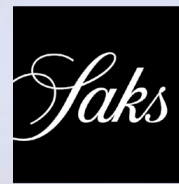


JOIN



&



OFF
5TH

110 HIGH RIDGE ROAD

AVAILABLE
15,669 - 55,000 SF ON 2ND LEVEL
2,434 - 25,000 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%.

• • • •

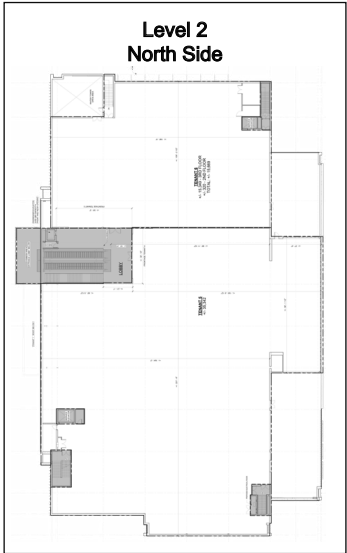
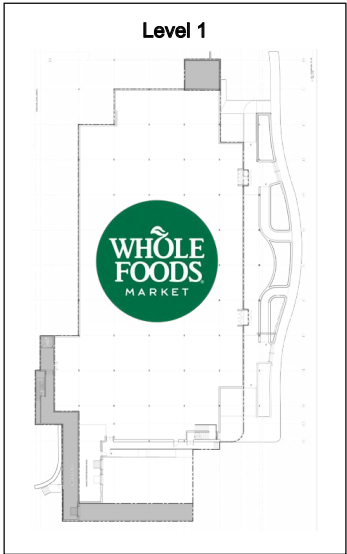
Significant residential growth nearby, including recent developments and future projects in progress

SPACE DETAILS

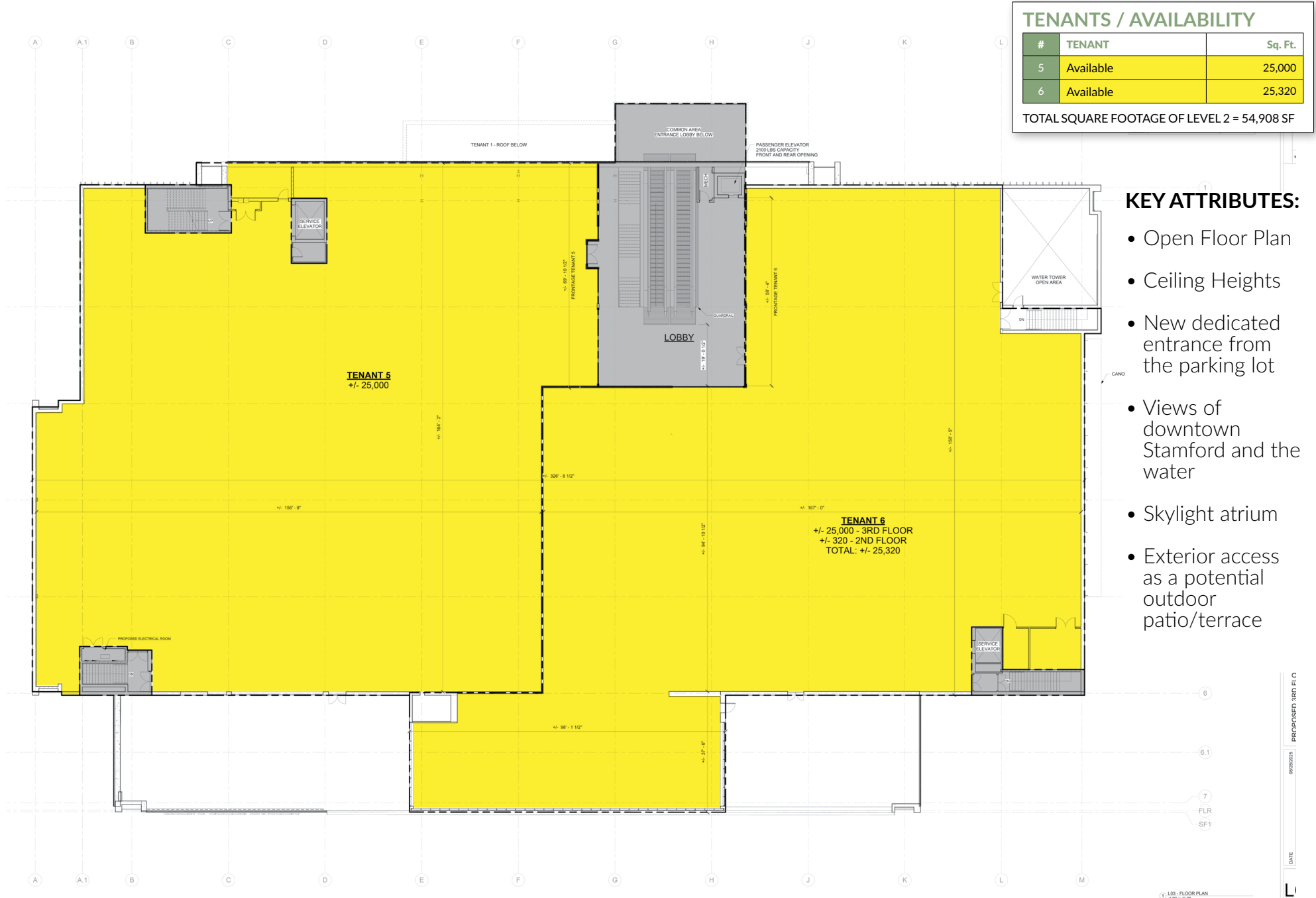
2,434 - 80,000 SF



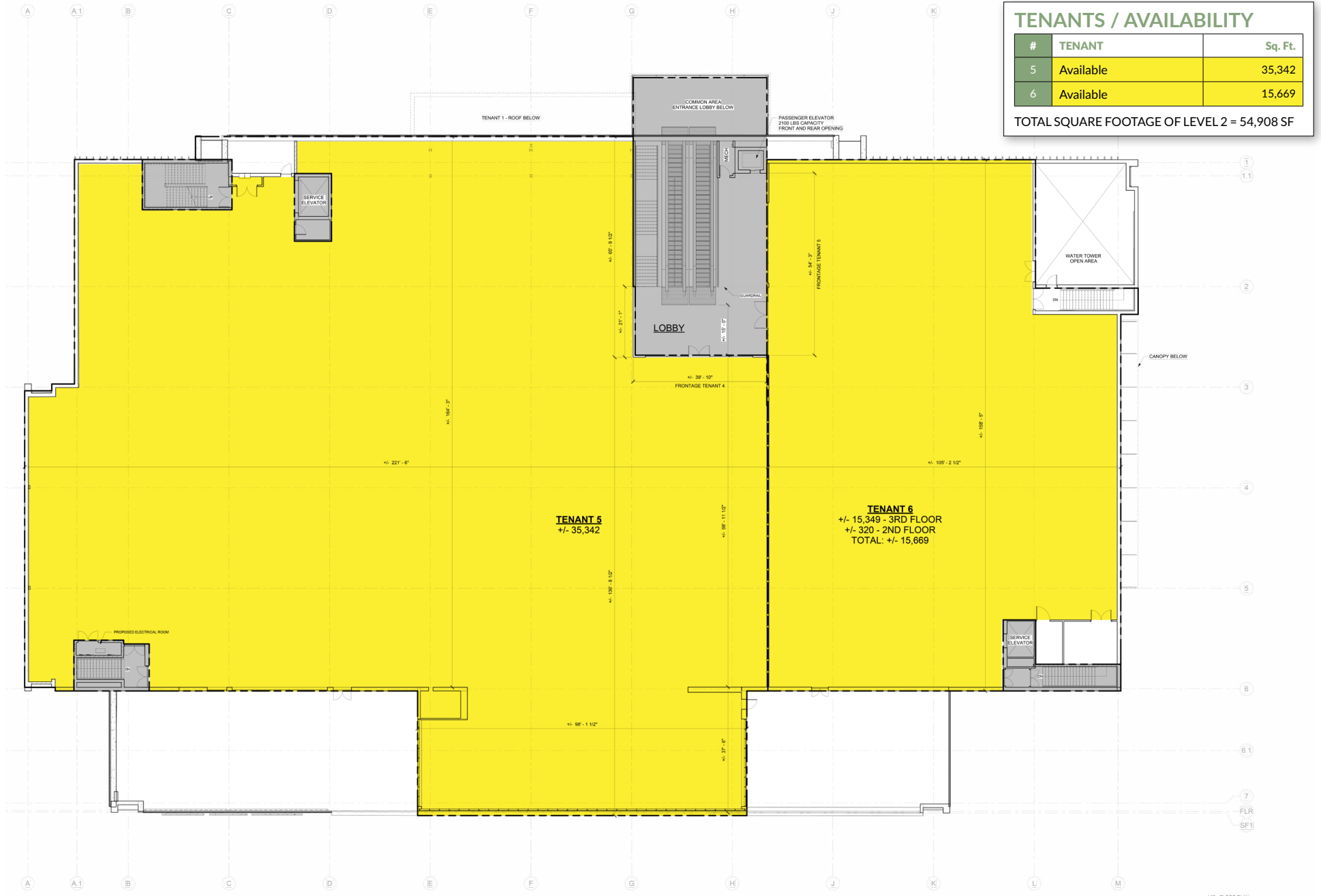
SITE PLAN



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



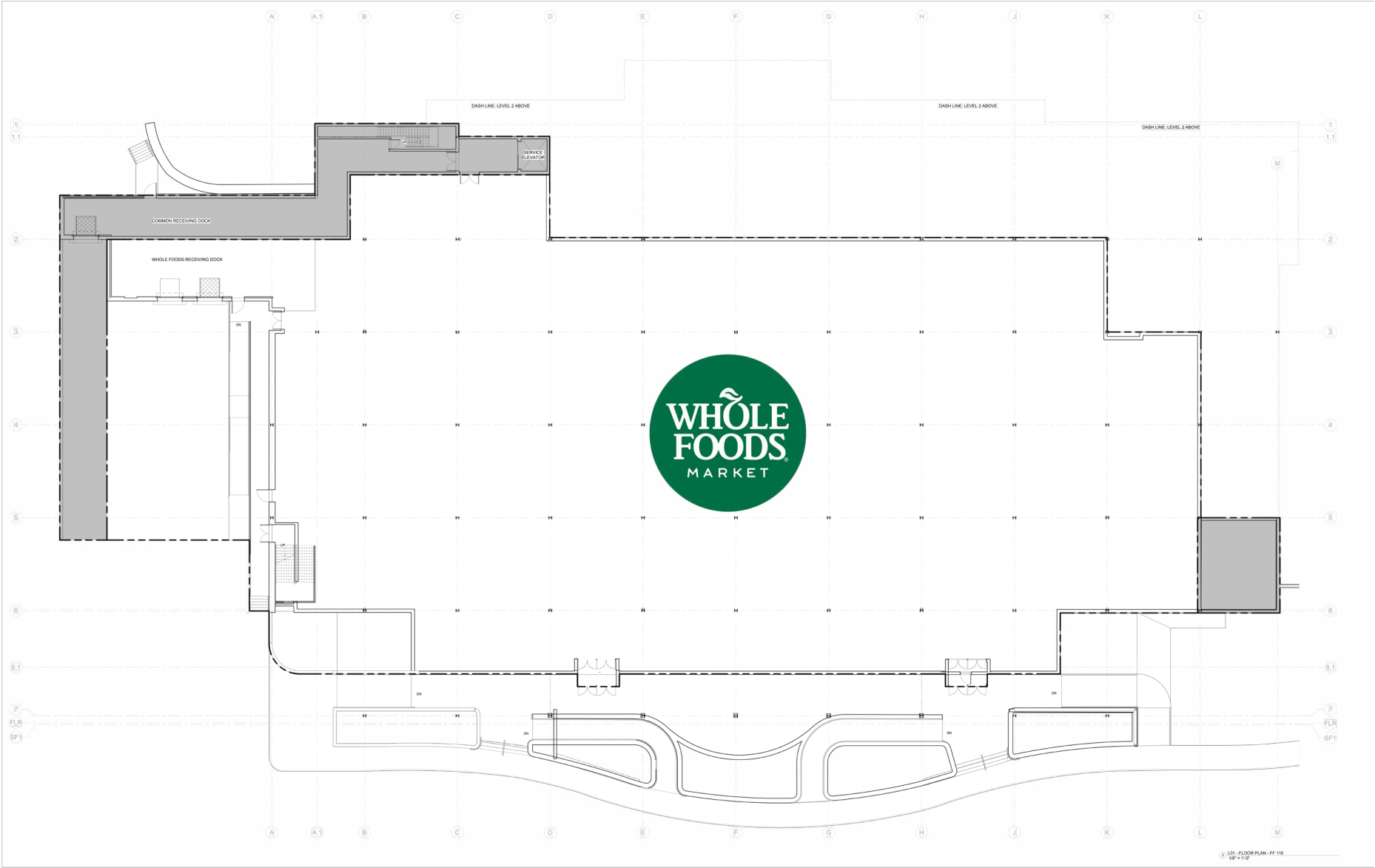
OPTION 2 FLOOR PLAN - LEVEL 2 ON NORTH SIDE (3RD LEVEL OF PROJECT)



FLOOR PLAN - LEVEL 1

NOTE:

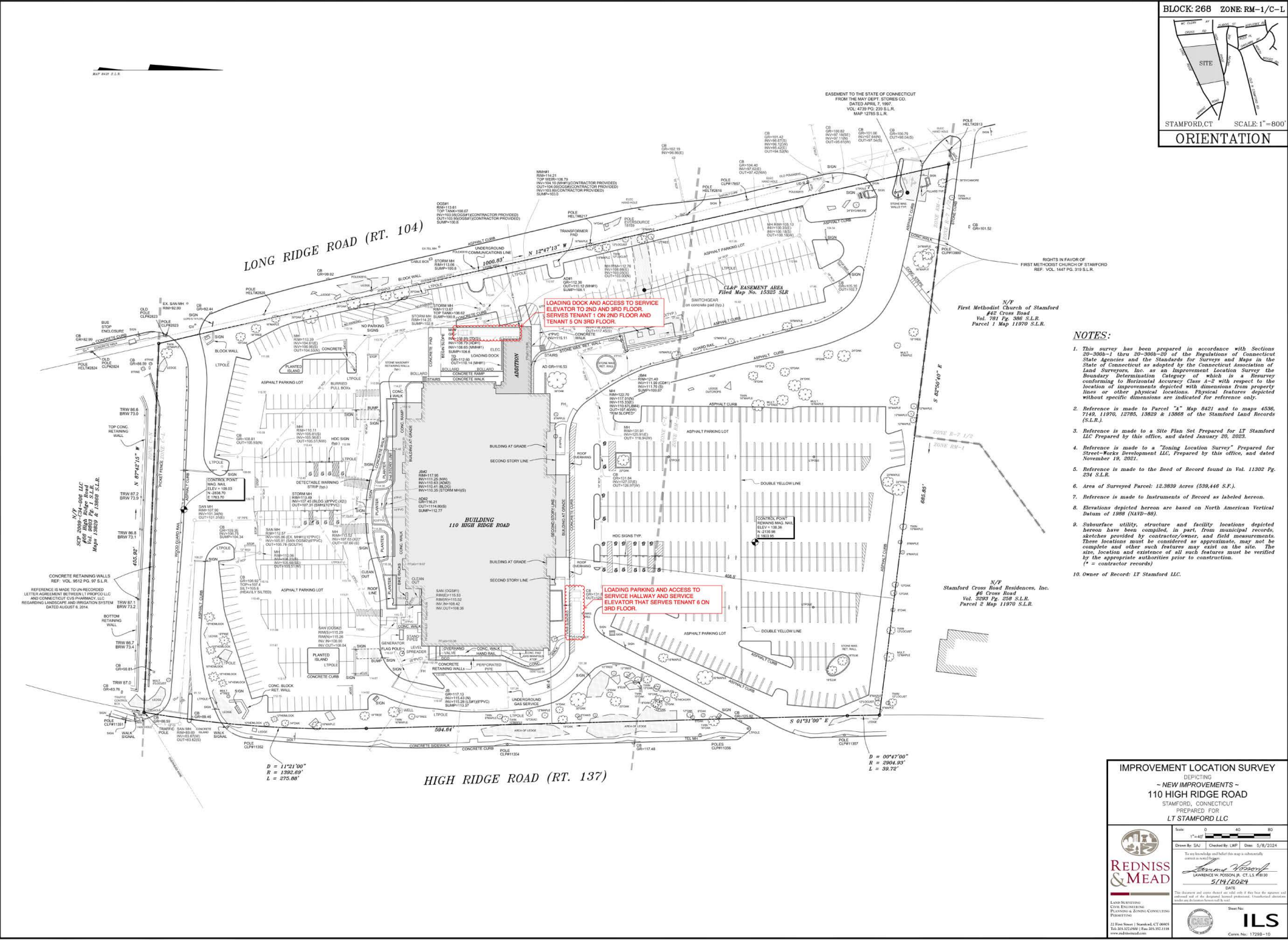
- New store opened in December 2024
- Since opening, the store has outperformed projections
- 643.1K Visits per Year
- 125.8K Visitors
- Visit Frequency 5.11



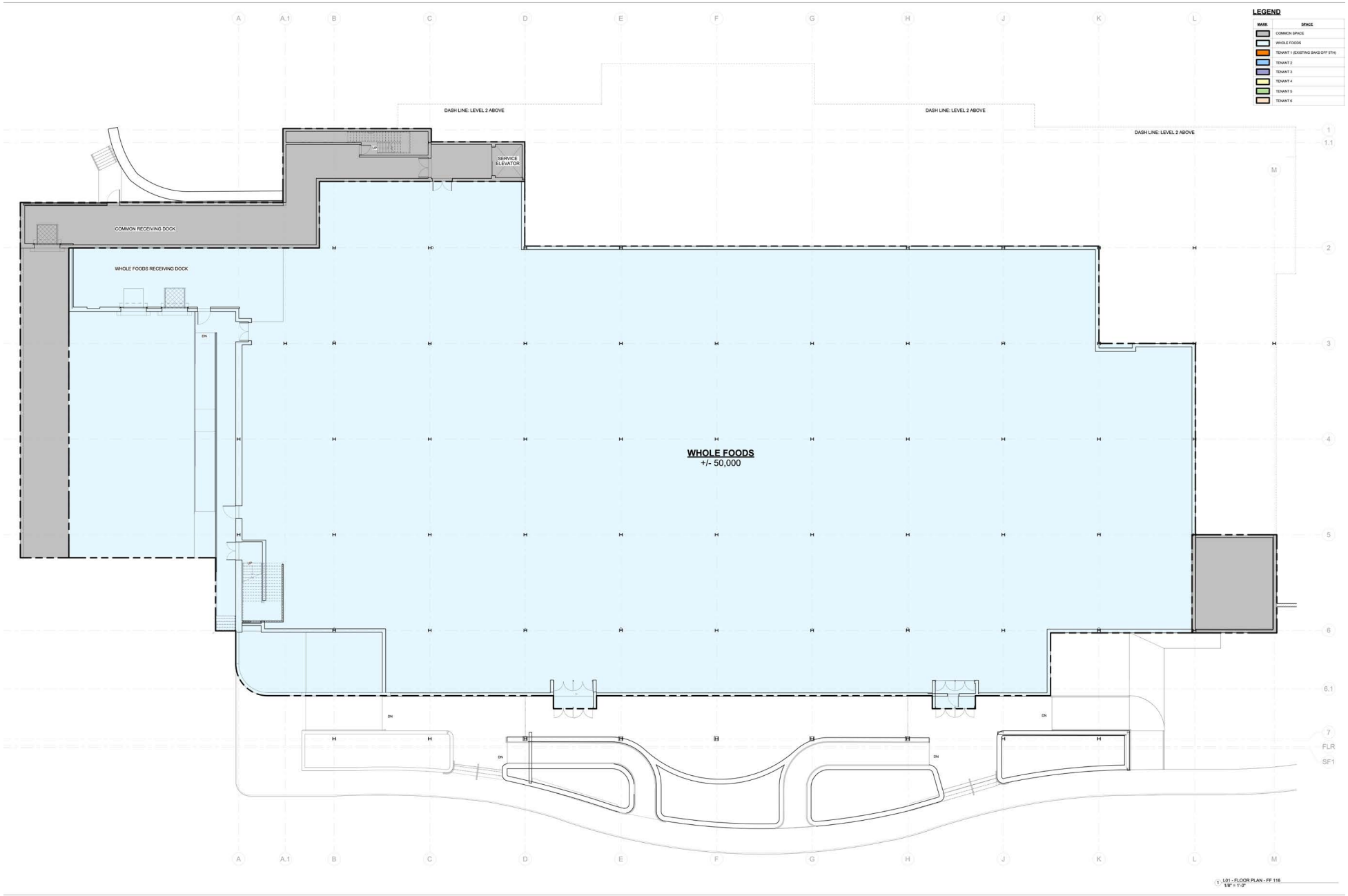
BUILDING DESCRIPTION - ALL NEW MECHANICS IN PLACE

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

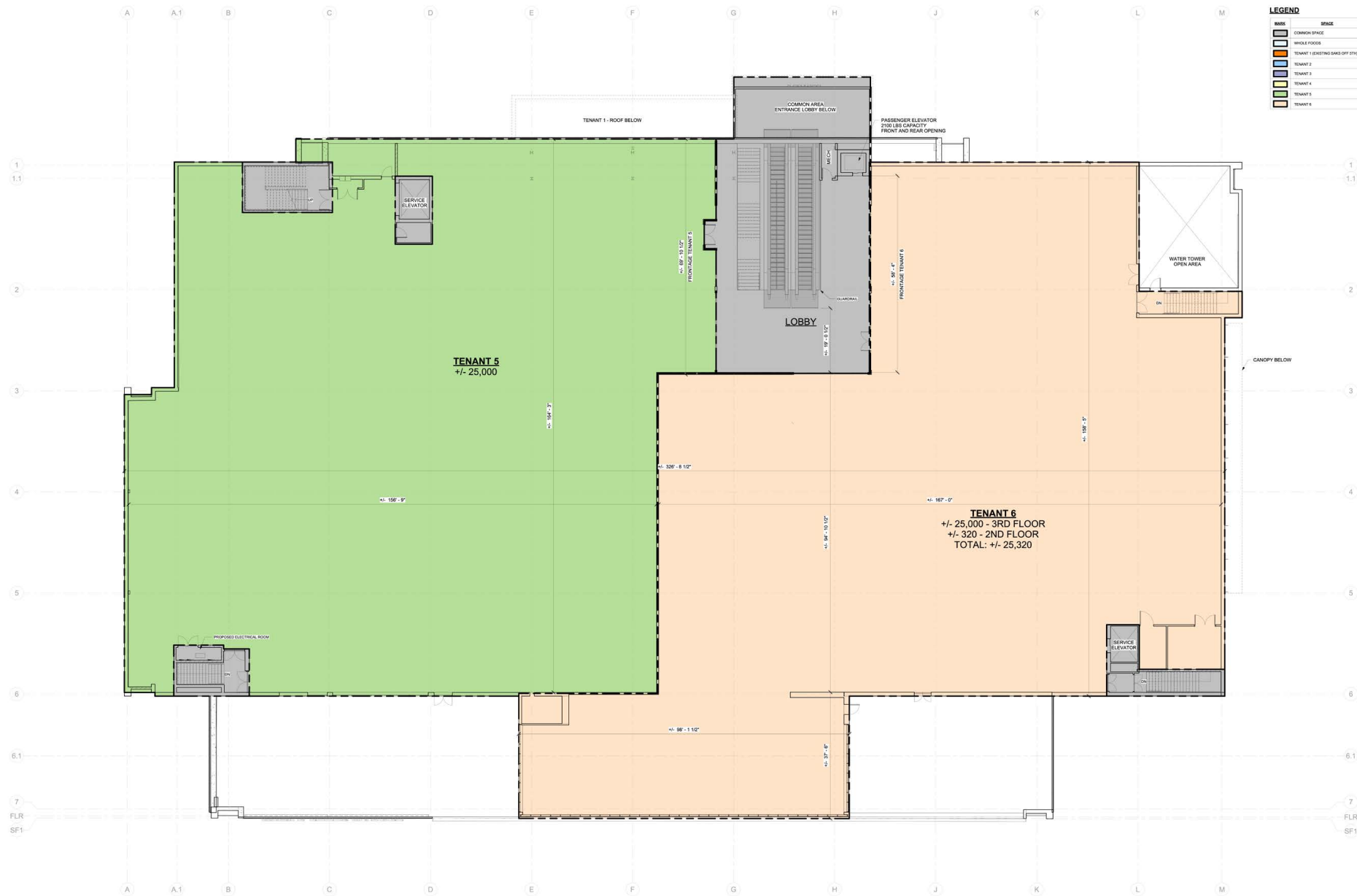


LOADING PLANS - LEVEL 1

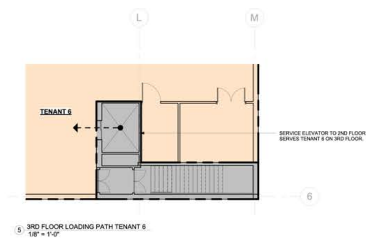
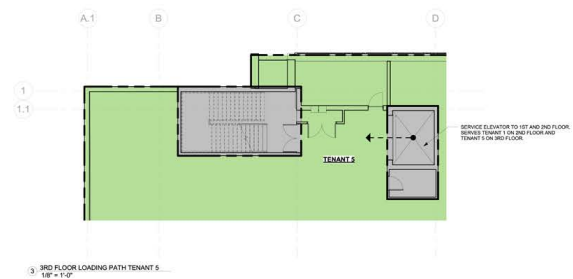




LOADING PLANS - LEVEL 2 ON NORTH SIDE (3RD LEVEL OF PROJECT)



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



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

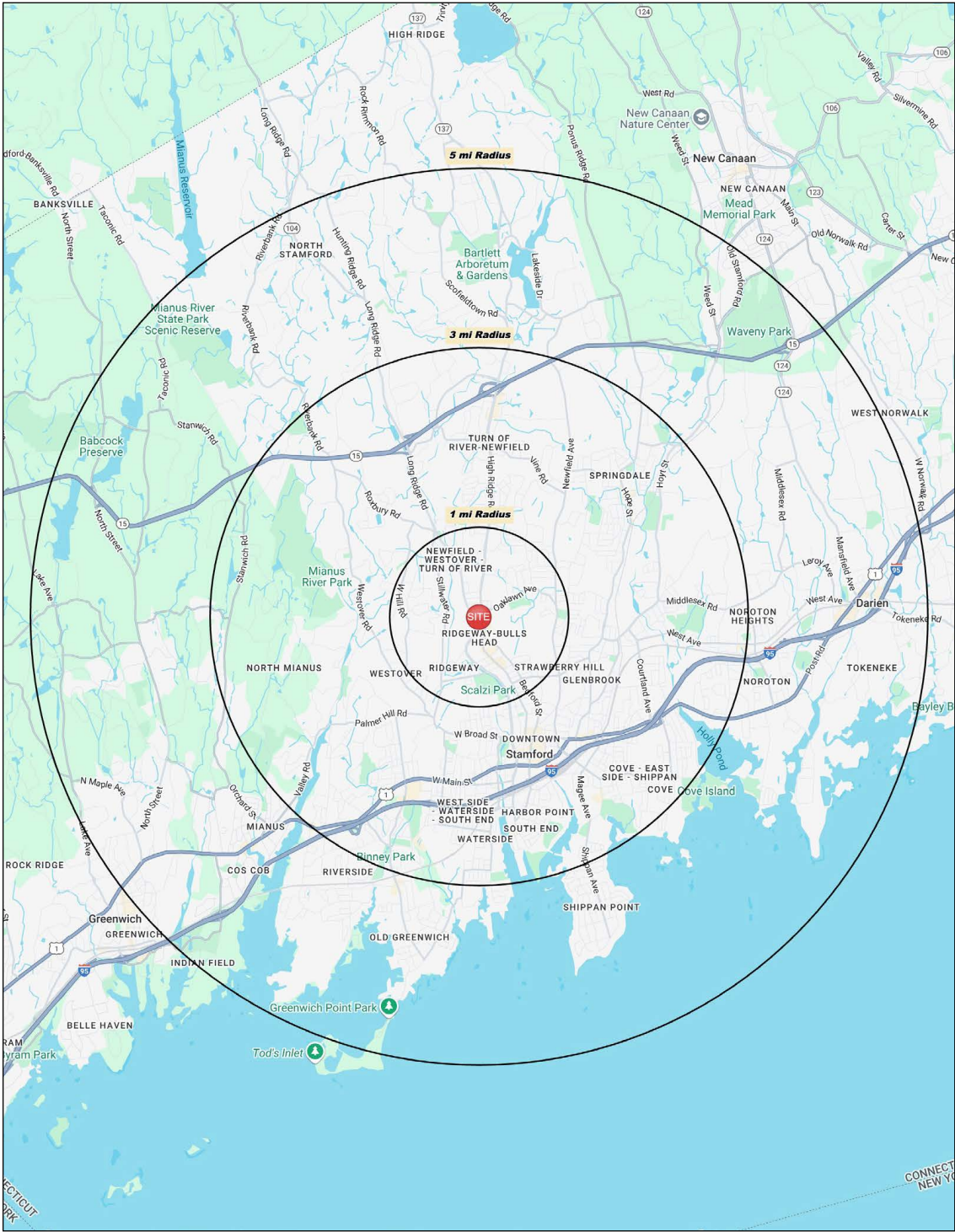
Historical Annual Population Growth (2020-2025): 7,251

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

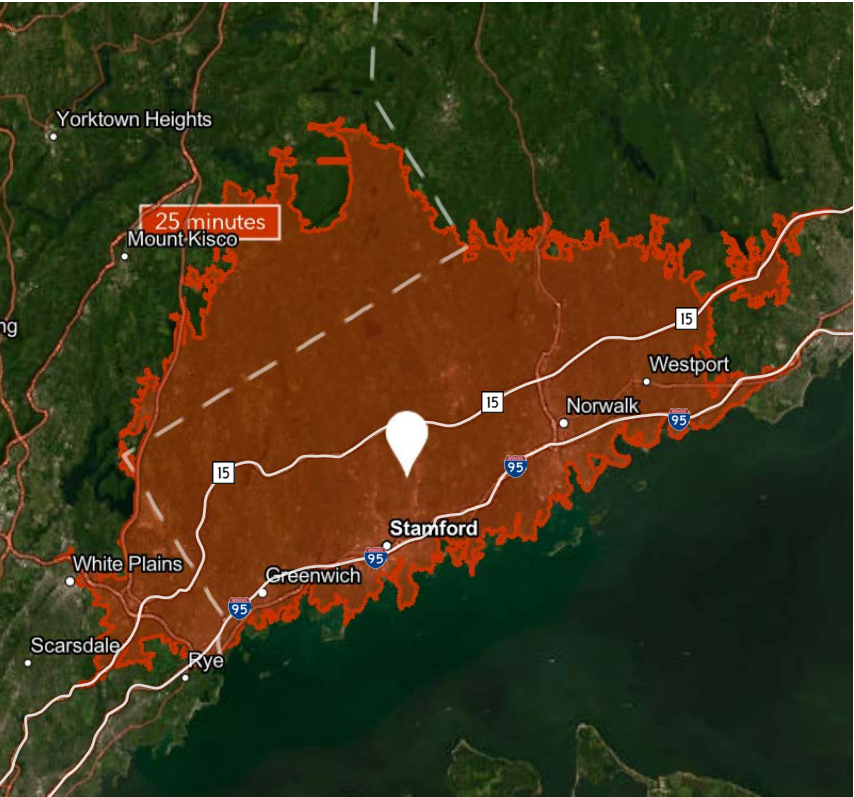


Average Household Income: \$237,448

Median Household Income: \$150,975



25 MINUTE DRIVE TIME



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

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 64,000 households	Uptown Lights 16,600 households	Diverse Horizons 13,900 households
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

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.



SITE AERIAL



LOCAL RETAIL



LOCAL RETAIL



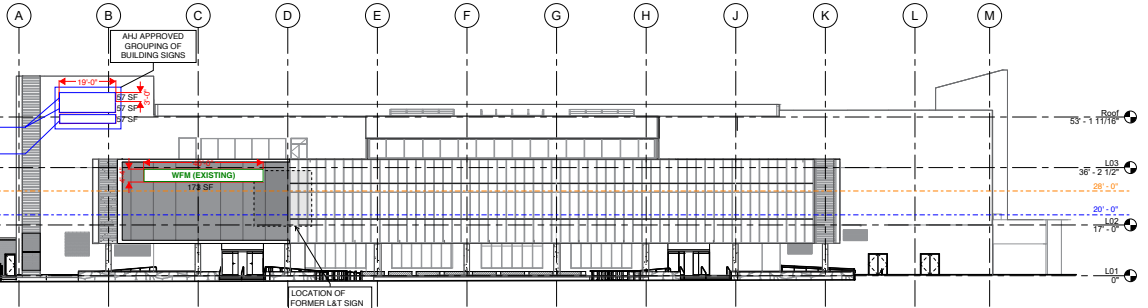
SIGNAGE

PROPOSED SIGNAGE STUDY
PLANNING DIAGRAM 01.10.2025

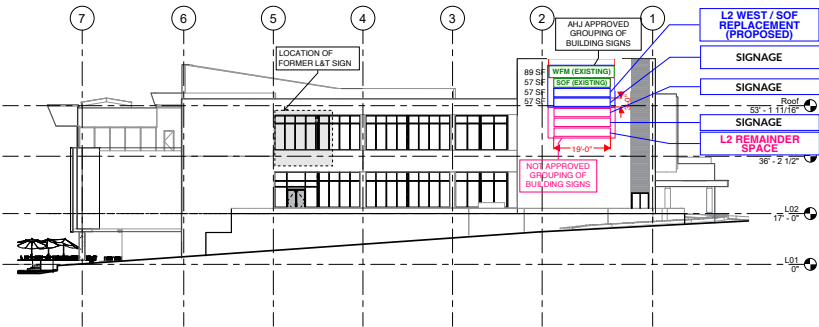
NOTES:
-ALL PROPOSED SIGNS ARE INTERNALLY LIT HALO
ILLUMINATED SIGNS

- LEGEND:
- EXISTING INSTALLED BUILDING SIGNAGE
 - PROPOSED APPROVED BUILDING SIGNAGE ALLOCATION
 - PROPOSED NOT APPROVED BUILDING SIGNAGE ALLOCATION

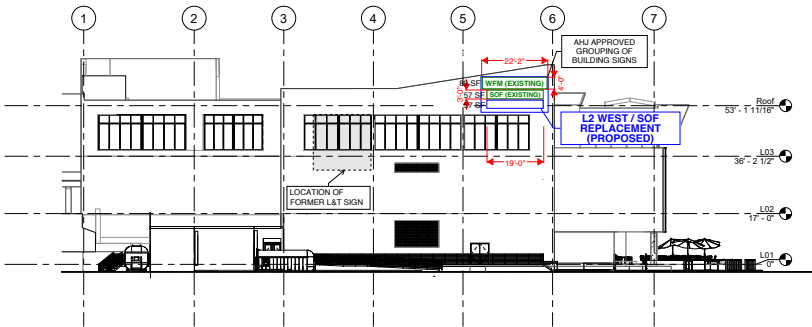
L3 SOF (PROPOSED)
L2 WEST / SOF REPLACEMENT (PROPOSED)



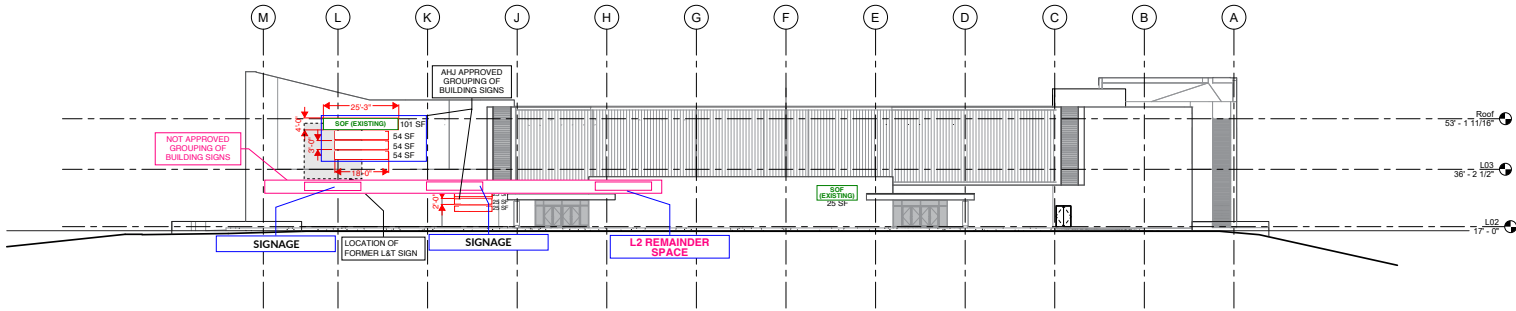
PROPOSED SOUTH ELEVATION
1/16" = 1'-0"



PROPOSED EAST ELEVATION
1/16" = 1'-0"



PROPOSED WEST ELEVATION
1/16" = 1'-0"



PROPOSED NORTH ELEVATION
1/16" = 1'-0"

PROJECT:
**110 HIGH RIDGE ROAD
STAMFORD, CT 06905**

OWNER:
LT STAMFORD LLC
(STREET WORKS DEVELOPMENT)
5065 MAIN STREET
TRUMBULL, CT 06461
325 LIBERTY STREET
NEW YORK, NY 10001
T. 646. 646. 2499

CONSULTANTS:
STRUCTURAL ENGINEER:
**MEKAEL ENGINEERING
& CONSULTING, LLC**
59 AMITY ROAD
NEW HAVEN, CT 06525
203.684.8134

MEP ENGINEER:
**COSENTINI
ASSOCIATES INC**
498 7TH AVE.
NEW YORK, NY 10018 - 6798
212.615.3730

CIVIL ENGINEER:
REDNISS & MEAD, INC.
22 FIRST STREET
STAMFORD, CT 06905
203.327.0500

EXPIRITOR:
**STRAZZA CONSULTING,
LLC**
30 COMMERCE RD
STAMFORD, CT 06902
203.667.3437

ARCHITECT:
**Design Development
Architects**
355 Mainwonder Ave. R. 2
97010 Platts, NY 10901
845.948.4272 L
845.948.4278 F
A DESIGN AND DEVELOPMENT
CONSULTANCY

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ARCHITECT OF RECORD

MARK	DATE	ISSUE
2	02.15.22	ISSUED FOR TENANT REVIEW

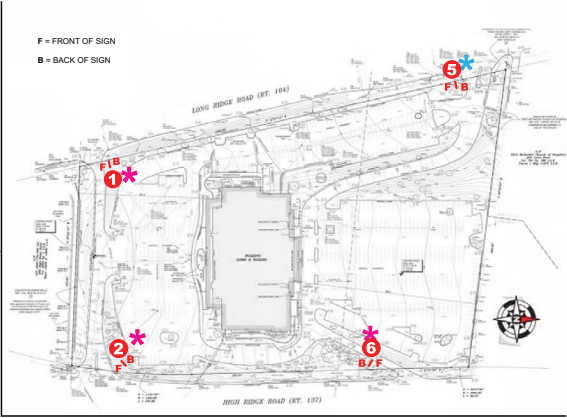
PROJECT NUMBER: HBC_STA_04
DRAWN BY: RR
CHECKED BY: KGC
SHEET TITLE:
BUILDING ELEVATIONS

DRAWING NUMBER:
A-200

SCALE:

SIGNAGE

- Single Face Sign
- Double Face Sign



01.14.2024 - STAMFORD MONUMENT SIGN PLANNING DIAGRAM

SOUTHWEST MONUMENT SIGN #1 SINGLE SIDED

Side View

SOUTHEAST MONUMENT SIGN #2 SINGLE SIDED

FRONT OF MONUMENT

SIDE

FLOOD LIGHTS BY OTHERS

NORTHWEST MONUMENT SIGN #5 DOUBLE SIDED

FRONT OF MONUMENT

BACK OF MONUMENT

NORTHEAST MONUMENT SIGN #6 SINGLE SIDED

Side View

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

110 HIGH RIDGE ROAD
STAMFORD, CT

22

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