For Lease

RIPCO
RETAIL LEASING

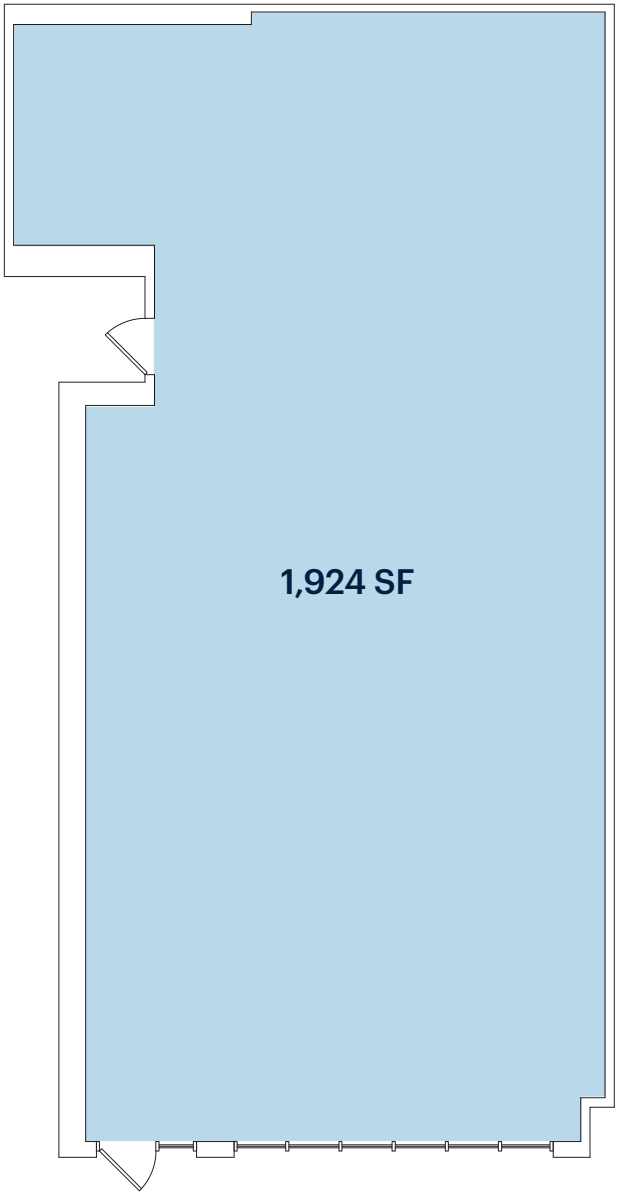
100 Morgan Street

Medical Retail Space
Stamford, CT

1,924 SF Available

Fully built-out, move-in ready medical office

Space Details



Size	Ground Floor	
	Retail & Office	1,924 SF
Possession	Immediate	
Term	Long term	
Rent	Upon request	
Comments	Move-in ready, FFE install	
	High-visibility ground floor suite with direct entrance	
	Ample parking, including free visitor spaces and reserved covered parking for staff	
	Dedicated 24/7 HVAC control with separately metered utilities	
	Minimal loss factor	
	Professionally maintained by attentive, hands-on ownership	
	Excellent accessibility via nearby public transportation	
	Prime location just minutes from Downtown Stamford, I-95, the Merritt Parkway, and the Stamford Transportation Center	

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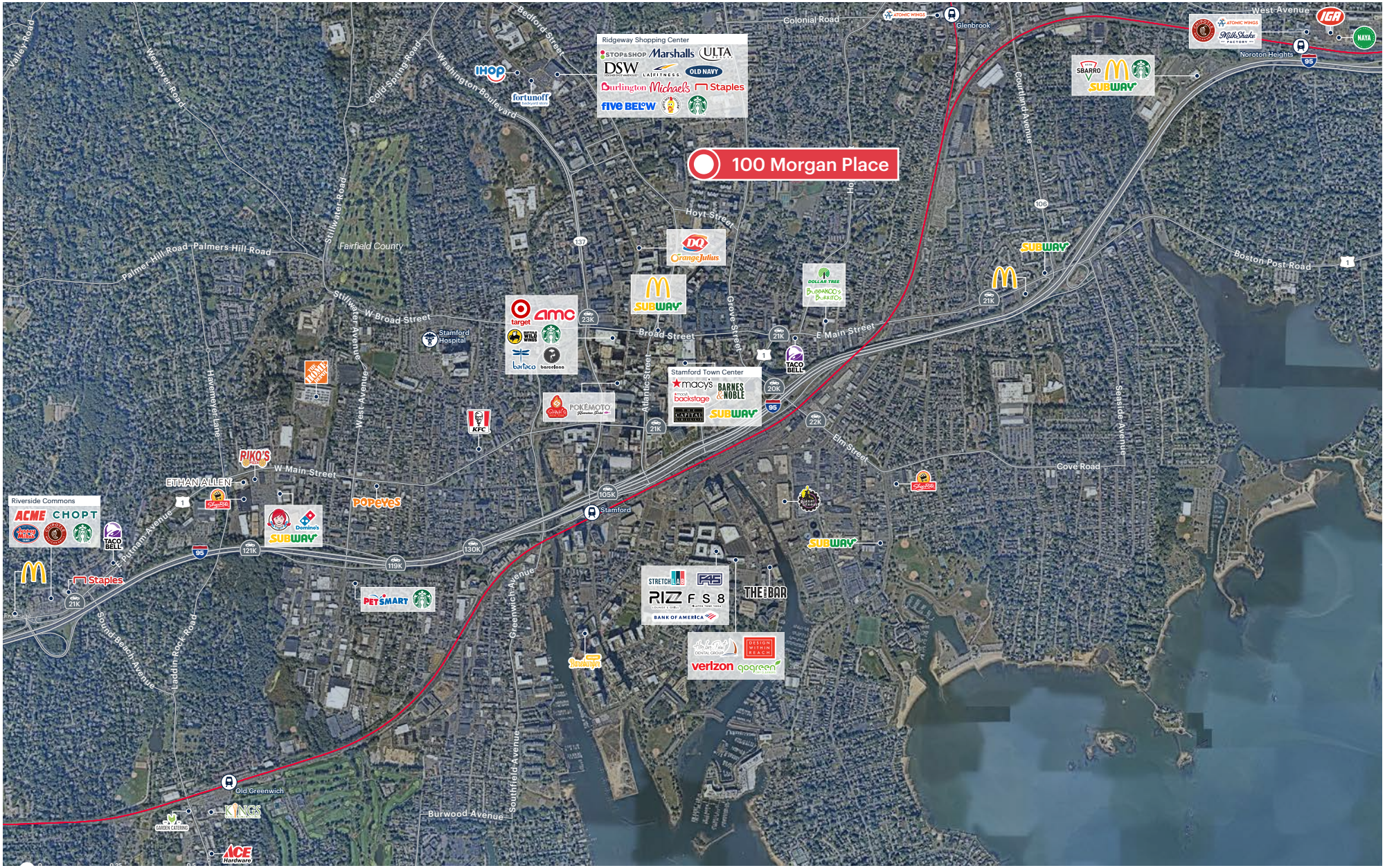
Contact Exclusive Agent

Nina Becker
nbecker@ripcony.com | 917.553.1117

Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.

Market Retail



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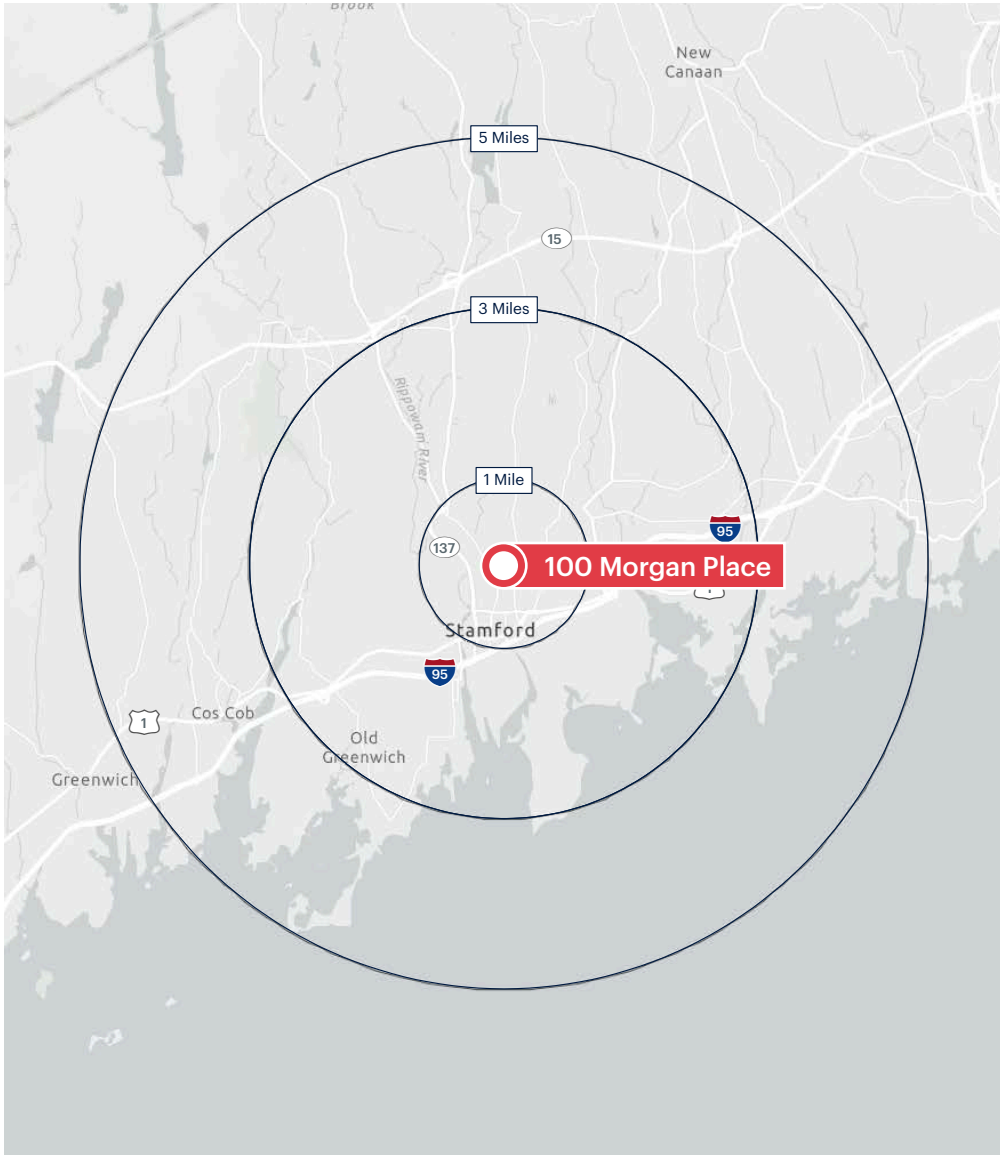
Area Demographics

2025 ESRI Summary Report



	1 mile	3 miles	5 miles
Total Population	42,985	146,897	190,823
Total Households	19,606	58,567	74,004
Average Household Income	$128,305	$183,838	$227,958
Median Household Income	$91,493	$108,605	$122,538
Population with Bachelors +	18,118	57,998	80,999
Daytime Population	51,331	154,390	203,752
Total Daytime Employees	37,377	92,453	116,615
Total Businesses	3,669	9,154	11,858

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Stamford, CT

About the Area

Downtown Stamford stands as Connecticut's premier urban business district and one of the most dynamic retail destinations in the tri-state area. Anchored by the Stamford Transportation Center — one of Metro-North's busiest commuter hubs — the downtown core benefits from exceptional accessibility via I-95, the Merritt Parkway, and direct rail service to Midtown Manhattan in under an hour. The streetscape is a vibrant mix of Class A office towers, luxury residential developments, hotels, and an ever-evolving dining and retail scene. Major national brands including Whole Foods Market, Shake Shack, and Ulta Beauty have recently established a presence here, reflecting the market's strong consumer demand and the confidence that best-in-class retailers have in the trade area.

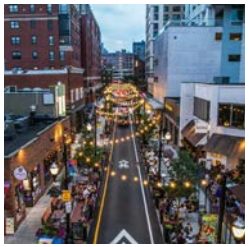
The downtown submarket is in the midst of a sustained growth cycle fueled by robust residential development and a surging daytime population. With over 1,000 new residential units projected to deliver in 2025 alone — adding to the more than 10,000 already developed in recent years — the built-in consumer base continues to expand at a compelling pace. The rise of remote and hybrid work has further bolstered daytime activity, driving consistent foot traffic to local retail corridors, restaurants, and service hubs. Secondary streets throughout downtown are actively gaining momentum as retailers discover untapped pockets of demand, making this an opportune moment to secure a position in one of the Northeast's most supply-constrained and high-performing retail markets.

8.4M

Annual rail passengers on Metro-North's New Haven Line

$162K

Average household net worth



350K+

Downtown visitors for special events a year

160K+

Annual visitors to The Stamford Museum & Nature Center

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