

CONTACT EXCLUSIVE AGENT

LISA DANIEL

Idaniel@ripcony.com 203.302.1701 203.249.9660 (text)

RIPCO

REAL ESTATE

2 Greenwich Office Park

Greenwich, CT 06831

3rd Floor

203.302.1701

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.

SIZE

RENT Upon request

POSSESSION Immediate

FRONTAGE 13' - 20'

12'+

Fitness

NEIGHBORS

COMMENTS

RETAIL SPACE STAMFORD, CT 101 SUMMER STREET

611 SF - New storefront to be created

CEILING HEIGHTS

CO-TENANTS

Sally's Apizza, Bow Tie Theatre, Kashi Sushi, Maruichi Select, Flinders Lane Kitchen & Bar, TAJ, Jerkyz, Buffalo Wild Wings, Bartaco, Barcelona, Val's, Catalyst

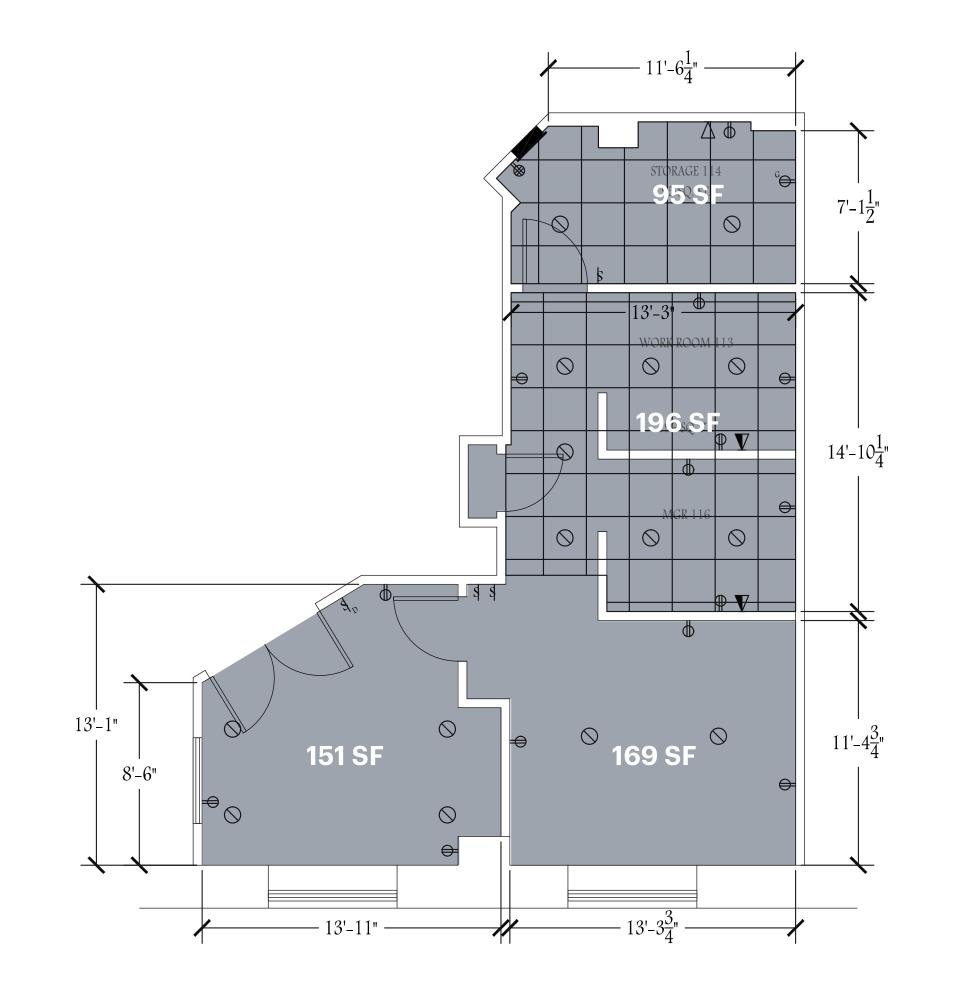
Target, University of Connecticut Stamford Campus, Row House, Rumble Boxing, Marriot Courtyard, The Stamford Town Center, Compass, Citi Bank, Honey Joe's Family Coffeehouse

• Former office space located one block from The University of Connecticut Stamford Campus

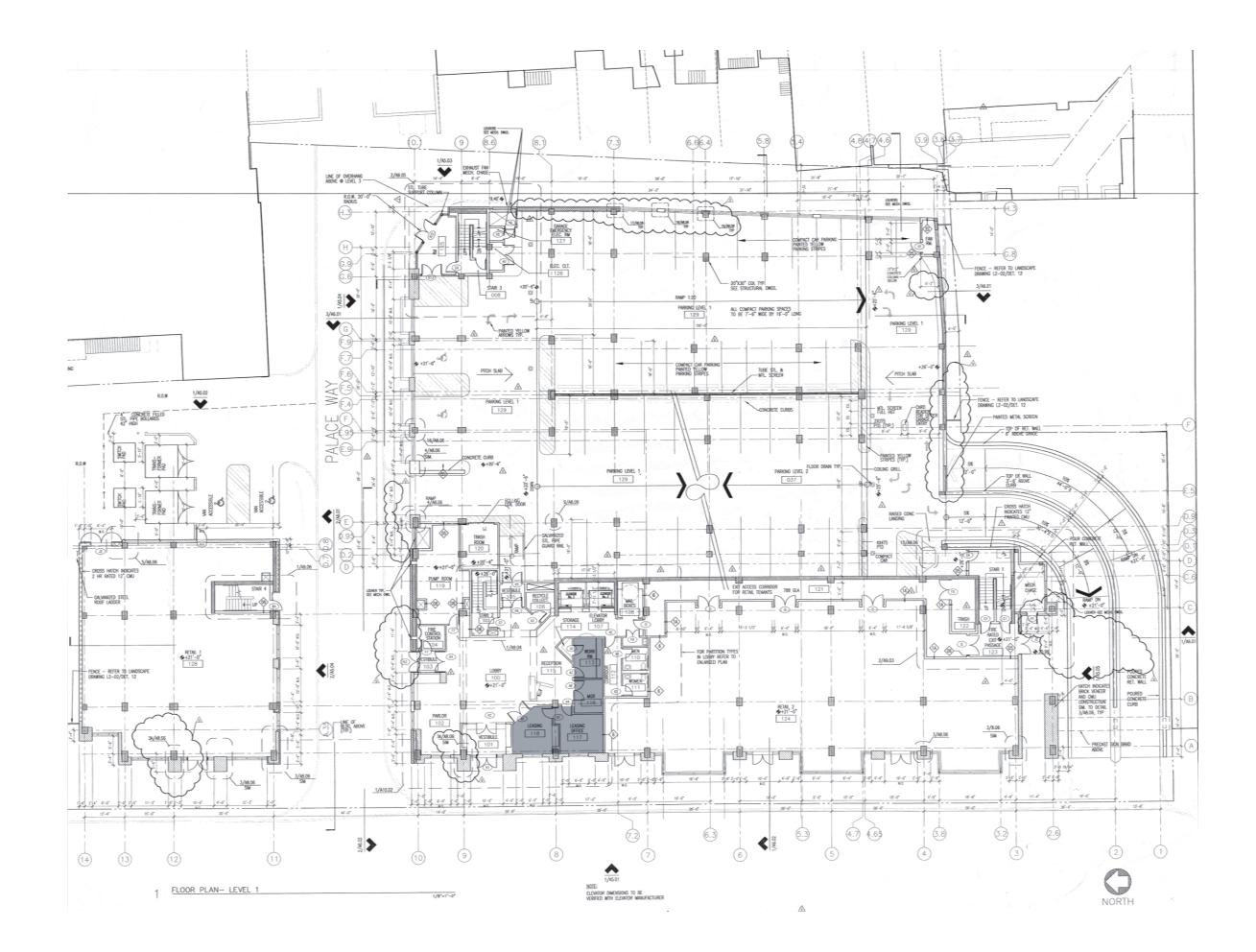
• Surrounded by over 5,000+ residential apartments

• Parking Garage

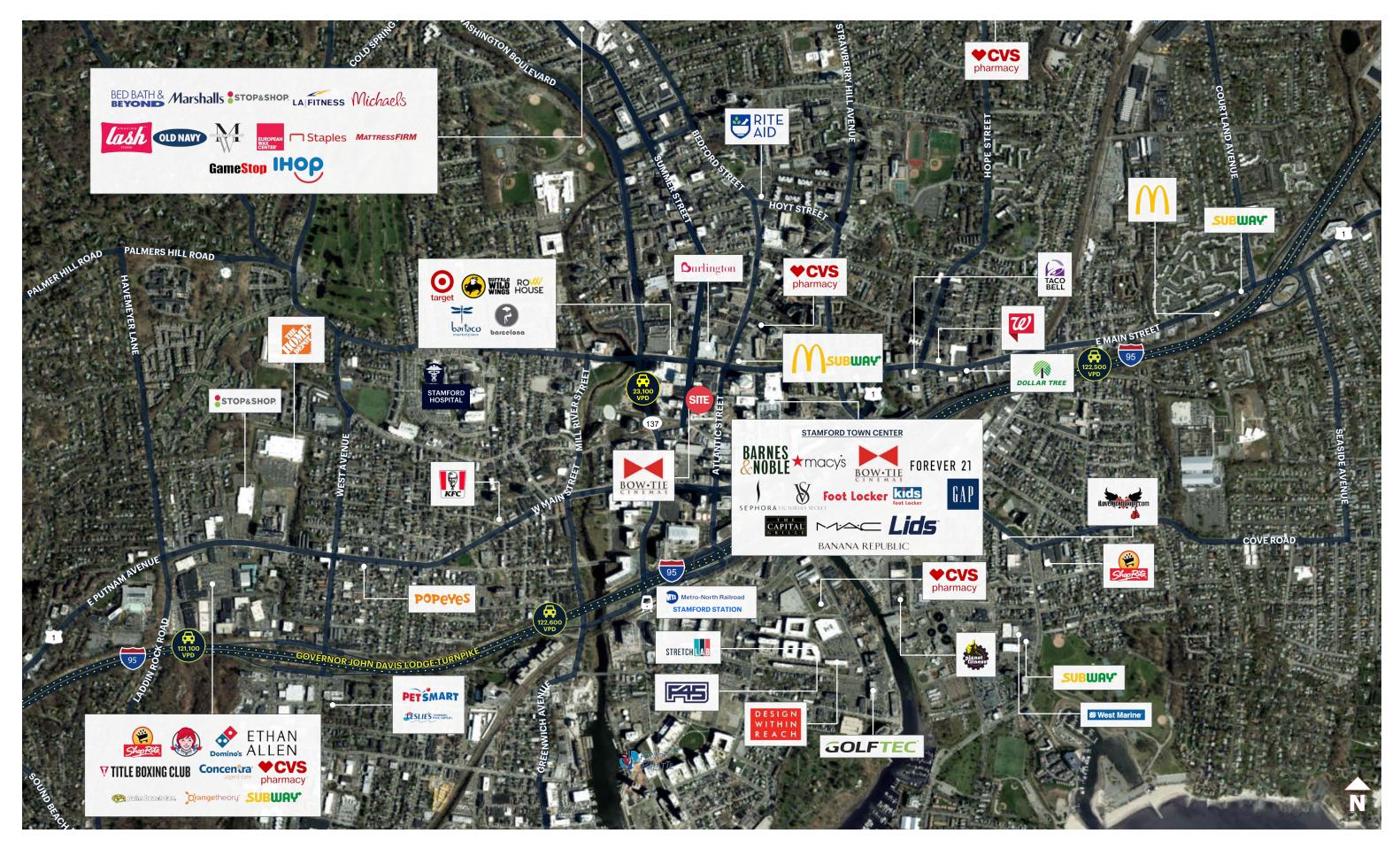
FLOOR PLAN



SURVEY

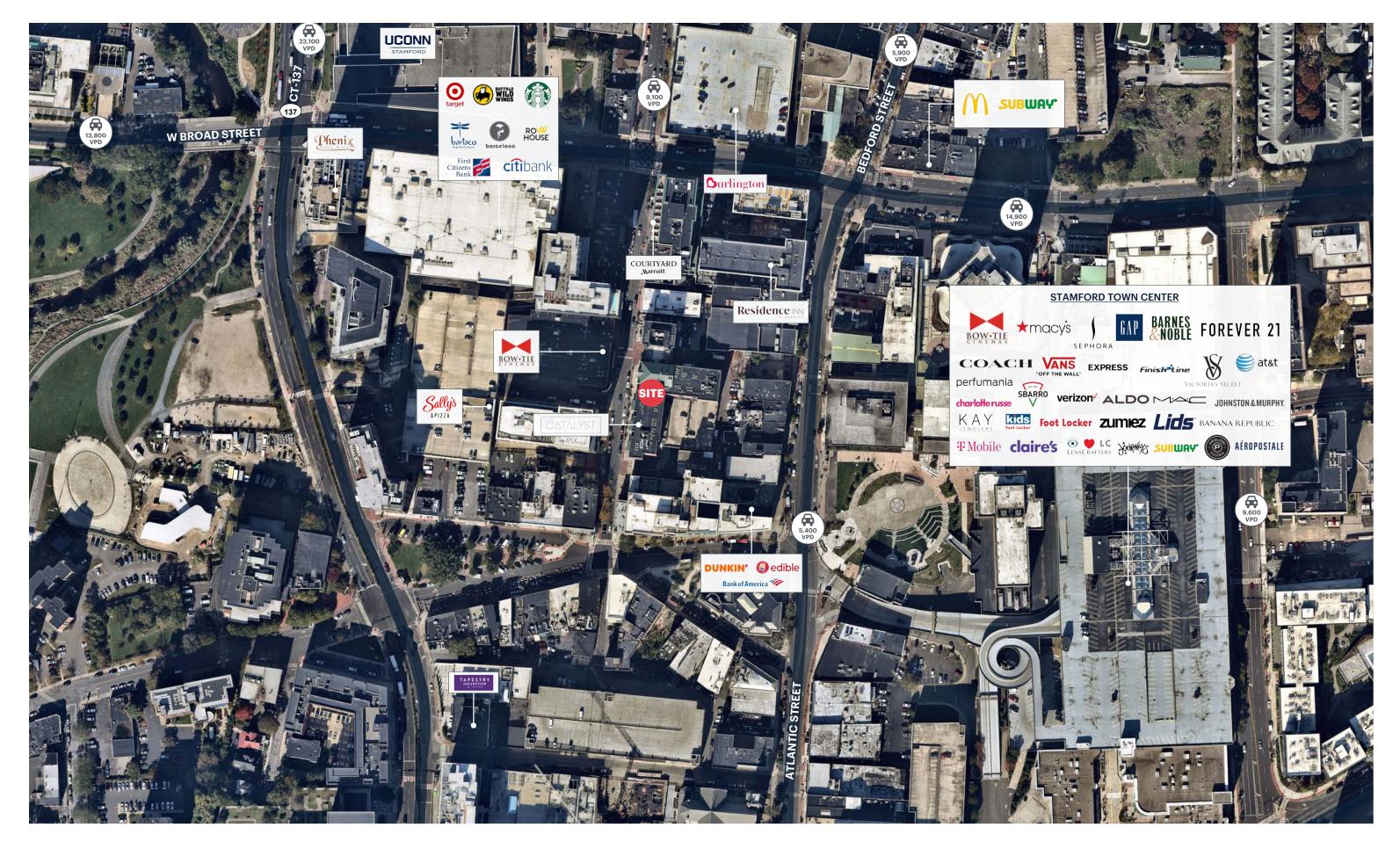


MARKET AERIAL

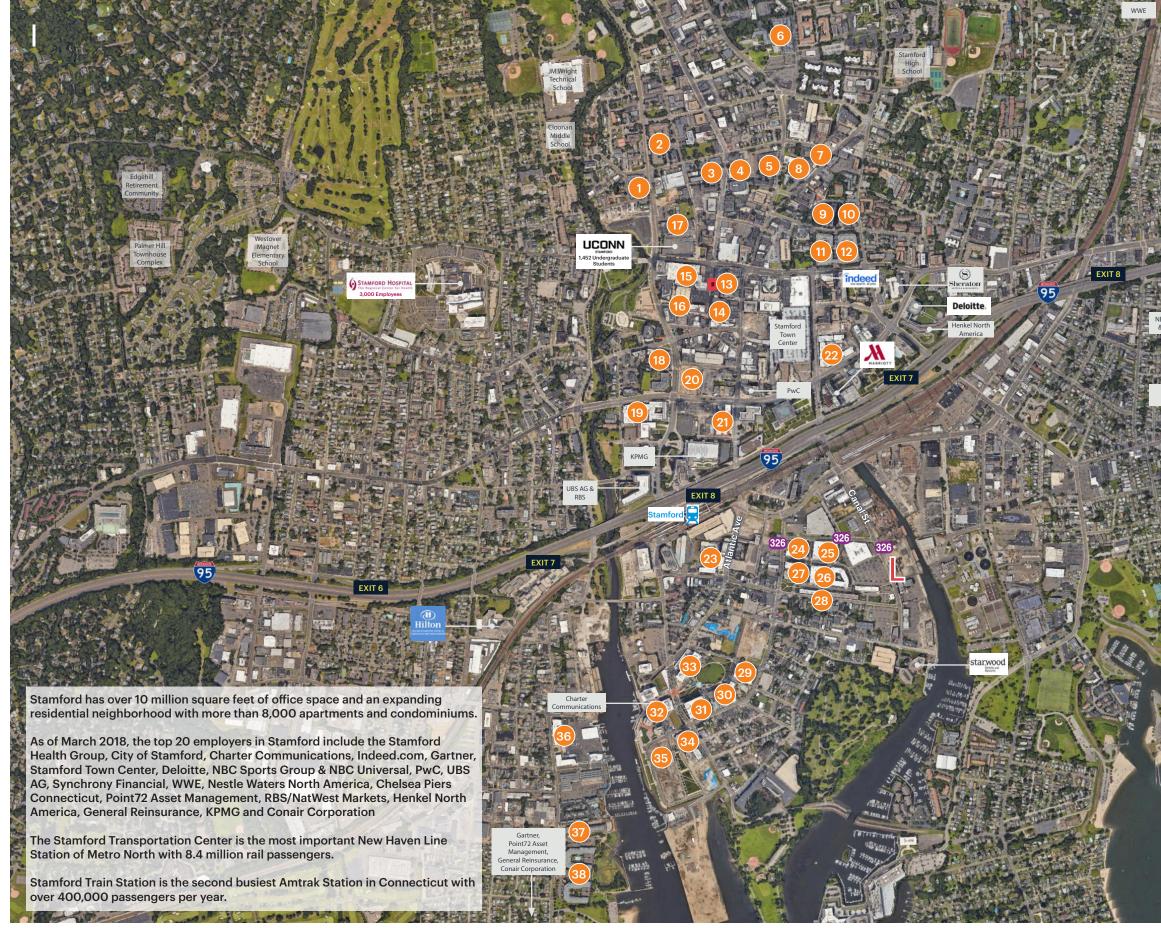


ripcony.com

LOW-LEVEL AERIAL



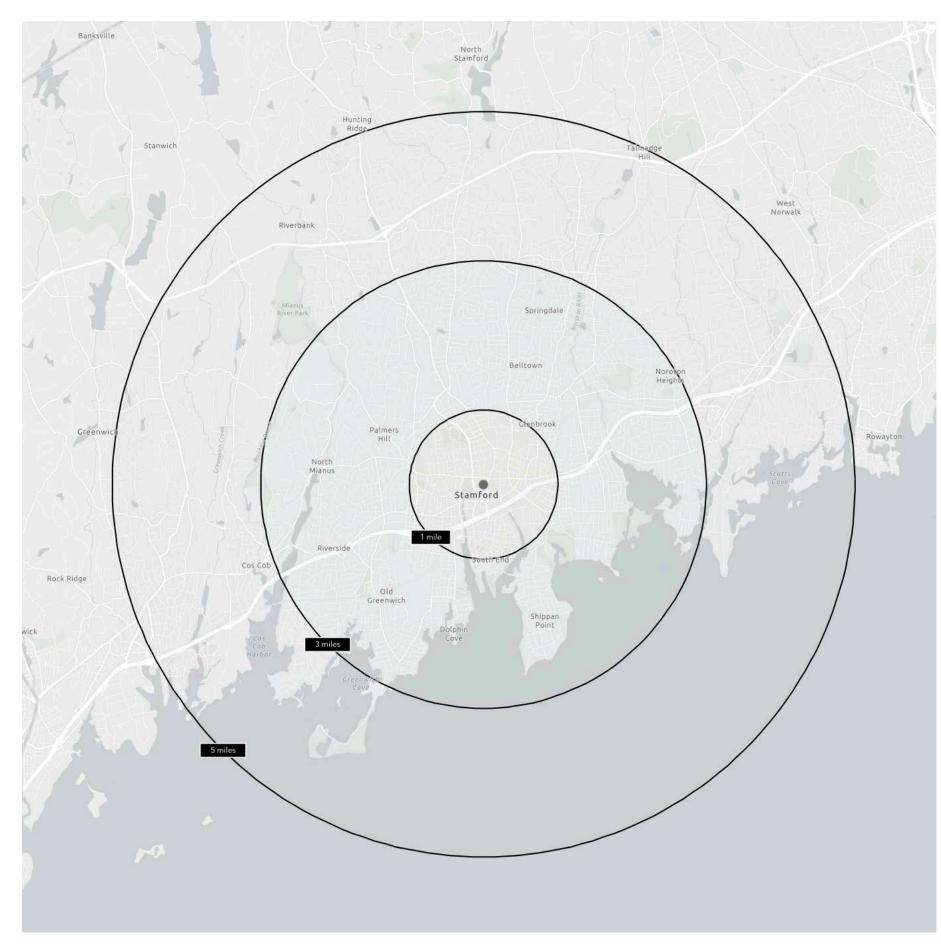
NOTEWORTHY GENERATORS



	1		
	1	Parallel Apartments	124 Units
	2	Stamford Corners	195 Units
	3	The Verano	58 Units
	4	733-777 Summer Street	376 Units
	5	The Village at Stamford	160 Units
	6	100 Prospect	82 Units
A The se	7	Element One	175 Units
	8	Bedford Hall	82 Units
	9	SOFI at 50 Forest	268 Units
1	0	High Grove	95 Units
	11	ParkGrove II	177 Units
	2	ParcGrove I	166 Units
Real Property in the local sector	3	Park Square West	143 Units
NBC Sports Group & NBC Universal	4	Park Square West	209 Units
	5	Summer House	228 Units
	6	Vela On The Park	209 Units
Chelsea Piers Connecticut	7	The BLVD	94 Units
	8	UCONN Stamford Dorms	116 Units
	9	75 Tresser	325 Units
	0	The Smyth	414 Units
	21	Atlantic Station Phase I	325 Units
	22	Stamford Urby	650 Units
	23	Metro Green Phase	155 Units
	24	The Key at Yale & Towne	107 Units
2	25	Vault Apartments	246 Units
	6	121 Towne	329 Units
	27	111 Harbor Point	228 Units
	8	The Lofts at Yale & Towne	202 Units
	9	Postmark Apartments	402 Units
	0	Infinity Harbor Point	242 Units
	31	101 Park Place	336 Units
	32	Beacon Harbor Point	240 Units
	3	NV Harbor Point	380 Units
	4	The Allure	435 Units
	35	Future Residence	TBD
	6	Harbor Landing Apts	218 Units
	37	112 Southfield Avenue	109 Units
	88	TGM Anchor Point	323 Units
		TOTAL	8,623 Units

ripcony.com

DRIVETIME DEMOGRAPHICS



POPULATION 51,449 HOUSEHOLDS 22,857 AVERAGE HOUSEHOLD INCC \$121,931

1 MILE RADIUS

MEDIAN HOUSEHOLD INCO \$88,197

 3 MILE RADIUS

 POPULATION

 141,830

 HOUSEHOLDS

 55,748

 AVERAGE HOUSEHOLD INCOME

 \$167,293

 MEDIAN HOUSEHOLD INCOME

 \$107,605

 5 MILE RADIUS

 POPULATION

 185,638

 HOUSEHOLDS

 71,703

 AVERAGE HOUSEHOLD INCO

 \$190,444

 MEDIAN HOUSEHOLD INCO

 \$119,258

	COLLEGE GRADUATES (Bachelor's +)
	19,314 - 54%
	TOTAL BUSINESSES
	4,416
OME	TOTAL EMPLOYEES
	46,120
ОМЕ	DAYTIME POPULATION (w/ 16 yr +)
	67,879

	COLLEGE GRADUATES (Bachelor's +)
	55,993 - 58%
	TOTAL BUSINESSES
	9,247
E	TOTAL EMPLOYEES
	90,515
	DAYTIME POPULATION (w/ 16 yr +)
	155,824

	COLLEGE GRADUATES (Bachelor's +)
	78,468 - 62%
	TOTAL BUSINESSES
	13,187
OME	TOTAL EMPLOYEES
	126,436
ME	DAYTIME POPULATION (w/ 16 yr +)
	215,522