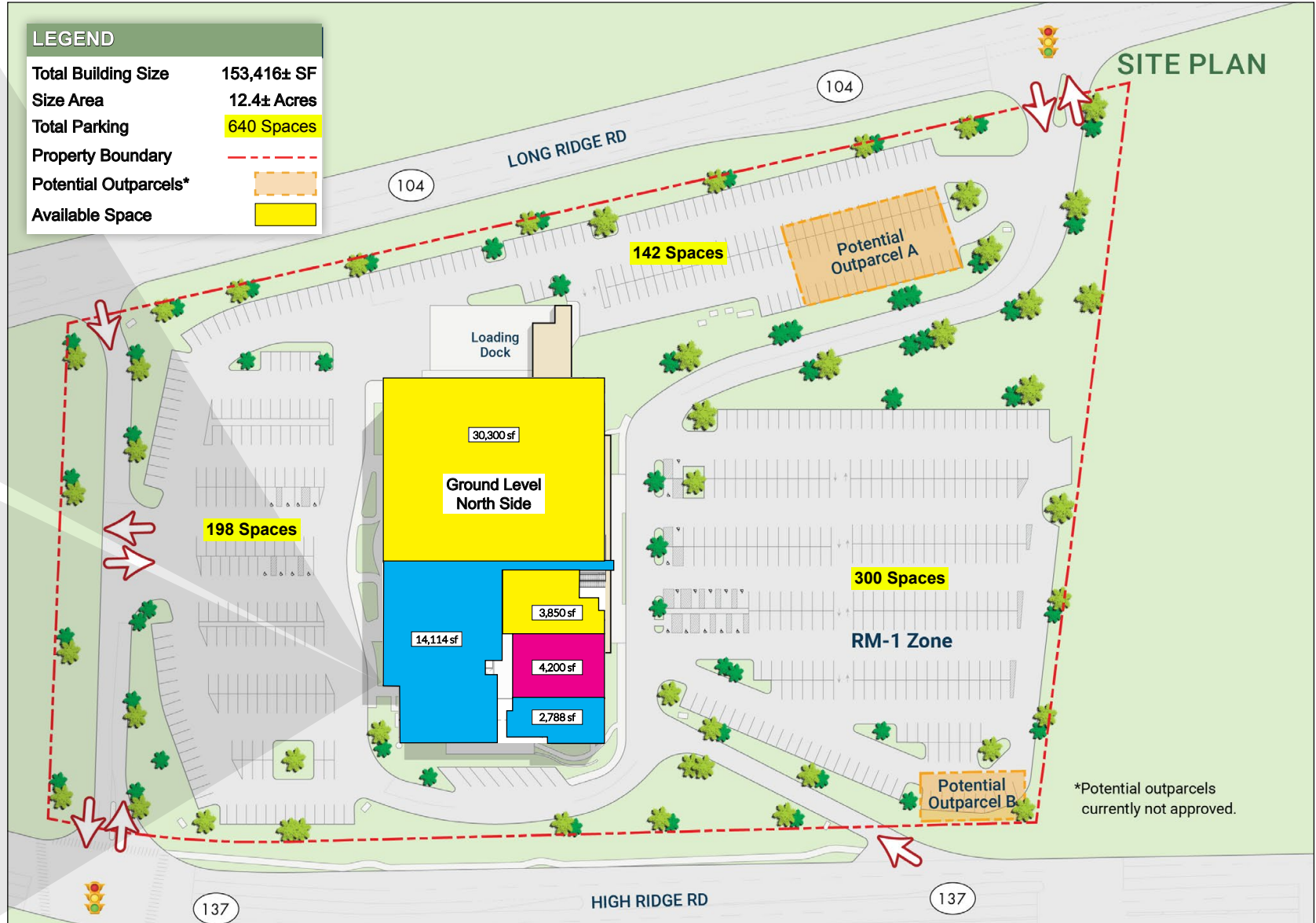
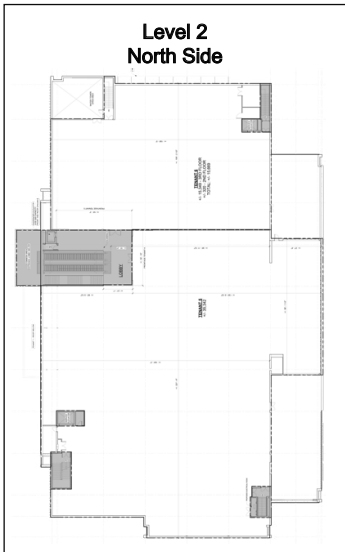
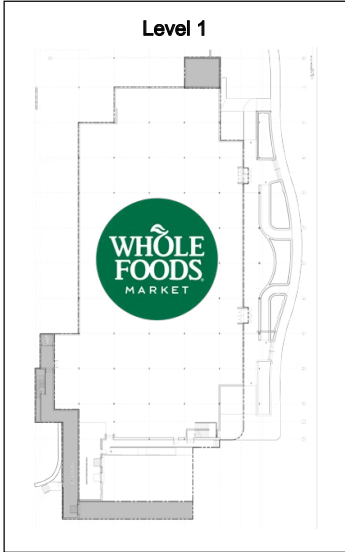
Significant residential growth nearby, including recent developments and future projects in progress

SPACE DETAILS

3,850 - 80,000 SF



SITE PLAN



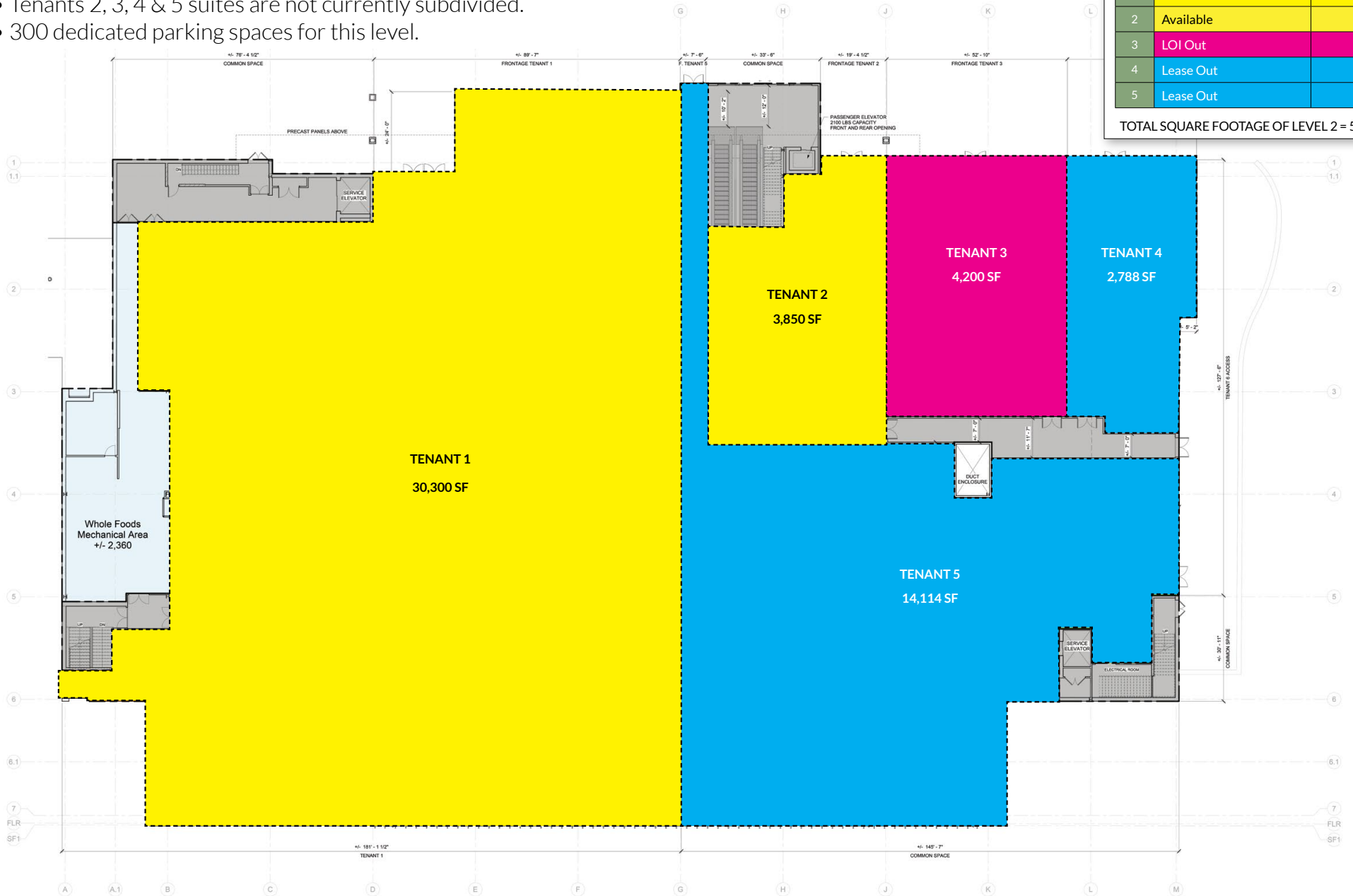
FLOOR PLAN - GROUND LEVEL ON NORTH SIDE - LEVEL 2

NOTE:

- Tenants 2, 3, 4 & 5 suites are not currently subdivided.
- 300 dedicated parking spaces for this level.

TENANTS / AVAILABILITY		
#	TENANT	Sq. Ft.
1	Available	30,300
2	Available	3,850
3	LOI Out	4,200
4	Lease Out	2,788
5	Lease Out	14,114

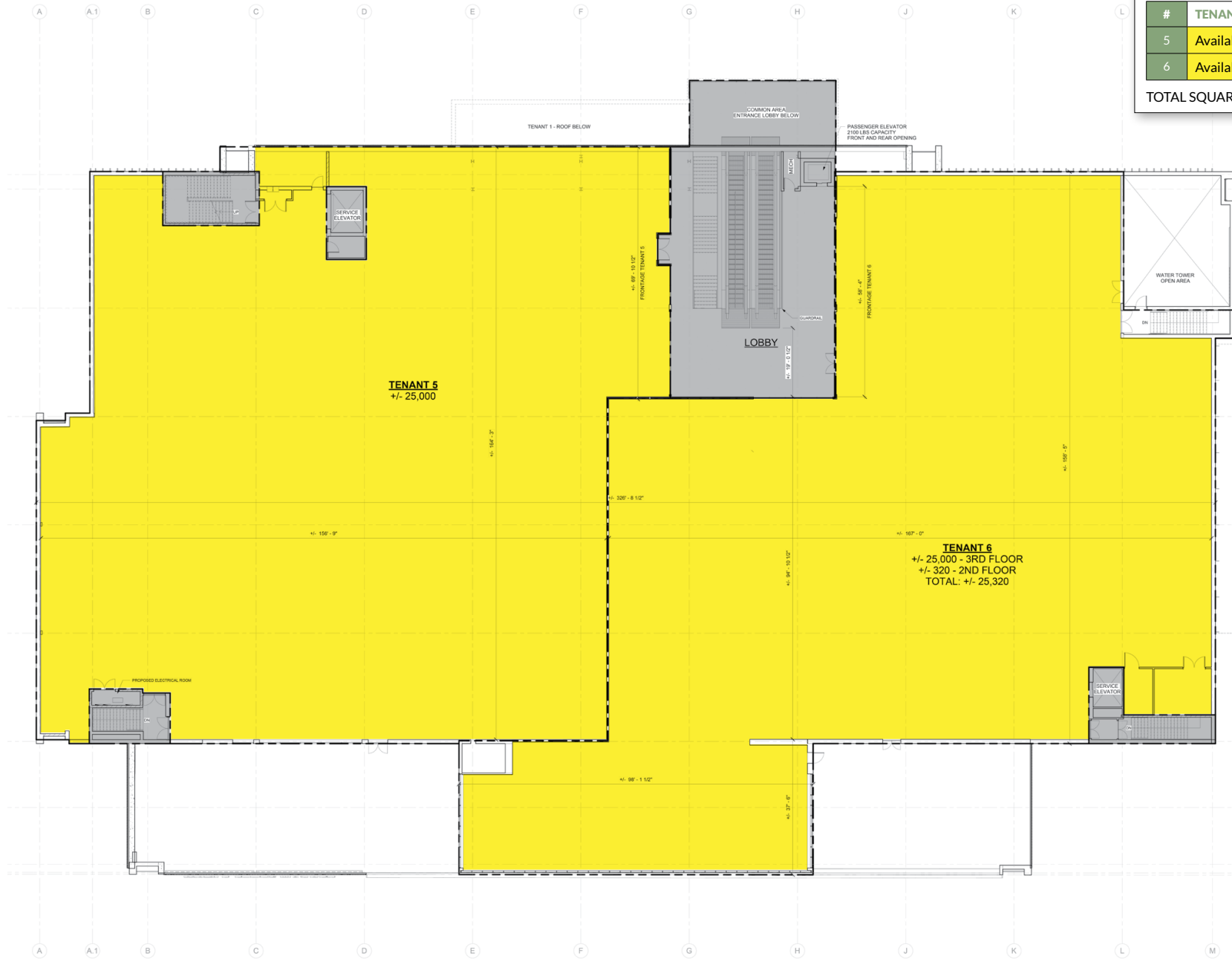
TOTAL SQUARE FOOTAGE OF LEVEL 2 = 55,252 SF



OPTION 1 FLOOR PLAN - LEVEL 2 ON NORTH SIDE (3RD LEVEL OF PROJECT)

TENANTS / AVAILABILITY		
#	TENANT	Sq. Ft.
5	Available	25,000
6	Available	25,320

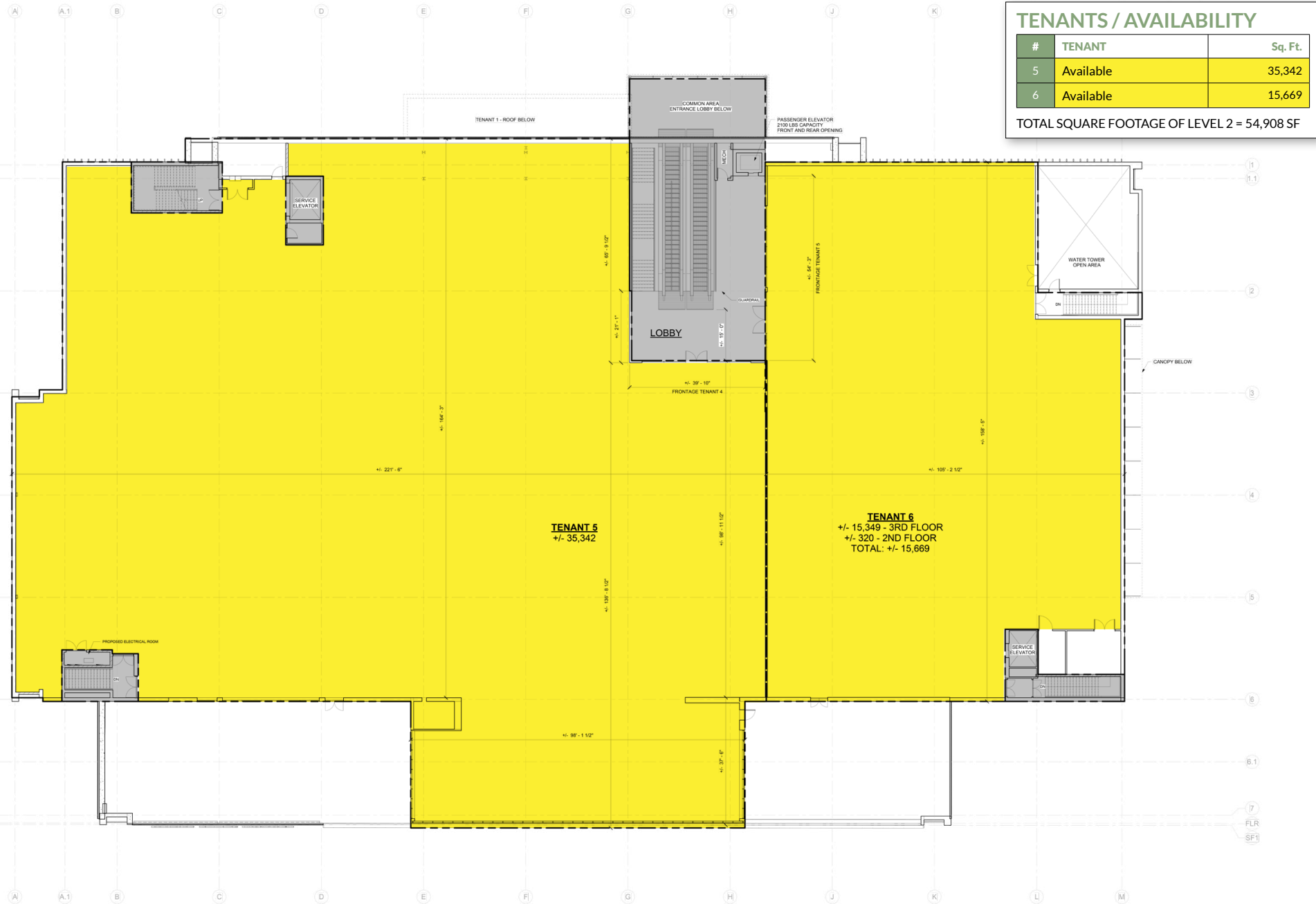
TOTAL SQUARE FOOTAGE OF LEVEL 2 = 54,908 SF



KEY ATTRIBUTES:

- Open Floor Plan
- Ceiling Heights
- New dedicated entrance from the parking lot
- Views of downtown Stamford and the water
- Skylight atrium
- Exterior access as a potential outdoor patio/terrace

OPTION 2 FLOOR PLAN - LEVEL 2 ON NORTH SIDE (3RD LEVEL OF PROJECT)



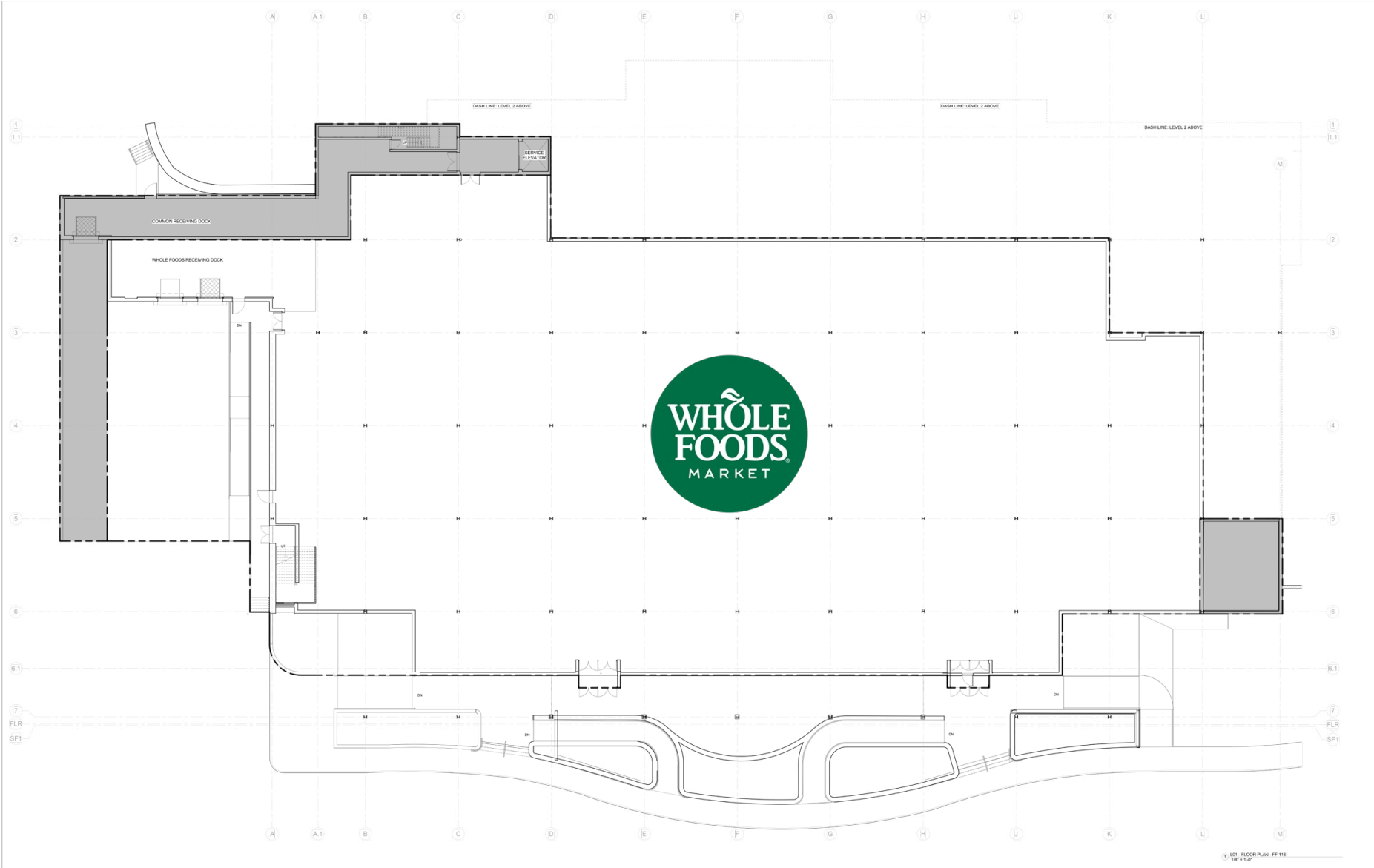
TENANTS / AVAILABILITY		
#	TENANT	Sq. Ft.
5	Available	35,342
6	Available	15,669

TOTAL SQUARE FOOTAGE OF LEVEL 2 = 54,908 SF

FLOOR PLAN - LEVEL 1

NOTE:

- New store opened in December 2024
- Since opening, the store has outperformed projections
- 643.1K Visits per Year
- 125.8K Visitors
- Visit Frequency 5.11

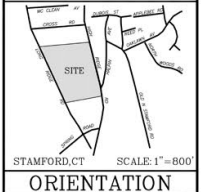


BUILDING DESCRIPTION - ALL NEW MECHANICS IN PLACE

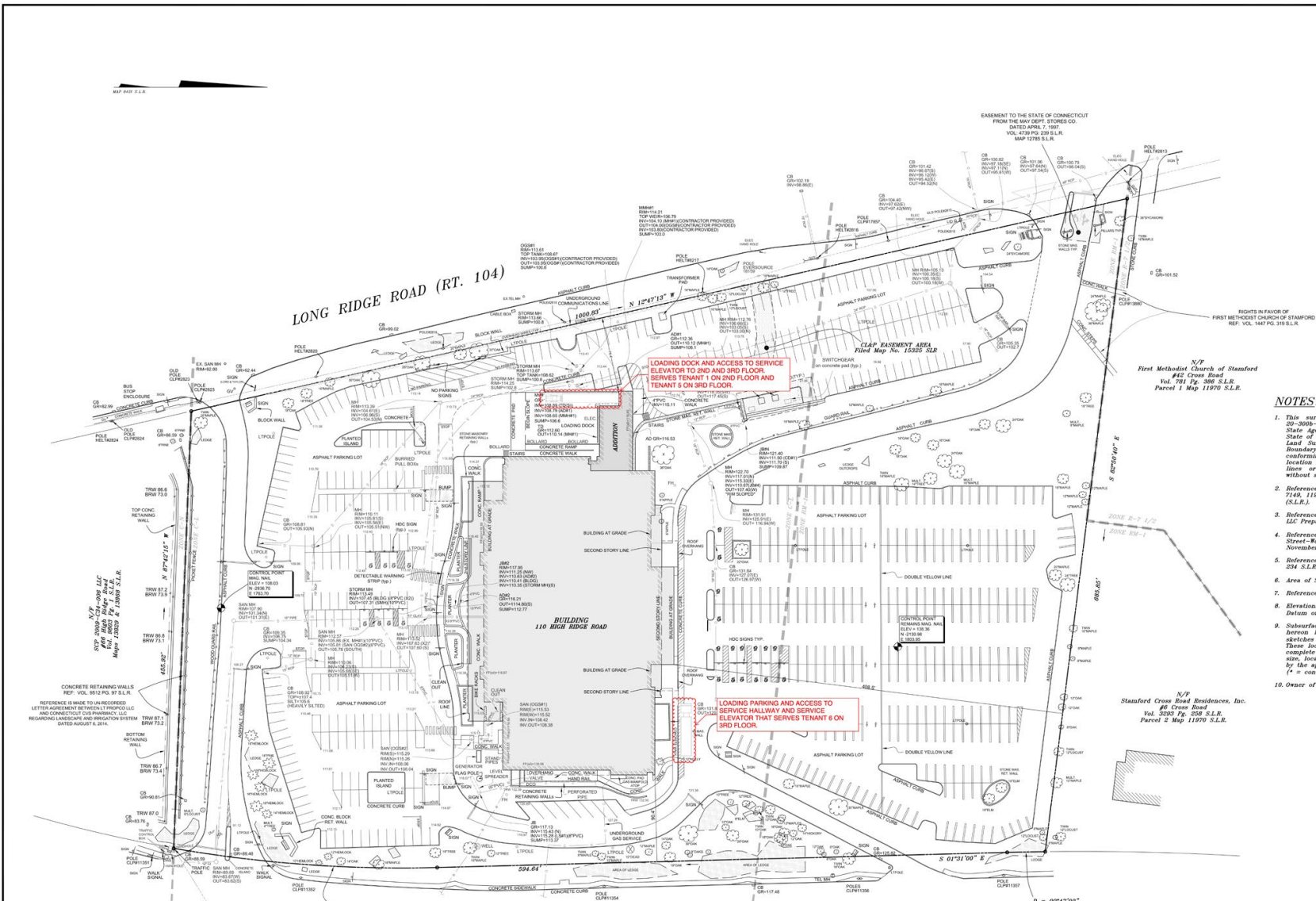
LOADING DOCK	3 loading bays (2 Whole Foods, 1 Shared L2/L3)
GAS	26,273 CFH (Delivered by Eversource)
ELECTRIC	2000A 277/480V - Whole Foods 3000A 277/480V - Level 2 /Level 3
HVAC	Existing central plant decommissioned reclaiming RSF, future tenants to convert to RTU system
VERTICAL CIRCULATION	Newly completed freight elevator (5,200 capacity)
ROOF	New GAF 60 mil reinforced, TPO roof installed in April 2024, 20-year Centimark warranty through March 2044
WATER	Aquarion Water Company of CT, City of Stamford WPCA
CEILING	+16' floor-to-floor height
OUTDOOR SPACE	Two terraces on Level 3 totaling 5,492 SF and outdoor patios on Level 1 and Level 2 for Whole Foods and future tenants

LOADING PLANS

BLOCK 268 ZONE RM-1/C-L



STAMFORD, CT SCALE: 1" = 800'
ORIENTATION



- NOTES:**
- This survey has been prepared in accordance with Sections 29-300a-1' thru 29-300b-20' of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as an Improvement Location Survey the Boundary Determination Category of which is a Boundary conforming to Horizontal Accuracy Class A-2 with respect to the location of improvements depicted with dimensions from property lines or other physical locations. Physical features depicted without specific dimensions are indicated for reference only.
 - Reference is made to Parcel "A" Map #411 and to maps 4506, 7149, 11970, 12785, 13629 & 13865 of the Stamford Land Records (S.L.R.).
 - Reference is made to a Site Plan Set Prepared for LT Stamford LLC Prepared by this office, and dated January 20, 2023.
 - Reference is made to a " zoning Location Survey" Prepared for Street-Works Development LLC, Prepared by this office, and dated November 19, 2021.
 - Reference is made to the Deed of Record found in Vol. 11302 Pg. 234 S.L.R.
 - Area of Surveyed Parcel: 12.3839 Acres (539,446 SF.).
 - Reference is made to Instruments of Record as labeled hereon.
 - Elevations depicted hereon are based on North American Vertical Datum of 1988 (NAVD-88).
 - Subsurface utility, structure and facility locations depicted hereon have been compiled, in part, from municipal records, sketches provided by contractor/owner, and field measurements. These locations must be considered as approximate, may not be complete and other such features may exist on the site. The size, location and existence of all such features must be verified by the appropriate authorities prior to construction. (' = contractor records)
 - Owner of Record: LT Stamford LLC.

N/P
First Methodist Church of Stamford
#12 Cross Road
Vol. 791 Pg. 386 S.L.R.
Parcel 1 Map 11970 S.L.R.

N/P
Stamford Cross Road Residences, Inc.
#6 Cross Road
Vol. 3020 Pg. 509 S.L.R.
Parcel 2 Map 11970 S.L.R.

LONG RIDGE ROAD (RT. 104)

HIGH RIDGE ROAD (RT. 137)

D = 1123.00'
R = 1282.89'
L = 275.68'

D = 9047.00'
R = 3904.93'
L = 28.72'

IMPROVEMENT LOCATION SURVEY
DEPICTING
- NEW IMPROVEMENTS -
110 HIGH RIDGE ROAD
STAMFORD, CONNECTICUT
PREPARED FOR
LT STAMFORD LLC

Scale: 1" = 40' | Checked by: LPM | Date: 5/14/2024

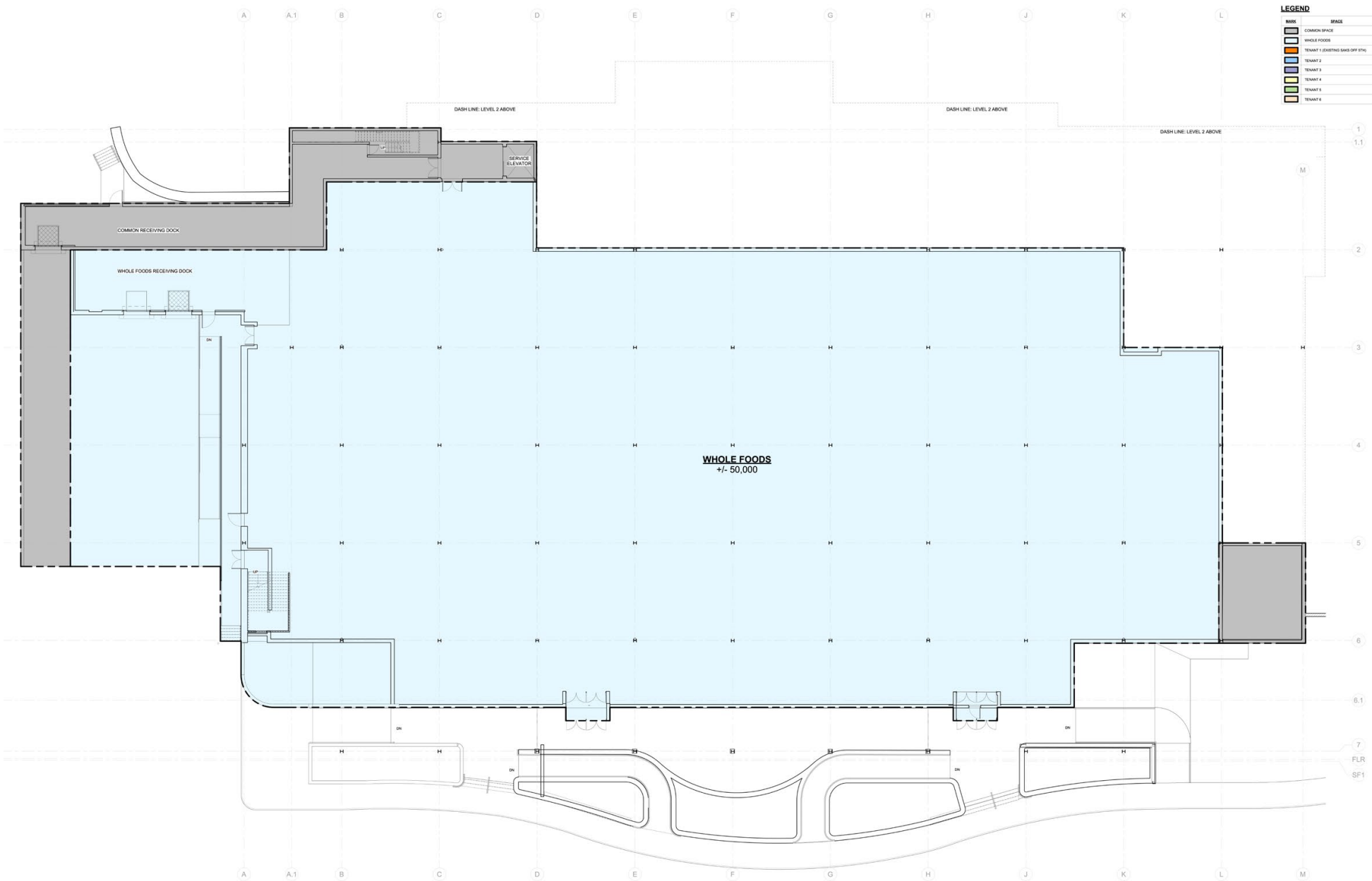
To my knowledge and belief this map is a substantially correct representation of the facts shown.

REDNISS & MEAD
Surveyor
LAWRENCE W. REDNISS, A. C. L. S. #818
5/14/2024

ILS
Surveyors
12 First Street - Stamford, CT 06901
Tel: 203.359.9100 Fax: 203.359.1118
www.ilssurveyors.com



LOADING PLANS - LEVEL 1

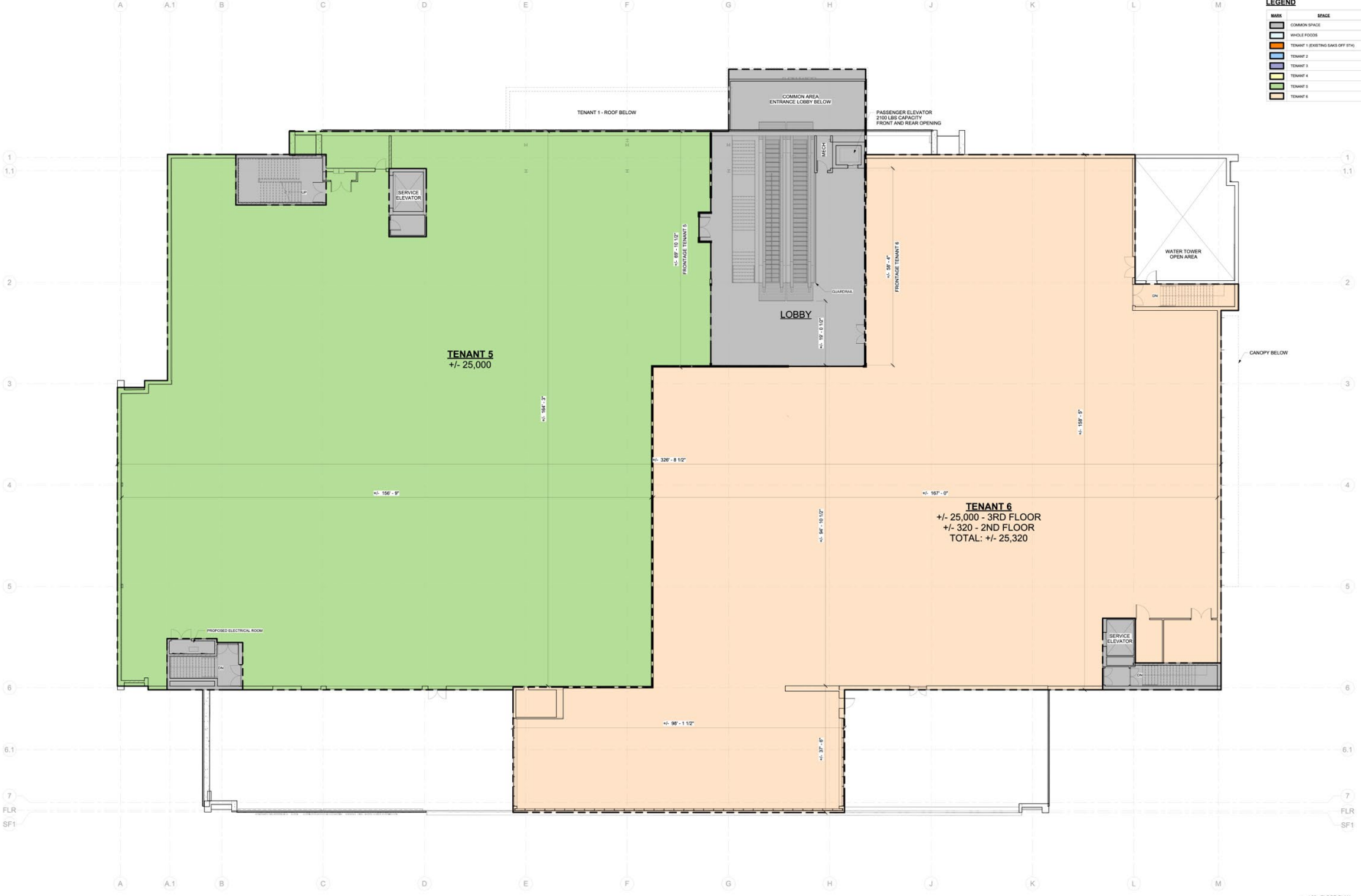


101 - FLOOR PLAN - FF 116
1/8" = 1'-0"

LOADING PLANS - GROUND LEVEL ON NORTH SIDE - LEVEL 2



LOADING PLANS - LEVEL 2 ON NORTH SIDE (3RD LEVEL OF PROJECT)

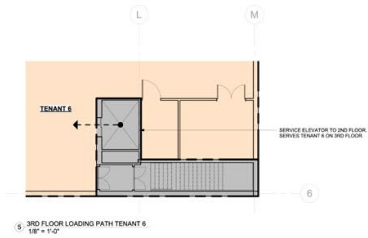
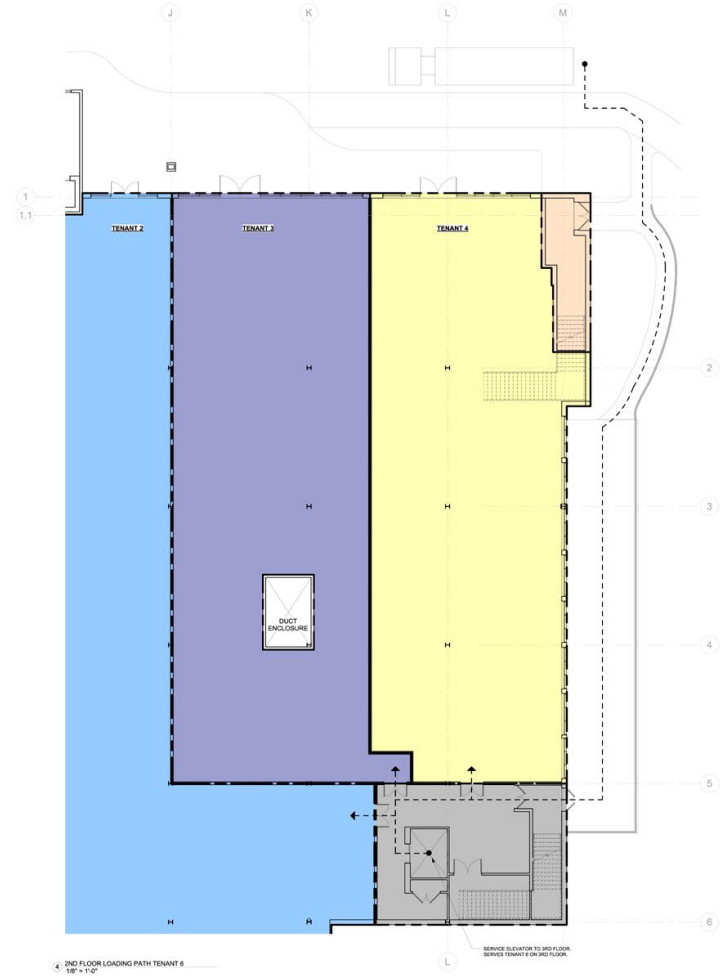
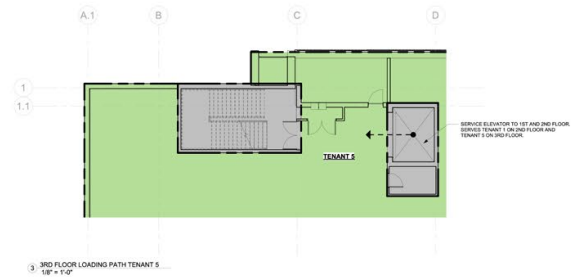
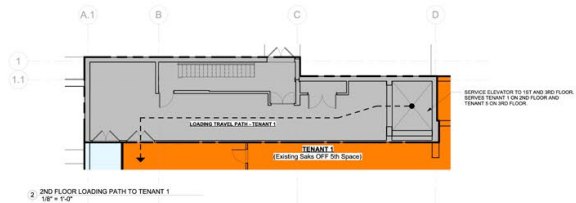
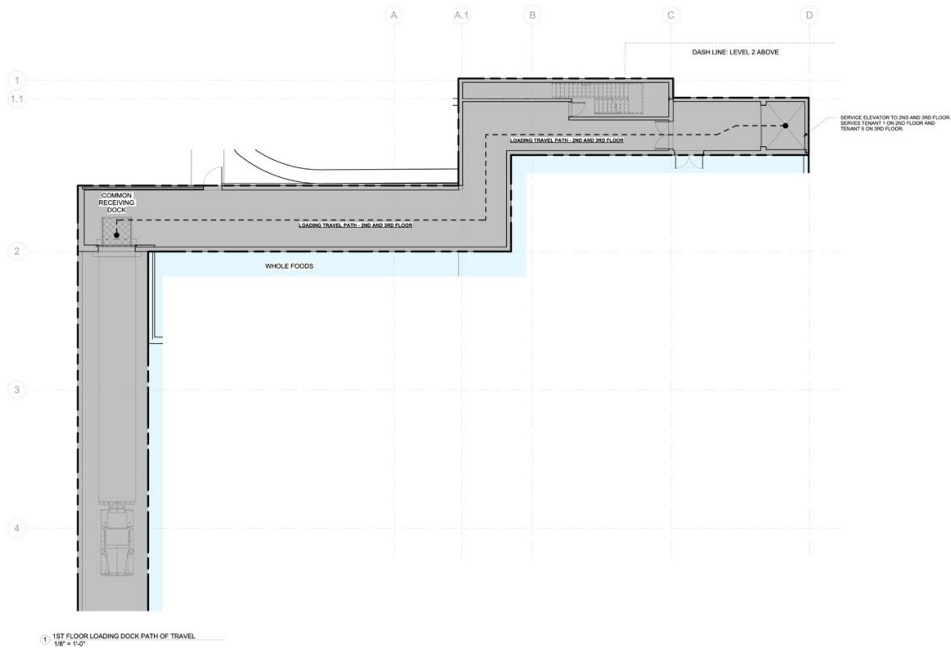


LEGEND

MARK	SPACE	ASD
[Grey Box]	COMMON SPACE	+/- 11.1
[White Box]	WHOLE FOODS	+/- 48.8
[Orange Box]	TENANT 1 (EXHIBIT SAYS OFF 67%)	+/- 30.1
[Blue Box]	TENANT 2	+/- 13.1
[Light Blue Box]	TENANT 3	+/- 5.3
[Light Green Box]	TENANT 4	+/- 5.3
[Green Box]	TENANT 5	+/- 25.1
[Dark Green Box]	TENANT 6	+/- 25.1

103 - FLOOR PLAN
1/8" = 1'-0"

LOADING PLANS



DEMOGRAPHICS AT 1, 3 AND 5 MILE RADIUS

1 MILE RADIUS:



Total Population: **15,093**

Households: **5,982**

Daytime Population: **11,156**

Median Age: **38.8**

Historical Annual Population Growth (2020-2025): **1,176**

Historical Annual Population Growth (2025-2030): **-250**



Average Household Income: **\$175,850**

Median Household Income: **\$133,772**

3 MILE RADIUS:



Total Population: **144,046**

Households: **57,909**

Daytime Population: **138,912**

Median Age: **36.8**

Historical Annual Population Growth (2020-2025): **5,162**

Historical Annual Population Growth (2025-2030): **-710**



Average Household Income: **\$177,177**

Median Household Income: **\$124,098**

5 MILE RADIUS:



Total Population: **196,818**

Households: **76,208**

Daytime Population: **193,567**

Median Age: **38.7**

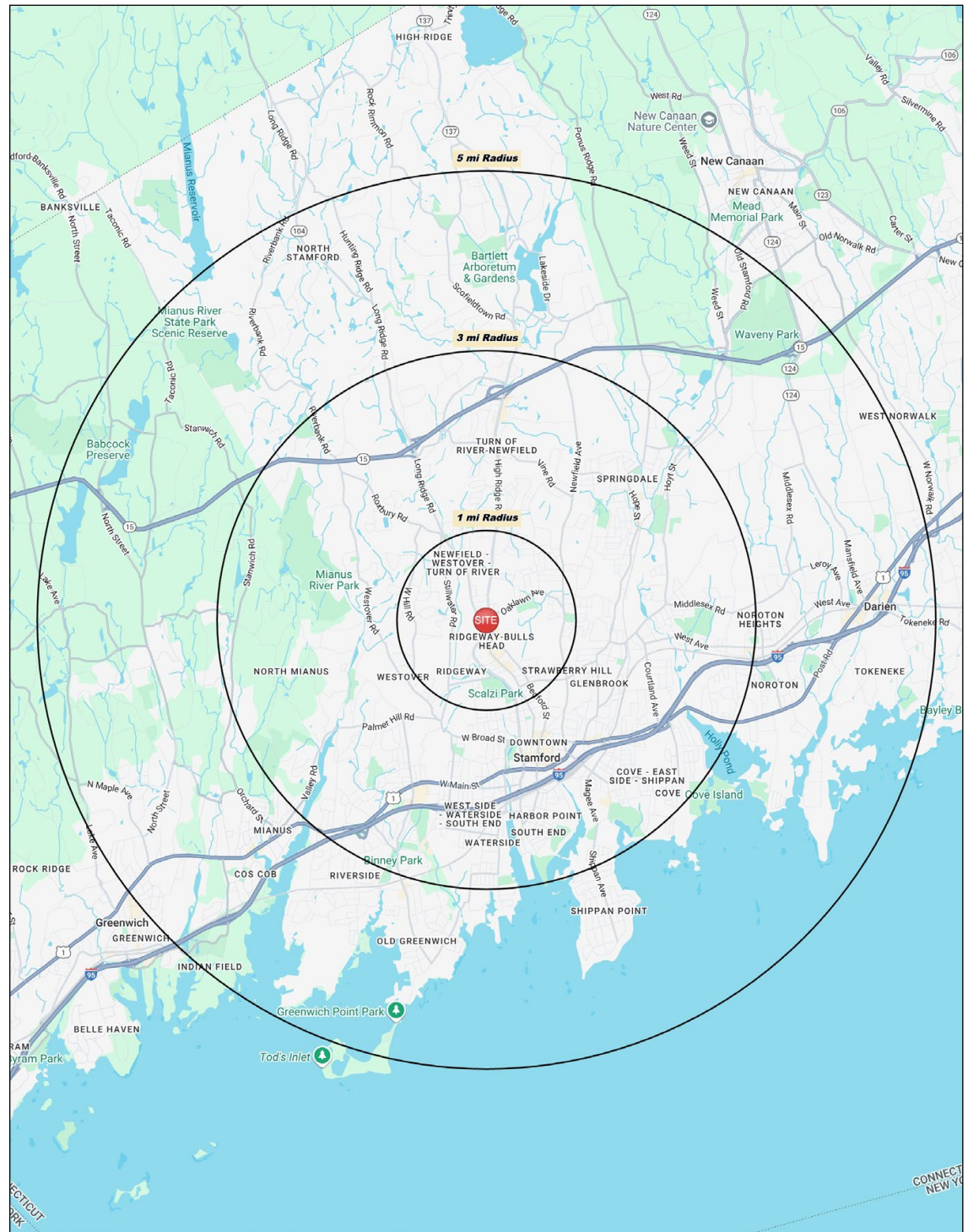
Historical Annual Population Growth (2020-2025): **7,251**

Historical Annual Population Growth (2025-2030): **-1,769**

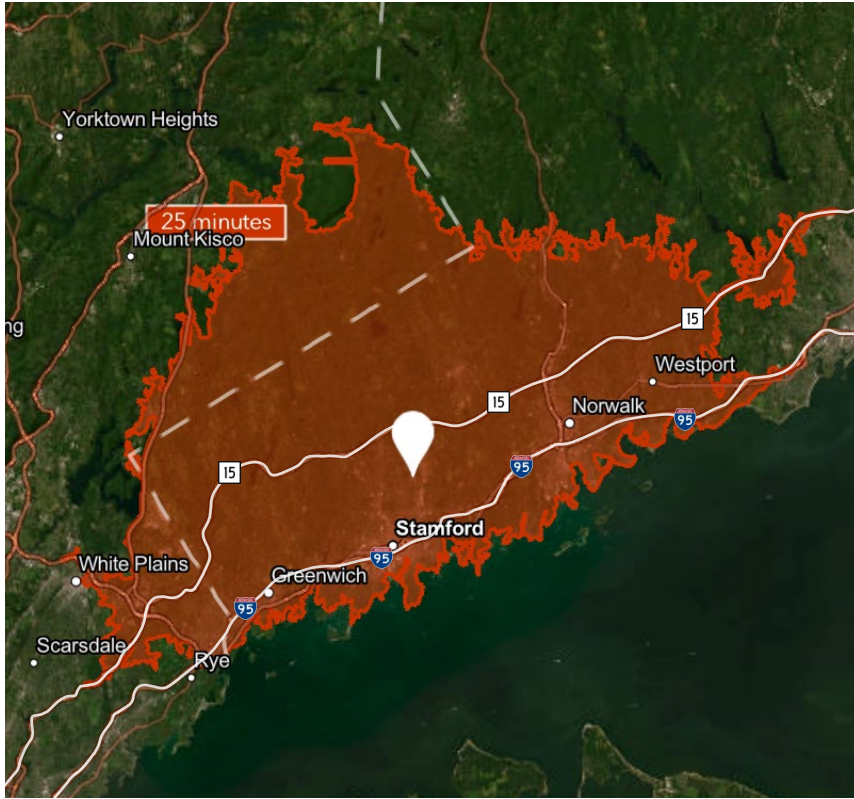


Average Household Income: **\$237,448**

Median Household Income: **\$150,975**



25 MINUTE DRIVE TIME



KEY FACTS

464,222

Population

40.6

Median Age

\$135,870

Median Household Income

517,291

Daytime Population

Major employers/Businesses in the area: Charter Communications (Spectrum), Synchrony Financial, Gartner, NBC Sports Group, Henkel North America, and WWE headquarters all operate within a 10-minute drive, supporting a deep daytime workforce and steady customer base.

TAPESTRY SEGMENTS

Top Tier <i>64,000 households</i>	Uptown Lights <i>16,600 households</i>	Diverse Horizons <i>13,900 households</i>
Socioeconomic Traits Concentrated in New England, Mid-Atlantic, and Pacific suburbs, these affluent, educated married couples often have children in private schools. Many are executives or business owners, with high net worth and single-family homes.	Socioeconomic Traits Found in coastal metros like NYC and LA, these diverse, educated neighborhoods include families and singles. Residents earn middle incomes, work in varied fields, often rent older homes, and commute long distances.	Socioeconomic Traits In large interstate corridors / coastal metros, these diverse, often immigrant communities have large families and some single-person households. Residents earn middle incomes, rent older multiunit homes, own few cars, and often use public transit.
Household Types Married couples	Household Types Married couples; singles living alone	Household Types Married couples; singles living alone
Typical Housing Single Family	Typical Housing Single Family	Typical Housing Multi-Units

TOTAL RETAIL SALES

Includes F&B



\$9,111,820,352

EDUCATION

Bachelor's Degree or Higher



61%

OWNER OCCUPIED HOME VALUE

Average



\$1,088,986

ANNUAL HOUSEHOLD SPENDING

\$8,636

Eating Out

\$5,016

Apparel & Services

\$14,697

Groceries

\$467

Computer & Hardware

\$14,248

Health Care

GROWING RESIDENTIAL DEMAND

Along Long Ridge Road, approximately \pm 1,000 residential units have already been approved, with additional developments in the planning stages. This influx of new housing will further increase demand in an already supply-constrained retail market, making this location even more desirable and strategically positioned for long-term success.



800 LONG RIDGE ROAD

SITE AERIAL



LOCAL RETAIL

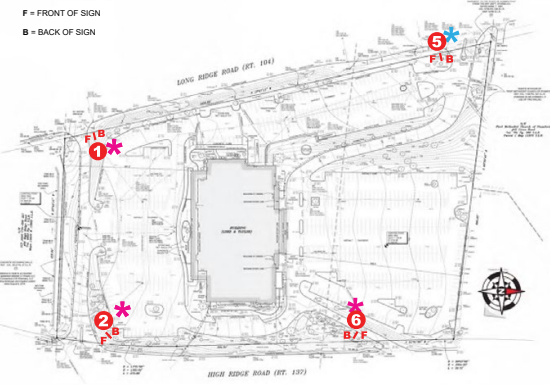


LOCAL RETAIL



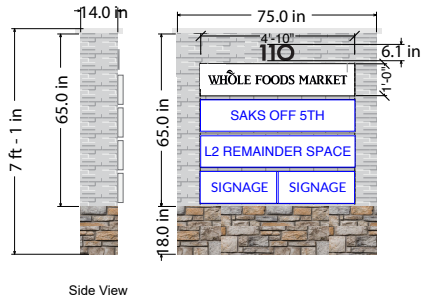
SIGNAGE

- Single Face Sign
- Double Face Sign

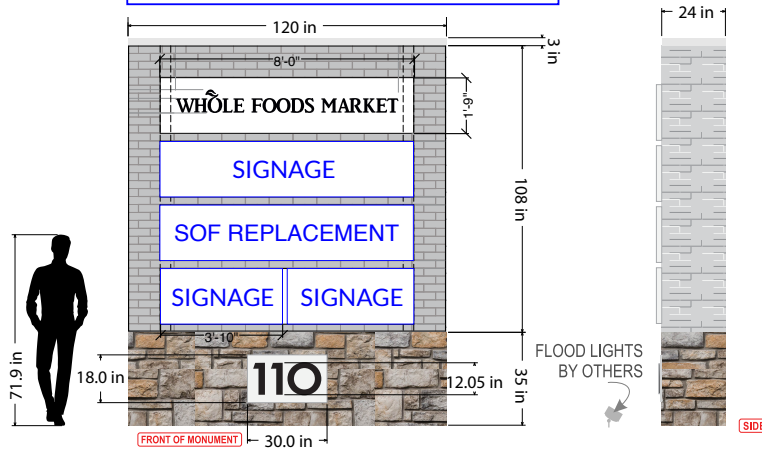


01.14.2024 - STAMFORD MONUMENT SIGN PLANNING DIAGRAM

**SOUTHWEST MONUMENT SIGN #1
SINGLE SIDED**

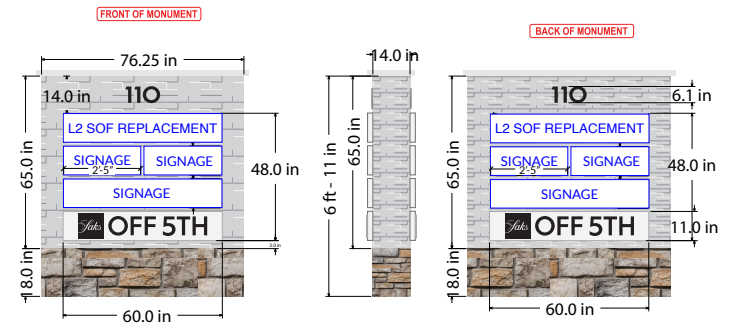


**SOUTHEAST MONUMENT SIGN #2
SINGLE SIDED**

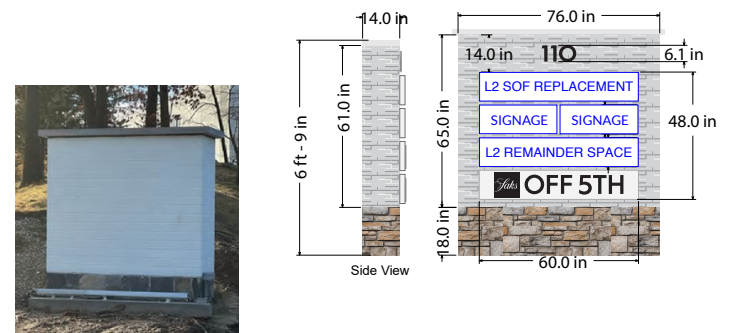


Address Panels & Pin Letters
Fabricate and install (1) custom non-illuminated pan face sign, and pin letters for existing ground signs per approved proof.
30" X 18" - pan face w/ 1/2" thick black Aluminum pin letters flush mounted

**NORTHWEST MONUMENT SIGN #5
DOUBLE SIDED**

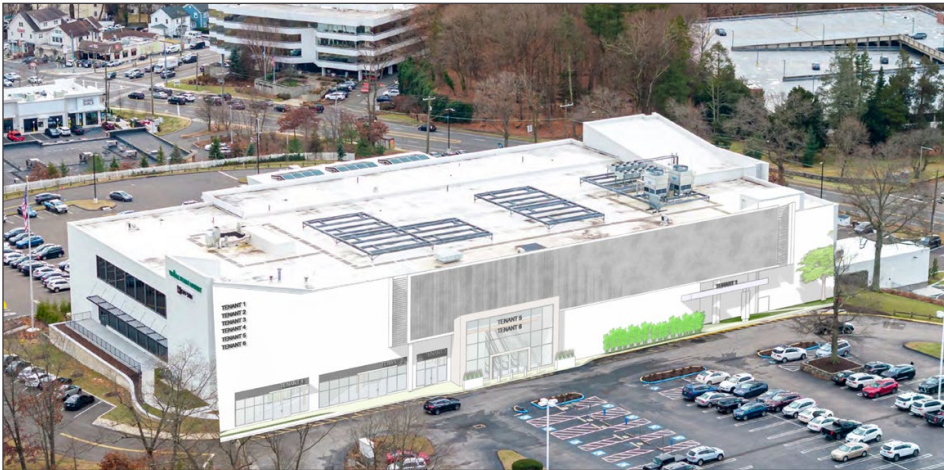


**NORTHEAST MONUMENT SIGN #6
SINGLE SIDED**



RENDERINGS

NORTH ENTRANCE



110 HIGH RIDGE ROAD

WHOLE FOODS MARKET

Opening
December 12



CHARTER REALTY

Dan Zelson | (203) 683 1562 | Dan@CharterRealty.com

www.CharterRealty.com

110 High Ridge Road | Stamford, CT