



LEASING OPPORTUNITY

2,612 SF | 5,107 SF | 30,409 SF

110 High Ridge Road

Stamford, Connecticut

ROYAL
PROPERTIES



Executive Summary

JOIN



HIGHLIGHTS

Available Space:

2,612 SF
5,107 SF
30,409 SF

- High Visibility Frontage and Signage Opportunities
- Premier Destination Featuring 44,648 SF Whole Foods Market and Saks OFF 5th
- 159,582 Total Square Foot Three-Level Structure on 12.4 Total Acres
- Over 700+ Outdoor Parking Spaces
- Multiple Entrances Allowing for Public and Private Access

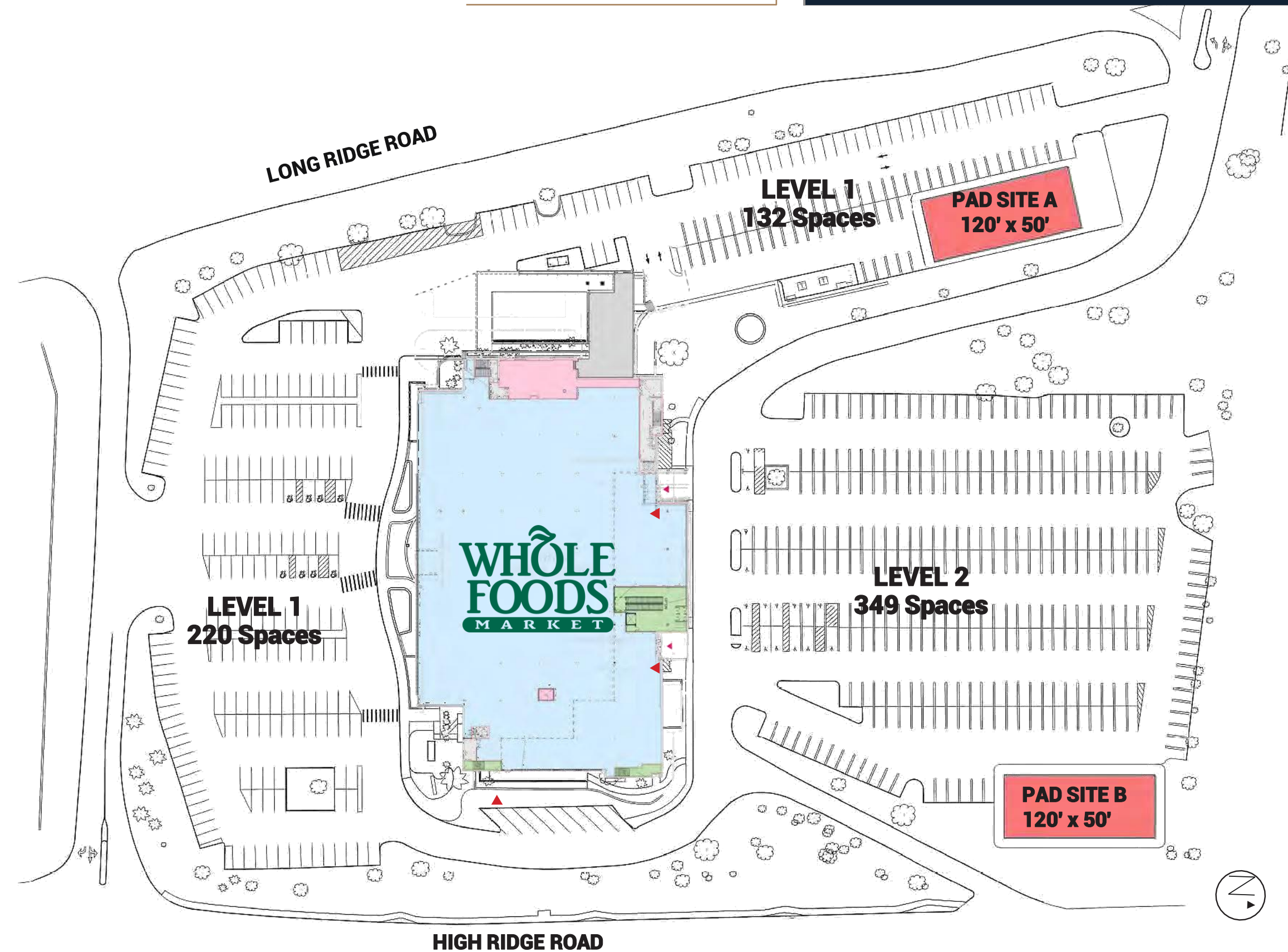
- Located in the Heart of the Developing Stamford Neighborhood of Bull's Head
- Situated Centrally Between the Area's Two Major Vehicular Arteries – The Merritt Parkway and I-95
- 16 Foot Ceilings
- 30 Foot Column Spans

	1 MILE	3 MILES	5 MILES	10 MILES
POPULATION	15,310	144,618	196,130	413,416
AVERAGE HOUSEHOLD INCOME	\$148,737	\$133,769	\$152,308	\$155,031
DAYTIME DEMOS	11,894	100,424	133,477	280,724

NEIGHBORING RETAILERS



Site Plan



SITE PLAN

High Visibility Frontage

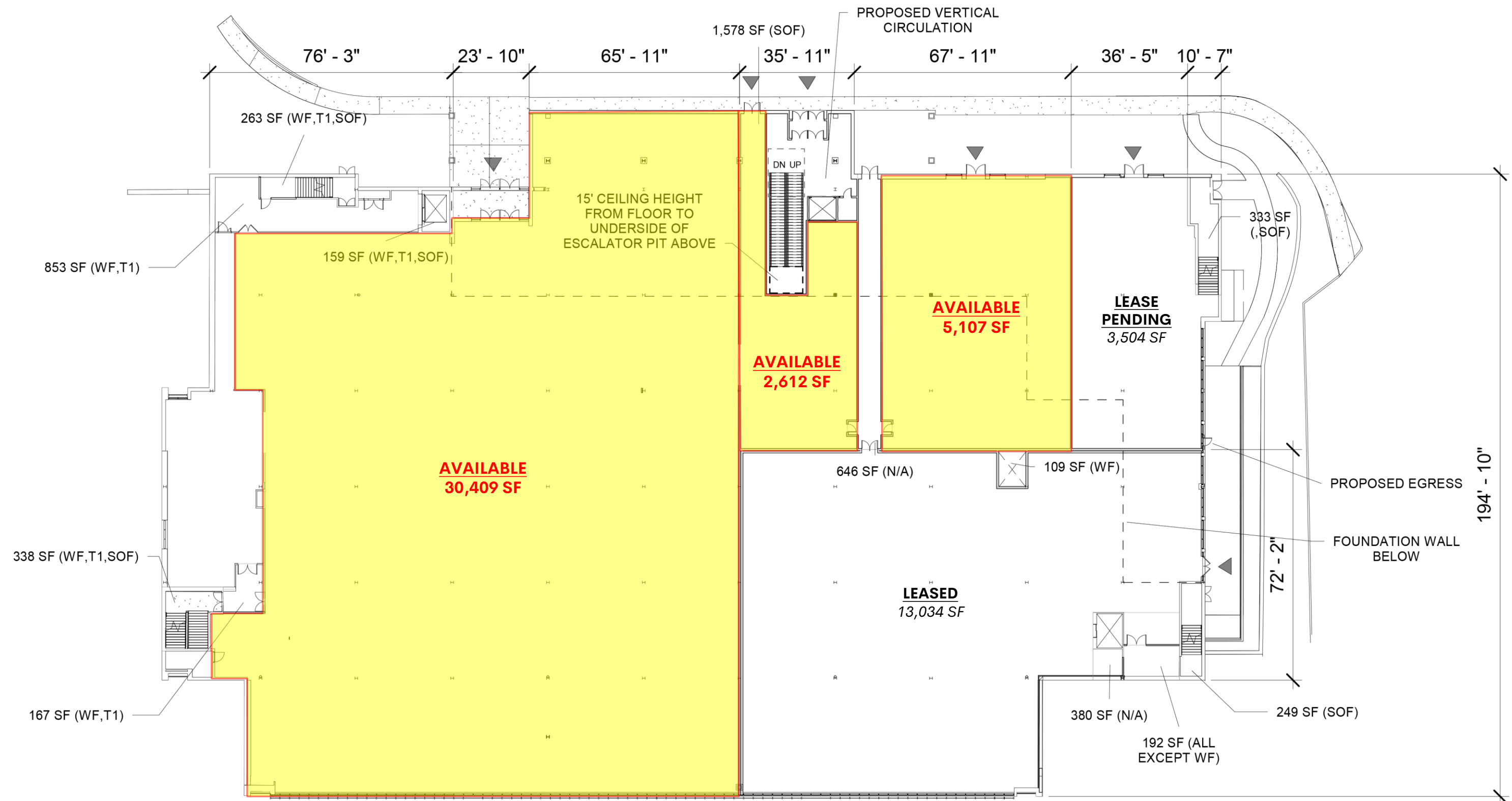
Surface Parking - over 700 spaces

Total Acreage: 12.4 Acres

Multiple access points

▼ Primary Entrance

Floor Plan






Access Plan & Signage



Illustrative Example



ACCESS PLAN

-  Parking Lot Entrance
-  Wayfinding Signage
-  Monument Signage

Market Aerial





Leasing Contact

The data included in this document is based on estimates being provided on a preliminary basis and subject to change and further verification.

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ROYAL
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DEVELOPMENT