

Stamford I

950 High Ridge Road
Stamford, CT 06905



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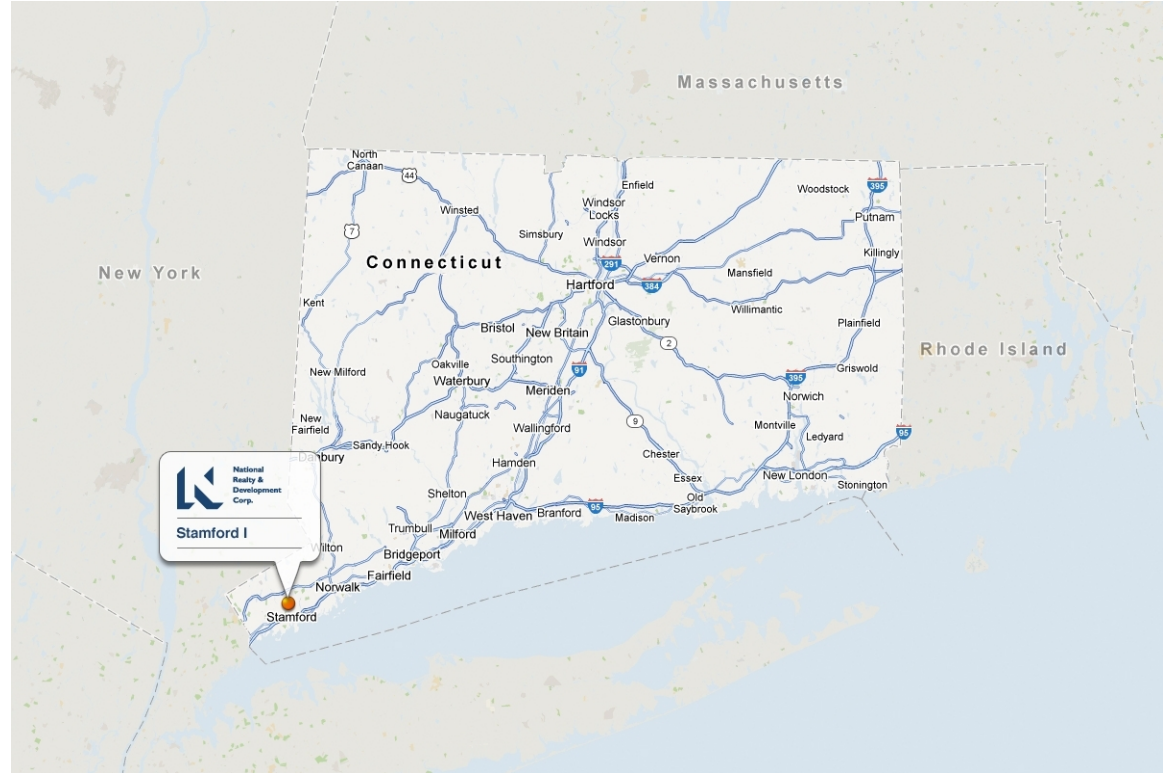
GROSS LEASABLE AREA
15,000 sf

PARKING
80

PARKING RATIO
5.3/1,000

Demographics

	3 miles	5 miles	7 miles
Daytime Population	37,666	133,007	194,201
Population	61,339	184,846	276,874
Households	23,601	70,150	105,121
Avg HH Income	\$197,403	\$191,458	\$202,752
Med HH Income	\$126,728	\$108,470	\$109,868



Details

- Traffic counts of **34,000 vehicles per day** on High Ridge Road.
- Traffic counts of **62,000 vehicles per day** on Merritt Parkway and High Ridge Road.
- Median Household Income of **\$141,076** within 1-mile.
- Trade area: 27,265 people live within a **5-minute** drive time with a Median Household Income of **\$137,145**.
- Trade area: **176,000 people** live within a **10-mile** drive time with a Median Household Income of \$100,000.
- Units can be combined to provide a 15,000 sf store.
- Basement storage of approx. 7,700sf +/- is available.
- Property Size: 1.179 Acres
- Pylon signage available.

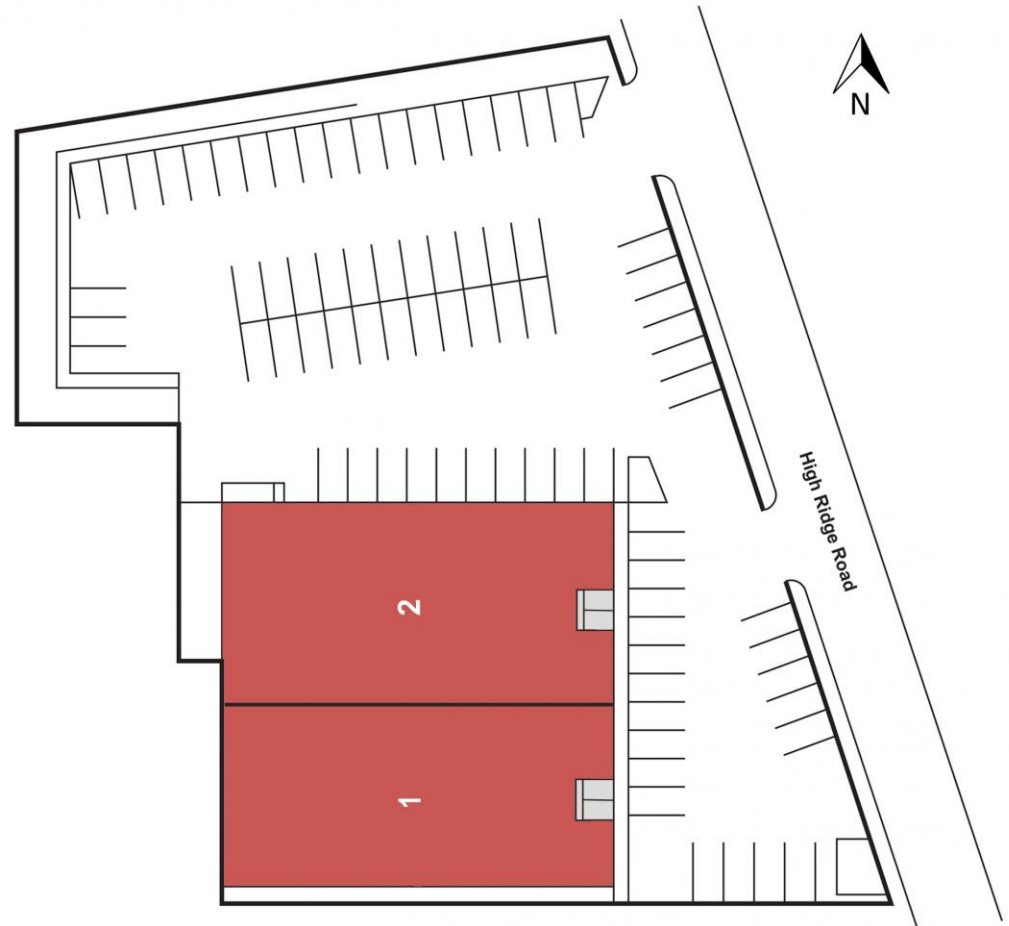
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Space Available

1 7,500 sf

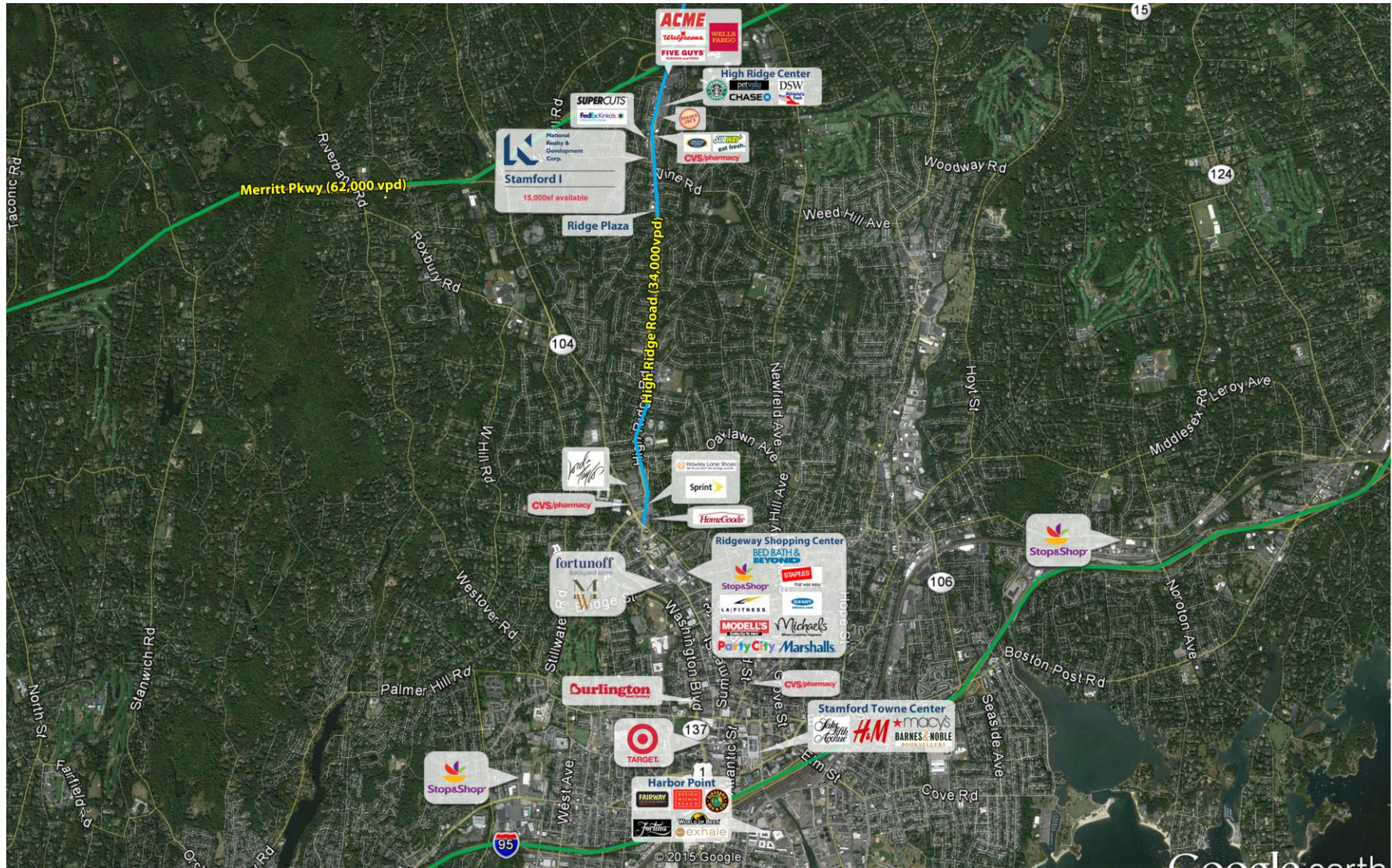
2 7,500 sf



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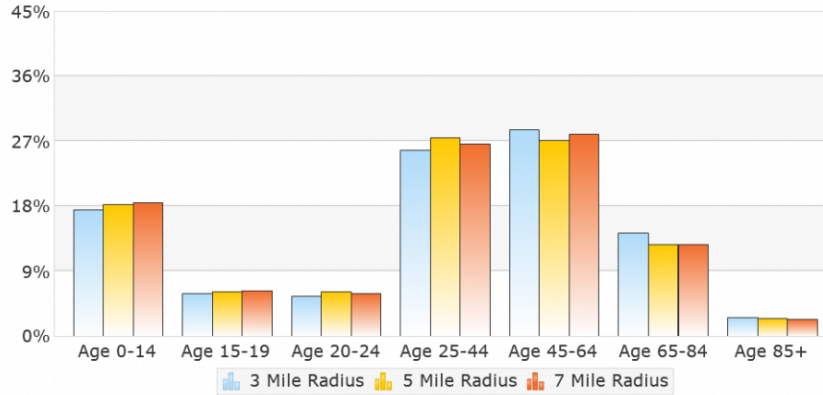
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Trade Area



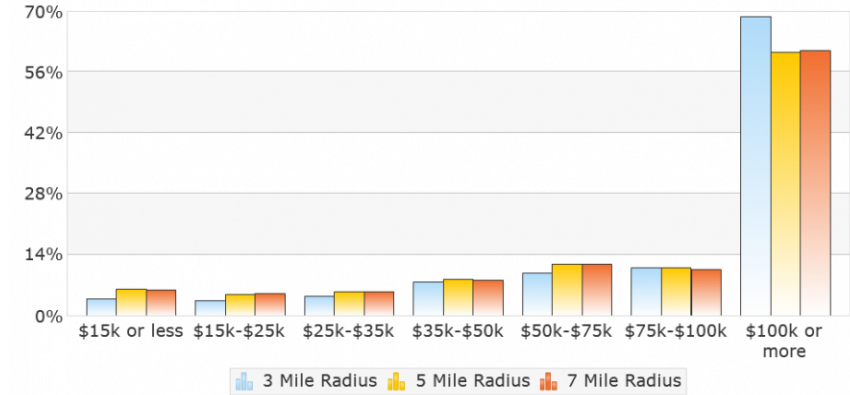
Demographic Summary Report

TOTAL POPULATION (2018)

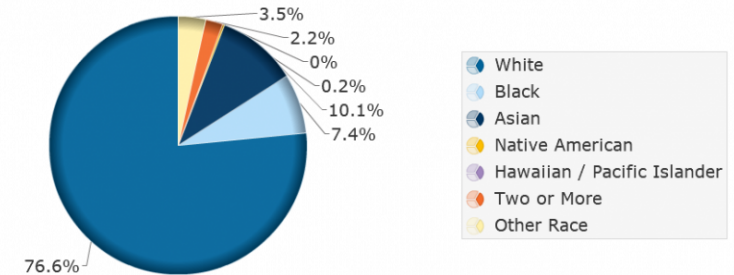


POPULATION	3 MILES	5 MILES	7 MILES
2000 Census	57,744	165,412	252,845
2010 Census	60,652	172,532	262,032
2018 Projection	61,339	184,846	276,874
2023 Projection	60,895	184,075	276,216
Growth 2000-2010	5.00%	4.30%	3.60%
Daytime Population	37,666	133,007	194,201
INCOME	3 MILES	5 MILES	7 MILES
Average Household Income	\$197,403	\$191,458	\$202,752
Median Household Income	\$126,728	\$108,470	\$109,868
HOUSEHOLDS	3 MILES	5 MILES	7 MILES
2018 Projection	23,601	70,150	105,121
2023 Projection	24,338	72,536	108,879
HOUSEHOLDS BY TENURE (2018)	3 MILES	5 MILES	7 MILES
Owner Occupied	17,412	41,138	63,591
Renter Occupied	6,189	29,011	41,530
Vacant	639	2,405	4,230
Total	24,240	72,554	109,351

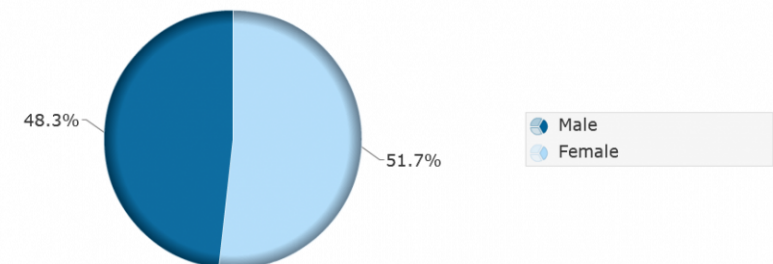
HOUSEHOLDS BY INCOME (2018)



3-MILE POPULATION BY ETHNICITY



3-MILE BREAKDOWN BY GENDER



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Leasing Contacts



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About NRDC

Founded more than 50 years ago, NRDC has built a reputation as one of the leading privately-held commercial real estate ownership and development firms in the United States.

Headquartered in Purchase, New York, our team of highly-experienced professionals has a thorough commitment to excellence and a passion for real estate. We possess a sophisticated understanding of the ever-changing landscape of the real estate industry, enabling us to cultivate strong relationships and consistently develop successful projects.

Our Successful Portfolio

NRDC's portfolio is comprised of 78 projects in 14 states, consisting of retail power centers, grocery-anchored community shopping centers, and corporate/industrial business parks. Our retail centers are among the most successful in their respective trade areas. We understand the vital importance of establishing and maintaining the right merchandising mix needed to maximize sales for our tenants and thus ensure the long-term viability of our retail portfolio.

The Principals of NRDC purchased the Hudson's Bay Company located in Canada, which presently owns both Saks Fifth Avenue and Lord & Taylor in the U.S. Hudson's Bay Company is now a public entity with the Principals of NRDC being the largest non-institutional stockholders with seats on the Board and holding the Office of Chairman.

Hudson's Bay Company recently purchased Kaufhof, the #1 department store company in Germany, which operates 119 stores in Germany and Belgium. Hudson's Bay Company owns 464 locations in 4 countries with \$13B in revenue.

