



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.

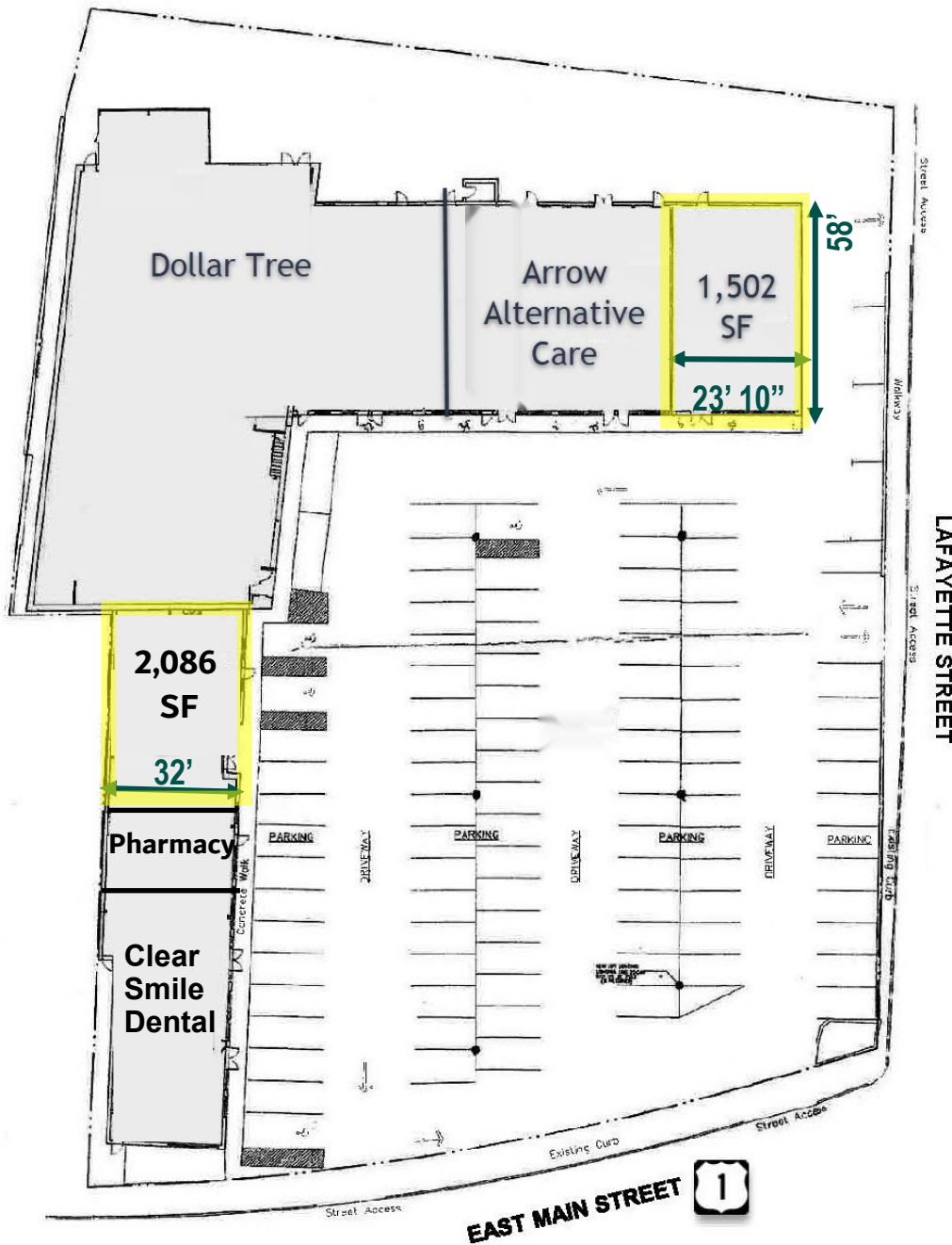
Demographics	1 Mile	3 Mile	5 Mile
Population	47,988	131,593	178,800
Average HHI	\$103,672	\$150,234	\$188,043
Daytime Population	56,285	136,192	177,064

**EXCLUSIVE LEASING BROKER**

Dan Neaton 203.222.4188

[dneaton@saugatuckcommercial.com](mailto:dneaton@saugatuckcommercial.com)

*The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representative is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.*



**EXCLUSIVE LEASING BROKER**  
 Dan Neaton 203.222.4188  
[dneaton@saugatuckcommercial.com](mailto:dneaton@saugatuckcommercial.com)

*The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representative is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.*

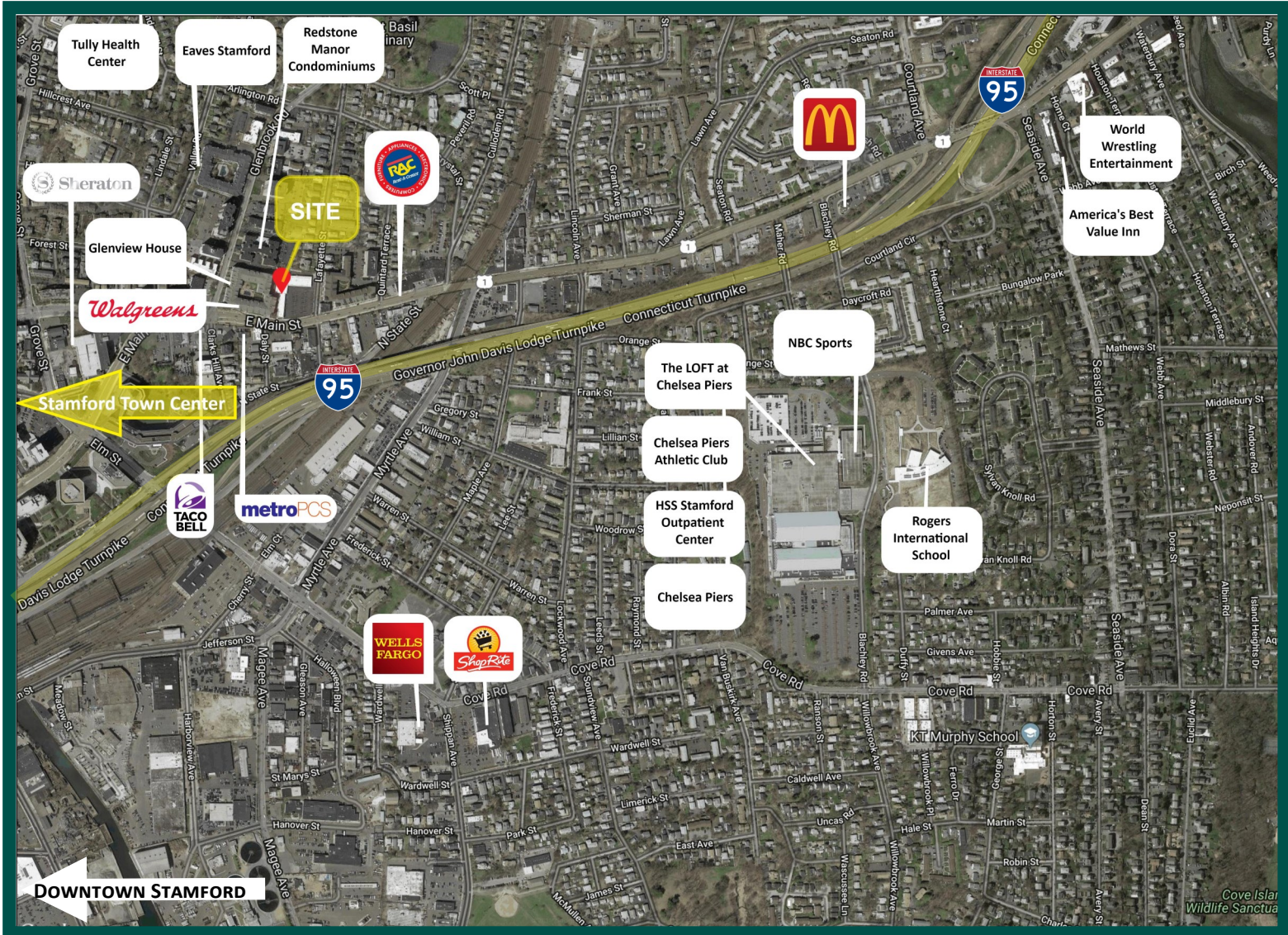


# SAUGATUCK COMMERCIAL REAL ESTATE LLC

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

## STAMFORD, CT

# 800-816 EAST MAIN STREET



**EXCLUSIVE LEASING BROKER**

Dan Neaton 203.222.4188

[dneaton@saugatuckcommercial.com](mailto:dneaton@saugatuckcommercial.com)