

RETAIL SPACE

850 CANAL STREET



**GROUND FLOOR
CAMPUS-LIKE
SETTING**

**5,039 SF
RETAIL SPACE**

**AVAILABLE
Q1 2027**



- Join the exciting waterfront South End in the heart of Stamford's most vibrant, high-density growth zone.
- Modernized, industrial-chic retail space with an urban aesthetic; above standard ceiling height of 12'4".
- Join community of established co-tenants; Serendipity Labs, GolfTec, The Granola Bar, Tequila Escape, Cornell Veterinary Specialists, The Wheel and new retailer Club Studio.
- Adjacent to The Village/Stamford Media Village—area draws an influx of media professionals and creatives.
- Over 8,000 new residential, luxury apartments within immediate market plus additional residential developments in the pipeline.
- Just off I-95, Exit 8 with private shuttle service to Stamford Transportation Center (Metro-North).

Demographics	1 Mile	3 Mile	5 Mile
Population	39,756	133,366	185,826
Average HHI	\$147,013	\$185,188	\$226,939
Total Retail Expenditures	\$955.71 M	\$3.12 B	\$5.5 B

Exclusive Broker:
Penny Wickey 203.222.4194
 pwickey@saugatuckcommercial.com

Laure Aubuchon 203.349.8485
 laubuchon@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.



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REAL ESTATE LLC

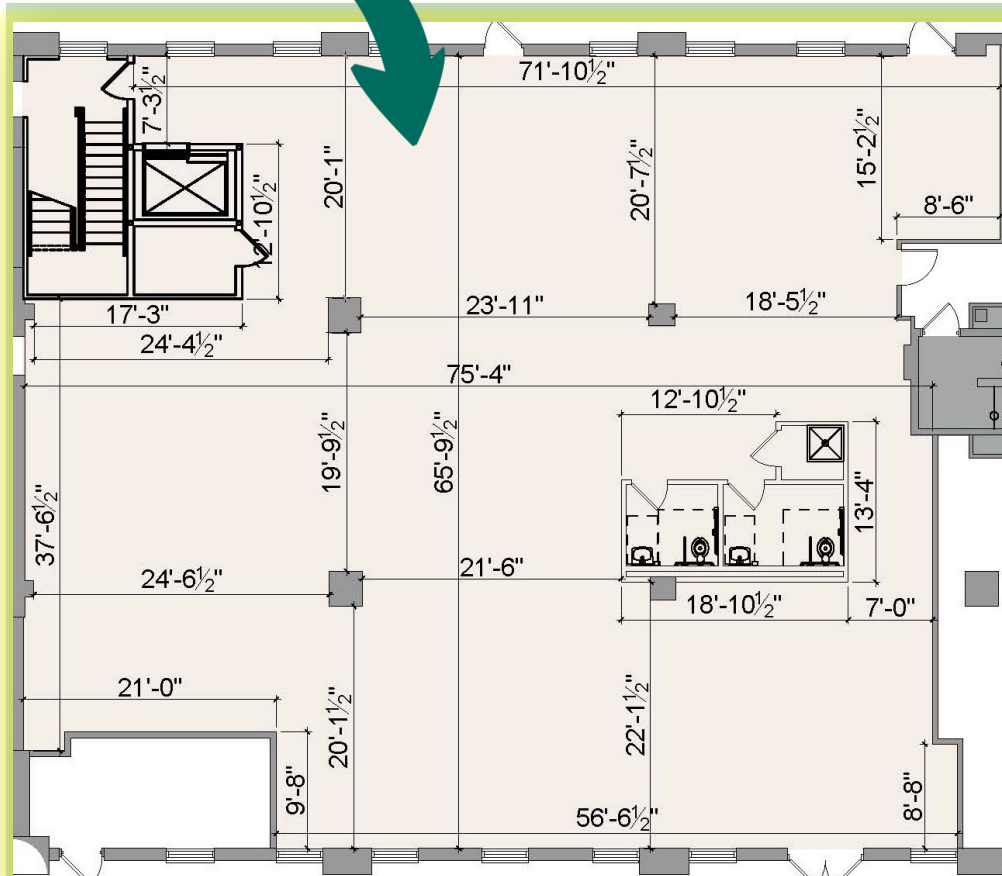
LICENSED IN CT, NY, MA, RI, NH, FL



STAMFORD, CT

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