

STAMFORD
CONNECTICUT

FORMER NYSC FOR LEASE
106 COMMERCE ROAD

RETAIL/OFFICE/FLEX/MEDICAL

39,000 SF
AVAILABLE

SITE



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 **SPACE FOR LEASE**
ROYAL PROPERTIES 914-237-3400
WWW.ROYALPROPERTIESINC.COM

AVAILABLE:

39,000 SF (325' x 120') (Former NYSC)

NEIGHBORING RETAILERS:

ShopRite, Banfield Pet Hospital (coming soon), Palm Beach Tan, Dunkin' Donuts, T-Mobile, Orangetheory Fitness (coming soon), Angel Tips Nail Salon, First County Bank, Subway, Domino's Pizza, Dr. Dental, Stop & Shop, Home Depot, CVS, Wendy's, Ethan Allen, Starbucks, Taco Bell, Edge Fitness, Hyatt Hotel and many more

TRAFFIC COUNTS:

16,245 Cars Per Day Along W. Main Street (Rte. 1)

PROPERTY HIGHLIGHTS:

- Situated in Commerce Park
- Located off of Exit 6 on I-95 at Old Greenwich/Stamford Border
- Approx. 200 Parking Spaces
- Pylon Signage
- 120 Ton HVAC & 1600 AMP Electric
- Suitable for any Retail, Office, Flex or Medical Use
- Ceiling Heights:
 - Majority: 11'11" to Dropped Ceiling; 14' to Beam and 16'4" to Deck
 - Left Side Basketball Court: 27' to Beam and 30' to Deck

RENT:

Call for Details

CAM/TAXES:

\$4.21/SF

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	22,884	123,754	181,869
Avg. HH Income	\$134,498	\$163,860	\$186,095

For More Information, Please Contact:

914-237-3400

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Jeff@RoyalPropertiesInc.com



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EXTERIOR PHOTOS

STAMFORD, CT



STAMFORD, CT

FRONT DESK



OFFICE



PARTY ROOM



SWIMMING POOL



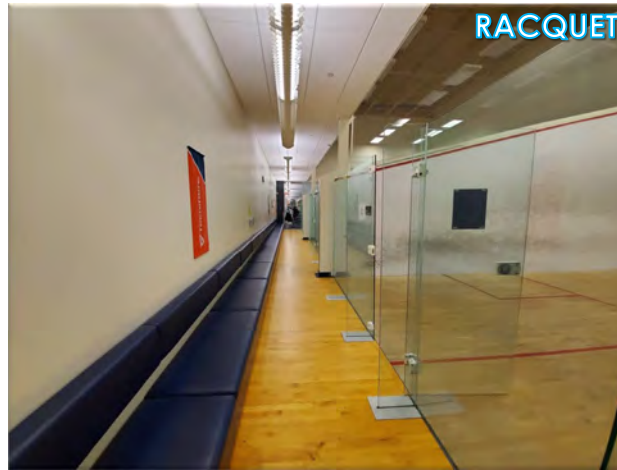
STAMFORD, CT

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INTERIOR PHOTOS



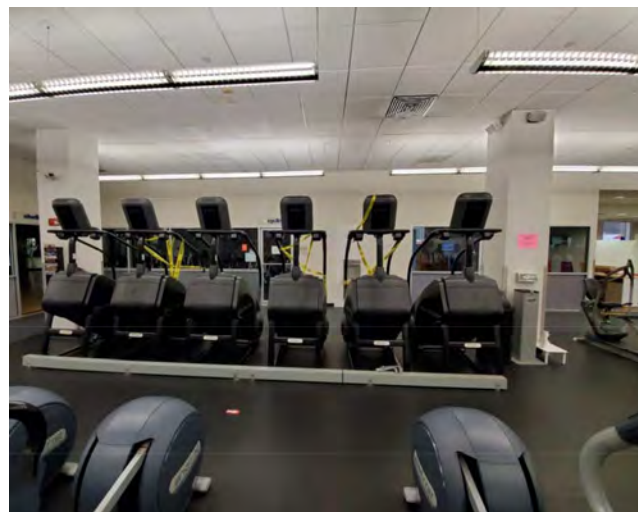
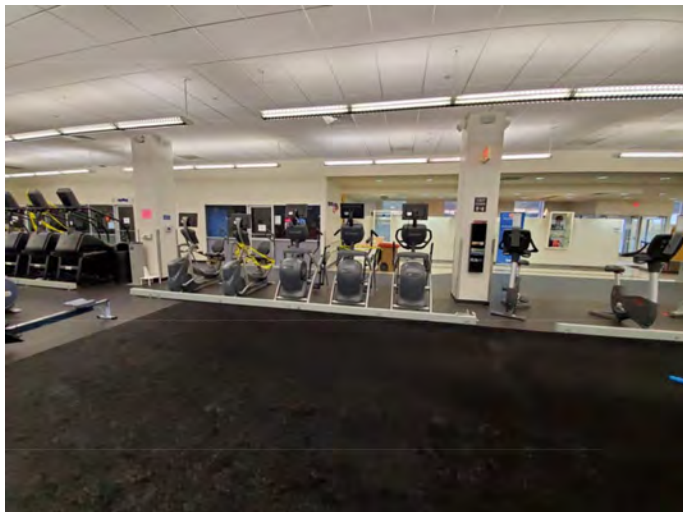
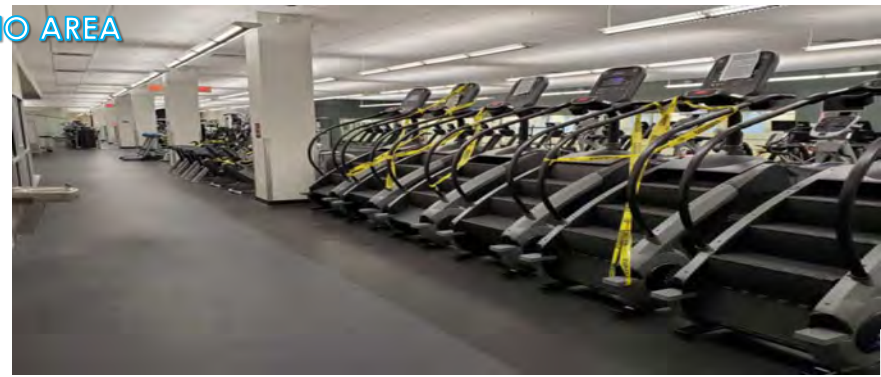
BASKETBALL COURT



RACQUET BALL COURT



CARDIO AREA



STAMFORD, CT

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SITE PLAN

ETHAN ALLEN

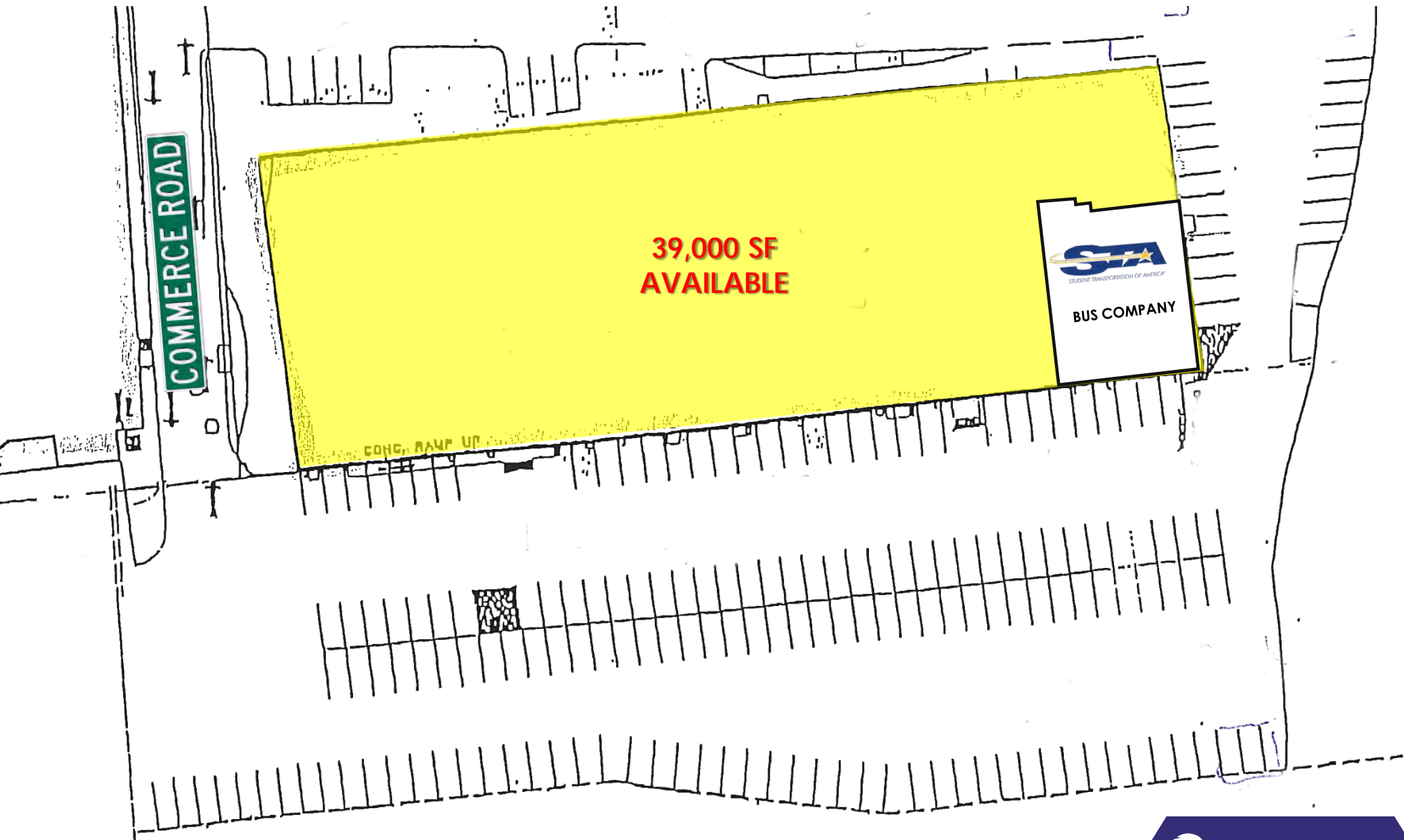


ROYAL
PROPERTIES

STAMFORD, CT

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SITE PLAN

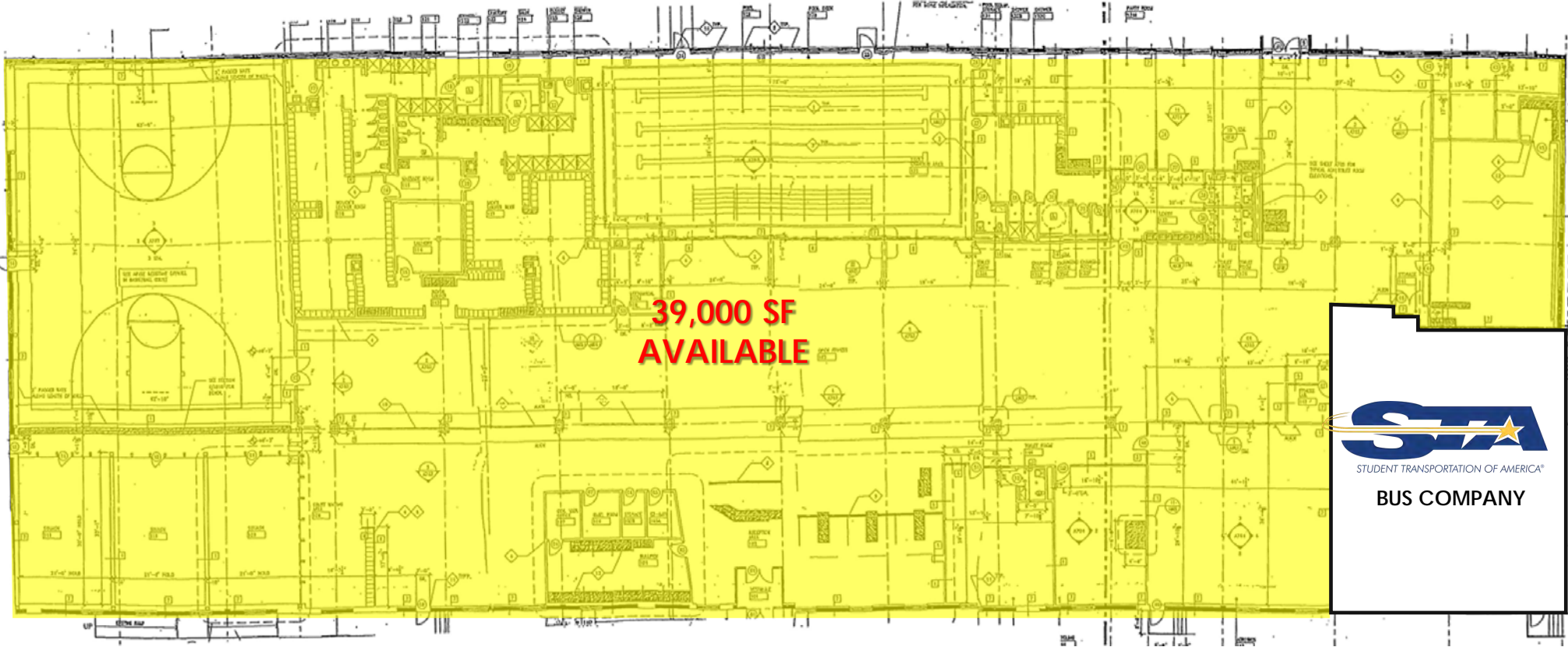


FORMER NYSC FOR LEASE
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FLOOR PLAN

STAMFORD, CT

COMMERCE ROAD



39,000 SF
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STA
STUDENT TRANSPORTATION OF AMERICA®
BUS COMPANY



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HYATT



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ETHAN ALLEN

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COMMERCE ROAD



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