



SPACE 3



SPACE 1



SPACE 2

RETAIL SPACE

STAMFORD, CT

121 TOWNE STREET

SIZE

Space 1 - 5,250 SF (former Taco Daddy Restaurant)
Space 2 - 1,509 SF
Space 3 - 2,622 - 4,131 SF (former Cugine's Italian Restaurant)

RENT

Upon Request

POSSESSION

Immediate

CO-TENANTS

F45, Stretchlab, Verizon, Go Green Dry Cleaners, Harbor Point Nail & Spa, Design Within Reach

NEIGHBORS

The Wheel, The Granola Bar, Mexicue, Fortina, Sign of The Whale, Patisserie Salzburg, Harbor Point Organic Market, Cornell University Veterinary Specialists, HBAR Salon, Pinots Palette, Bareburger, mActivity Stamford

COMMENTS

- Both former restaurants are vented
- Surrounded by over • 4,000+ luxury residential units in a waterfront community
- Join the new 850,000 SF Charter Communications headquarters, Silicon Harbor, Bridgewater Associates, XL Reinsurance, and McKinsey & Company
- Affluent suburban community; excellent access from Interstate 95; ample free parking
- Vented food uses permitted

CONTACT EXCLUSIVE AGENT

LISA DANIEL

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RIPCO
REAL ESTATE

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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL



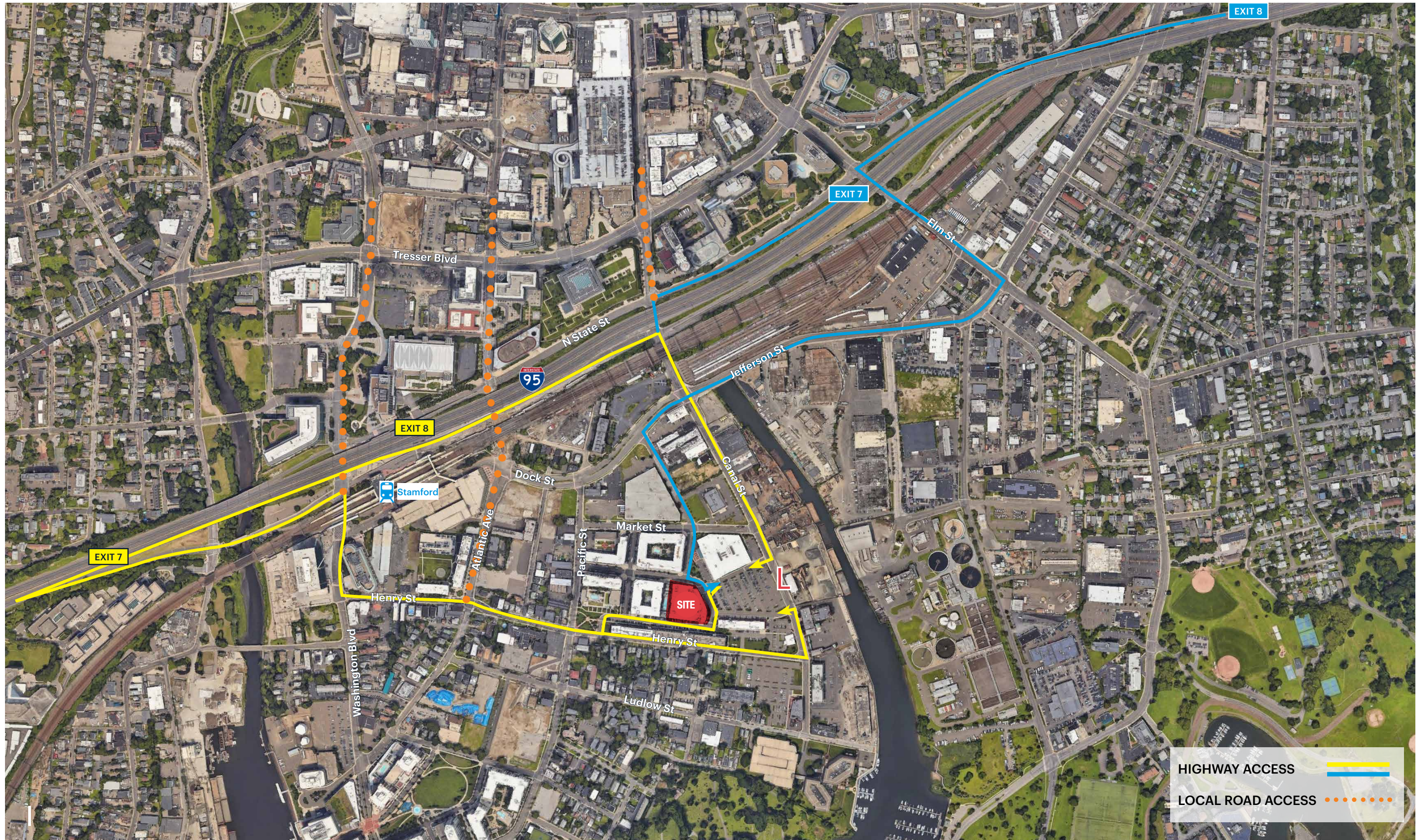
LOW-LEVEL AERIAL



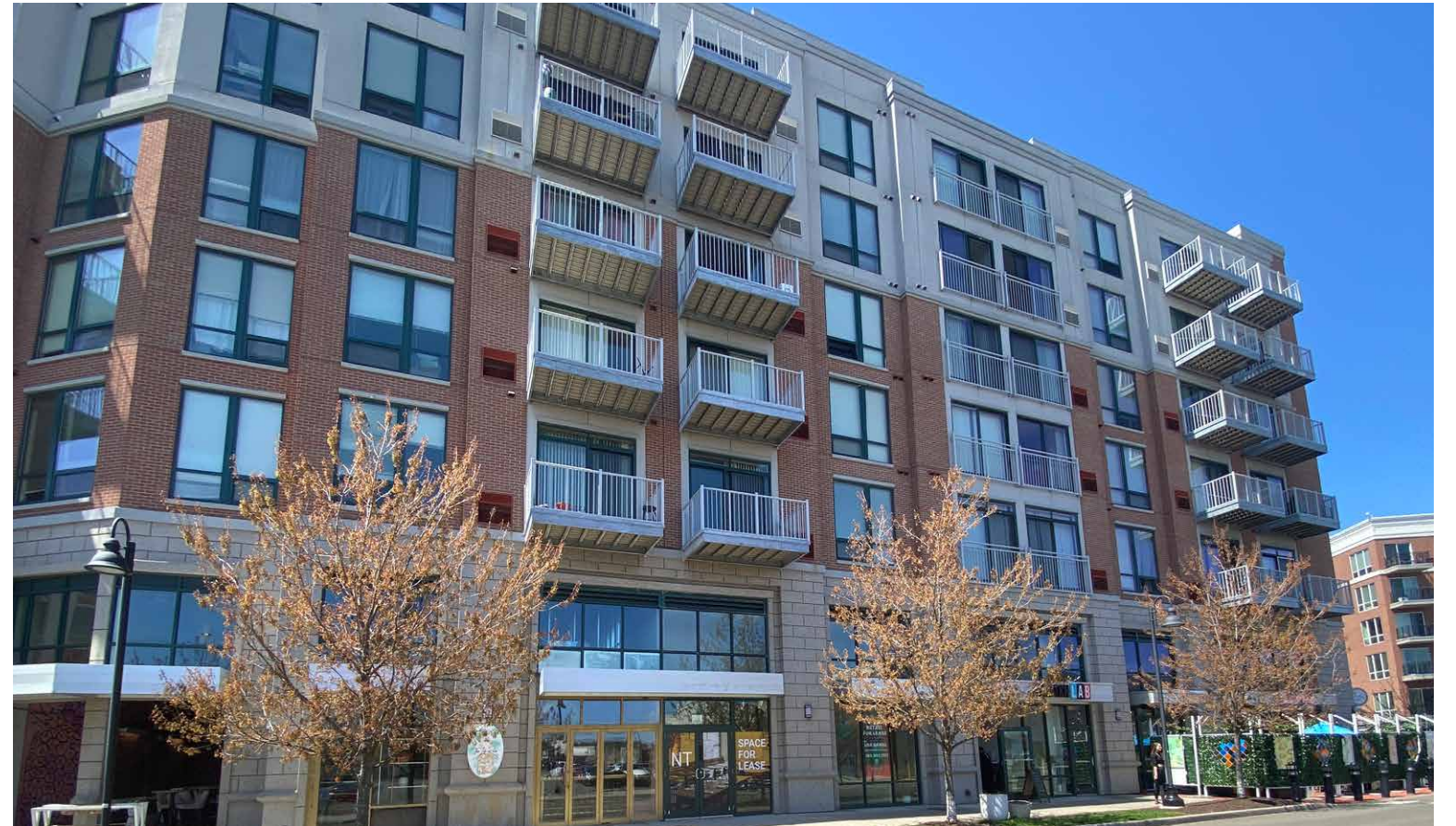
NOTEWORTHY GENERATORS



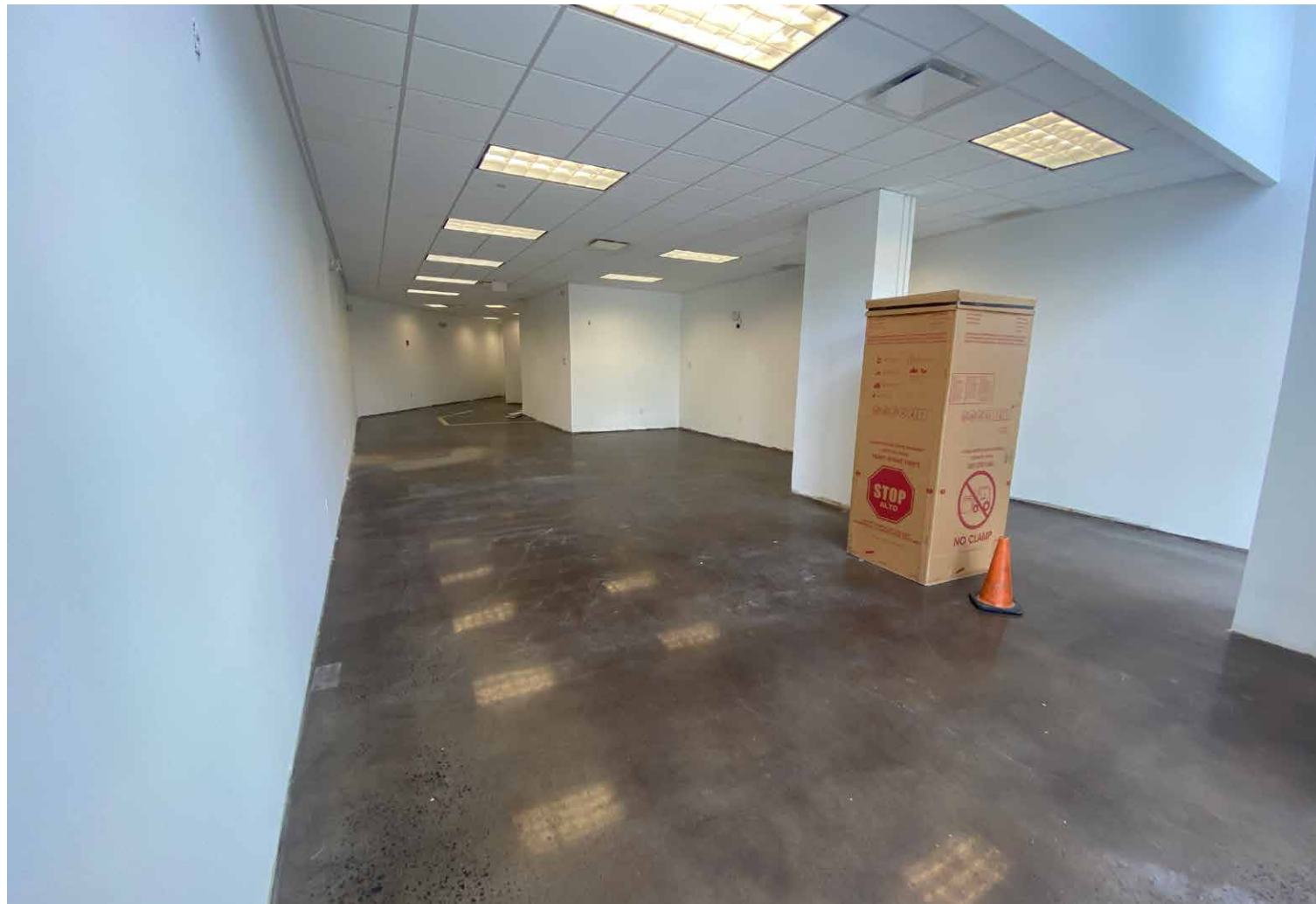
ACCESS AERIAL



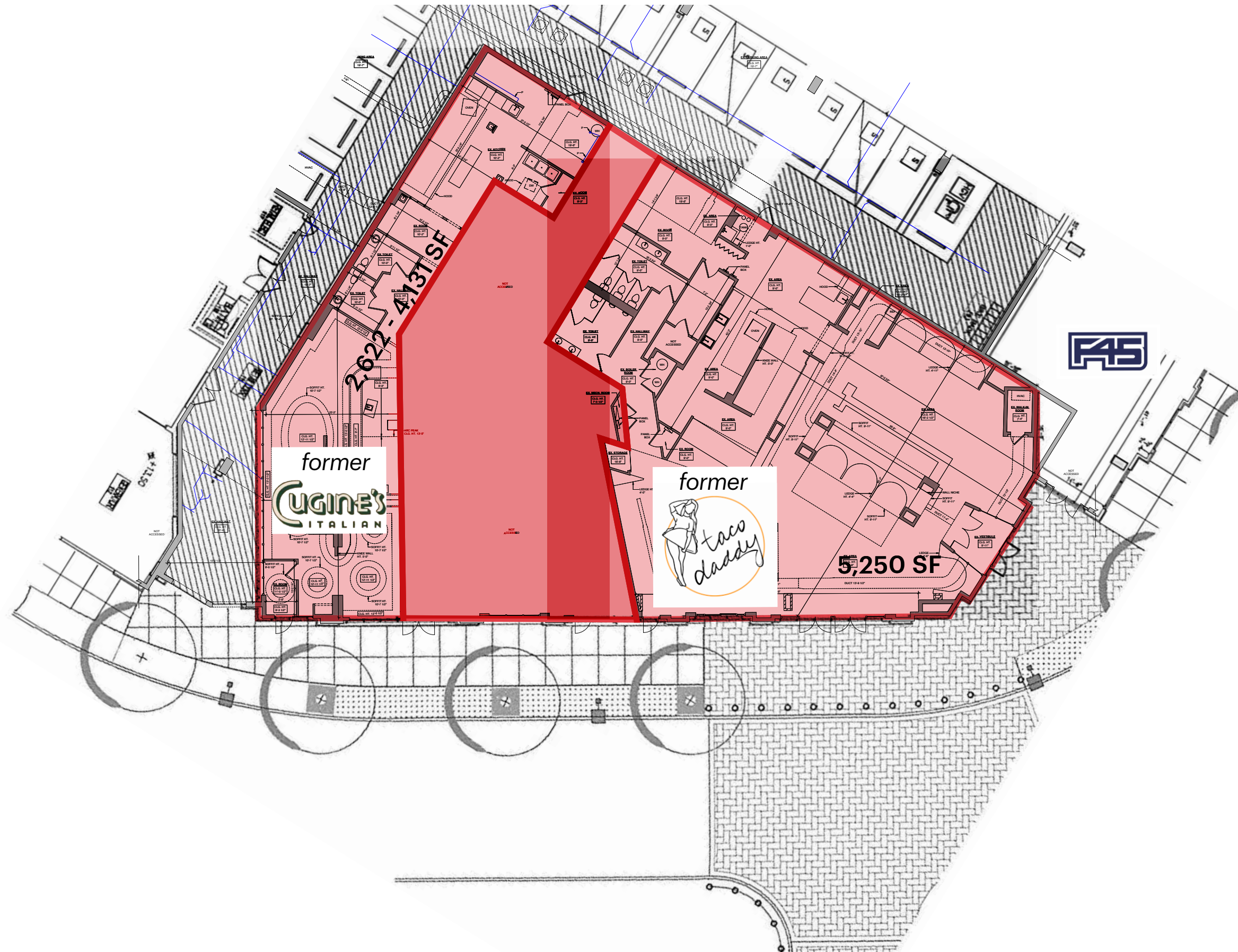
EXTERIOR PHOTOS



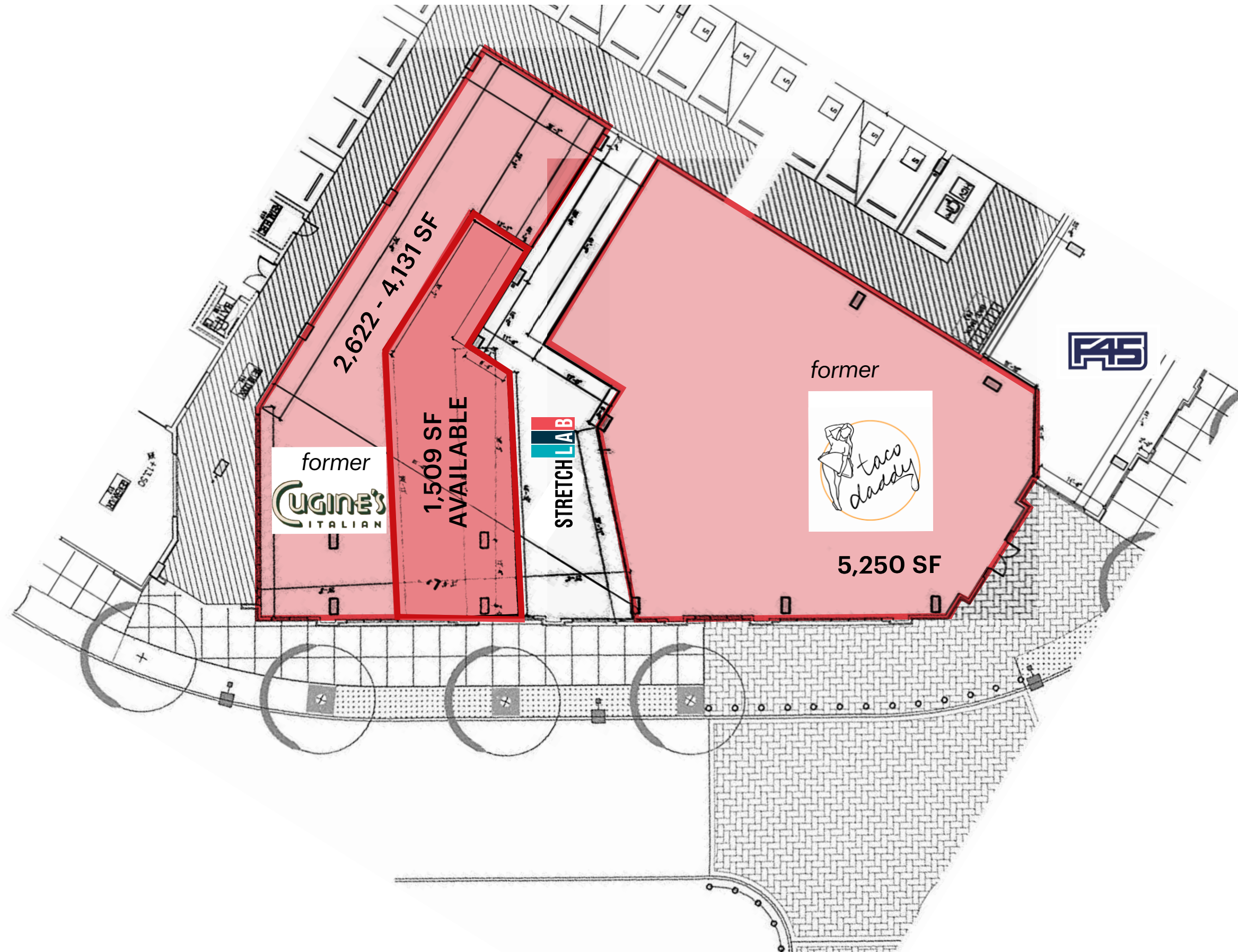
INTERIOR PHOTOS - SPACE 1



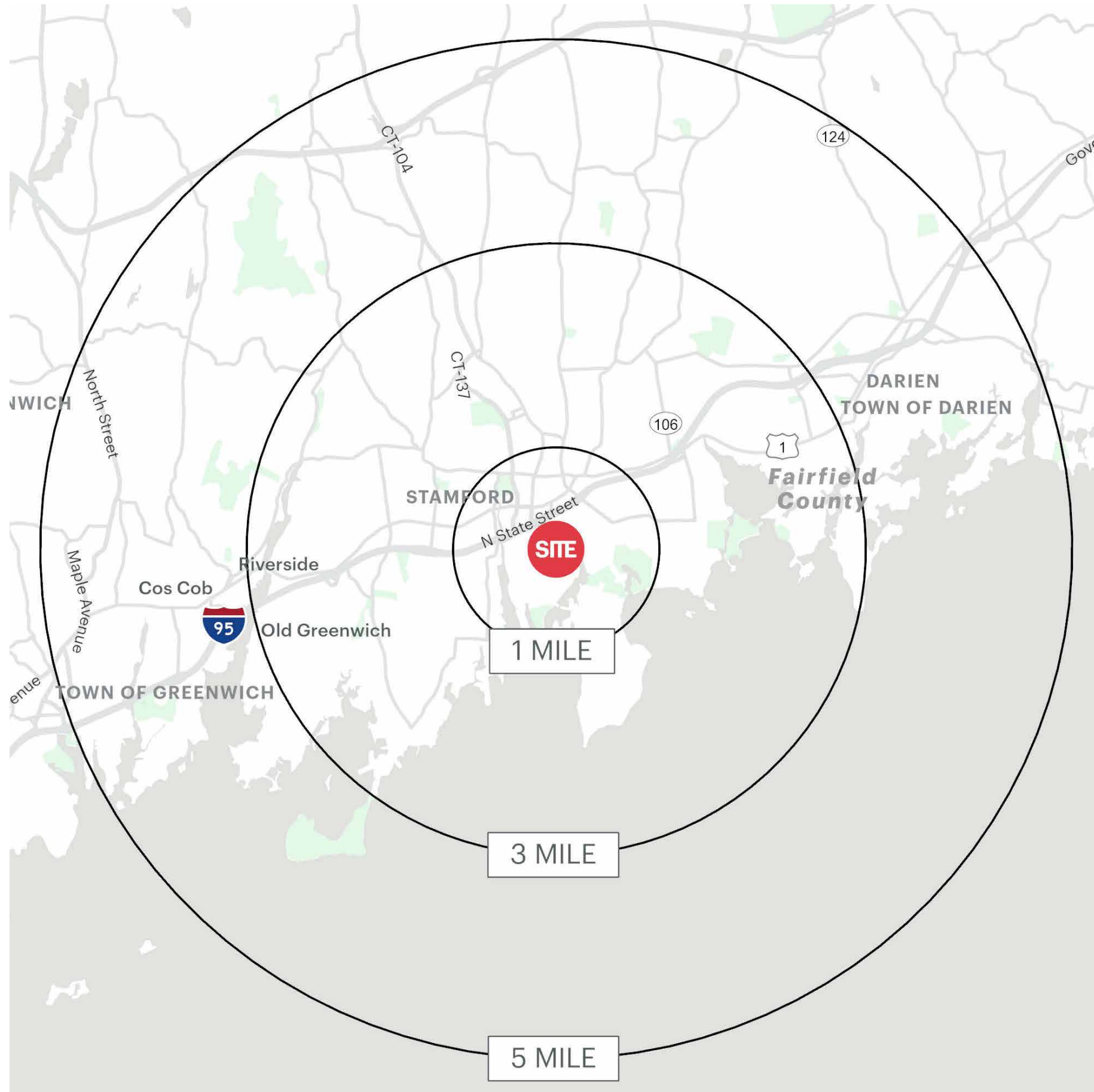
FLOOR PLAN FOR RESTAURANTS



SITE PLAN



DRIVETIME DEMOGRAPHICS



121 TOWNE STREET STAMFORD, CONNECTICUT

1 MILE RADIUS

POPULATION

43,054

HOUSEHOLDS

18,904

AVERAGE HOUSEHOLD INCOME

\$123,085

MEDIAN HOUSEHOLD INCOME

\$77,186

COLLEGE GRADUATES (Bachelor's +)

13,857 - 47%

TOTAL BUSINESSES

3,944

TOTAL EMPLOYEES

35,034

DAYTIME POPULATION (w/ 16 yr +)

54,611

3 MILE RADIUS

POPULATION

129,450

HOUSEHOLDS

50,726

AVERAGE HOUSEHOLD INCOME

\$164,603

MEDIAN HOUSEHOLD INCOME

\$102,972

COLLEGE GRADUATES (Bachelor's +)

48,764 - 55%

TOTAL BUSINESSES

8,922

TOTAL EMPLOYEES

83,246

DAYTIME POPULATION (w/ 16 yr +)

145,784

5 MILE RADIUS

POPULATION

178,393

HOUSEHOLDS

68,670

AVERAGE HOUSEHOLD INCOME

\$186,380

MEDIAN HOUSEHOLD INCOME

\$117,036

COLLEGE GRADUATES (Bachelor's +)

72,137 - 59%

TOTAL BUSINESSES

13,247

TOTAL EMPLOYEES

114,910

DAYTIME POPULATION (w/ 16 yr +)

204,005

*2022 estimates