



STRONG  
NEIGHBORHOOD  
CENTER  
  
ROUTE 1

1,502 SF  
2,086 SF\*  
\*ACCESS TO BASEMENT



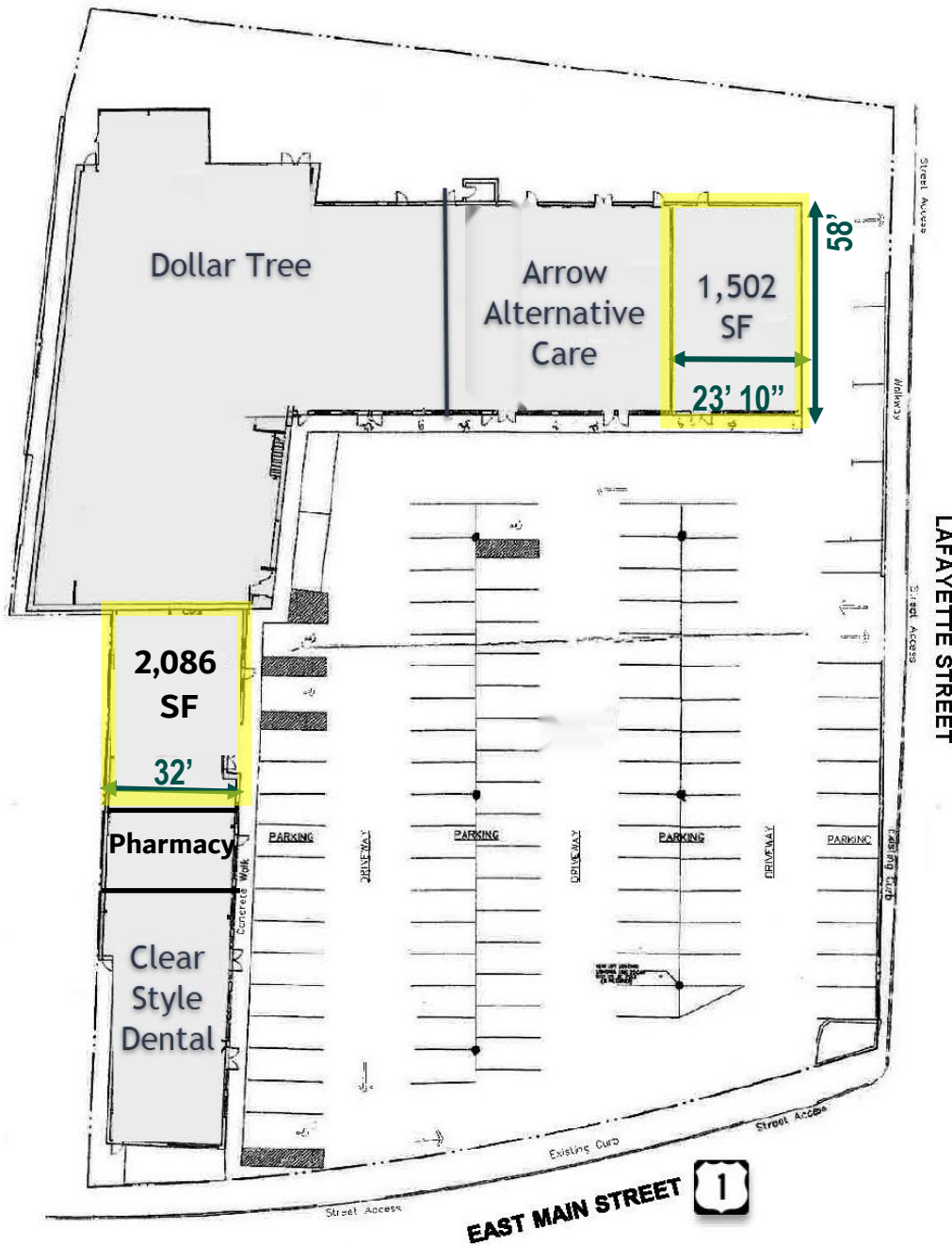
- Established neighborhood within walking distance to downtown Stamford.
- Primary pedestrian and traffic thoroughfare with easy highway access.
- Excellent street visibility and signage opportunities on Post Road/US Route 1 with daily traffic counts averaging between 19,000 to 26,000.
- Ample parking—94 spaces
- Traffic generators: Chelsea Piers, HSS Stamford Outpatient Center, NBC Sports, World Wrestling Entertainment and Stamford Health Tully Health Center.
- Terrific restaurant/food use possibilities.

Demographics	1 Mile	3 Mile	5 Mile
Population	47,988	131,593	178,800
Average HHI	\$103,672	\$150,234	\$188,043
Daytime Population	56,285	136,192	177,064

**EXCLUSIVE LEASING BROKER**

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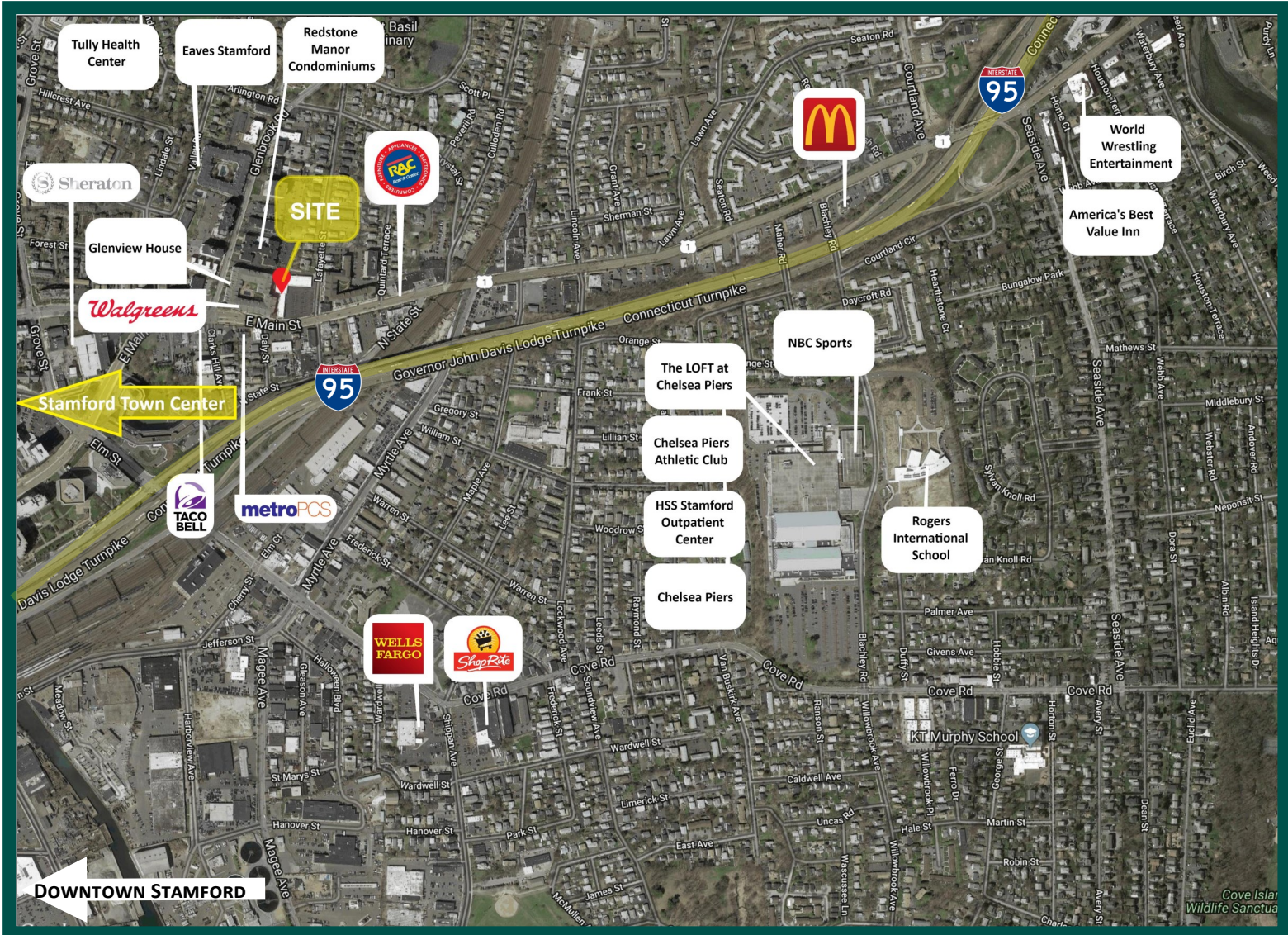


# SAUGATUCK COMMERCIAL REAL ESTATE LLC

LICENSED IN CT, NY, MA, RI, NH, FL

## STAMFORD, CT

# 800-816 EAST MAIN STREET



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