

SIGNAGE
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JOIN
**WHOLE
FOODS**
MARKET
OPENING
DEC. 2024

SIGNAGE

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MARKET OPPORTUNITY

110 High Ridge Road
Stamford, Connecticut

ROYAL
PROPERTIES



Executive Summary

PROPERTY HIGHLIGHTS

- **High Visibility** Frontage and Signage Opportunities
- Three-Level Structure: **159,582 Total Square Feet**
- Available Space:
 - 3,049-11,005 RSF
 - 32,063 RSF
 - 57,400 RSF on Level 3
- Surface Parking: **Over 700 Spaces**
- Total Acreage: **12.4 Acres**
- **Multiple Entrances** Allowing for Public & Private Access
- **Private Outdoor Spaces** (2nd Floor Patio & 3rd Floor Terraces)

Located in the heart of the evolving neighborhood of Bull's Head in Stamford, Connecticut, 110 High Ridge Road boasts unparalleled access and visibility.

Situated centrally between the area's two major vehicular arteries – the Merritt Parkway and I-95 – the building will provide retail tenants with over 100,468 RSF of premium retail space on two levels. Additional features include 16 to 18 foot ceilings, 30-foot column spans, abundant parking, and generous outdoor spaces.

Maximum Exposure



SOUTH FACADE

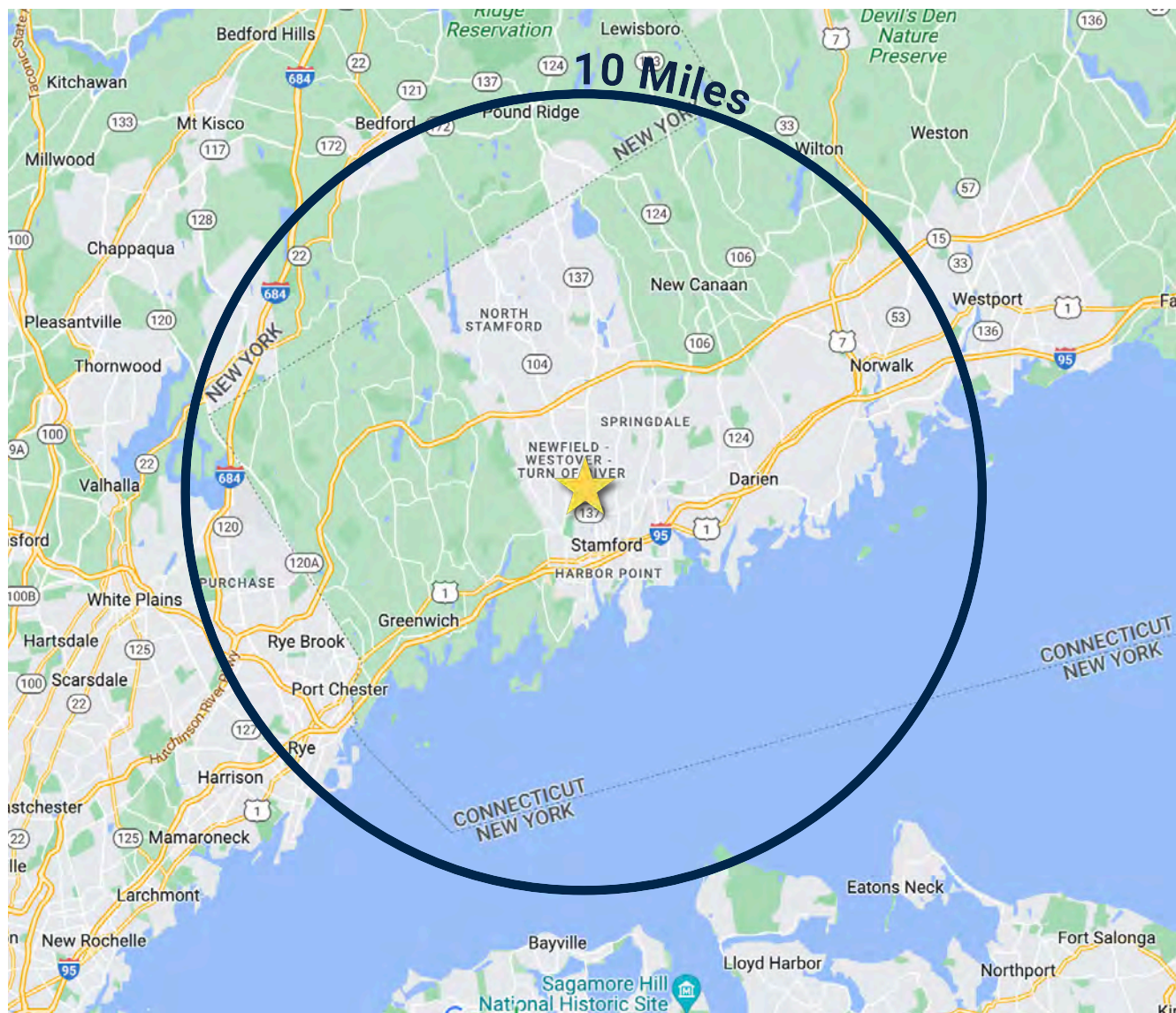
Outdoor Spaces



EAST FACADE

The Stamford Customer

Nestled in the dense suburban neighborhood of Bull's Head, the property also services the residential communities north of the Merritt Parkway and downtown.



TOTAL
POPULATION
400,629



MEDIAN AGE
41.5



AVERAGE HOUSEHOLD
INCOME
\$152,931



BACHELOR'S
DEGREE OR HIGHER
53%



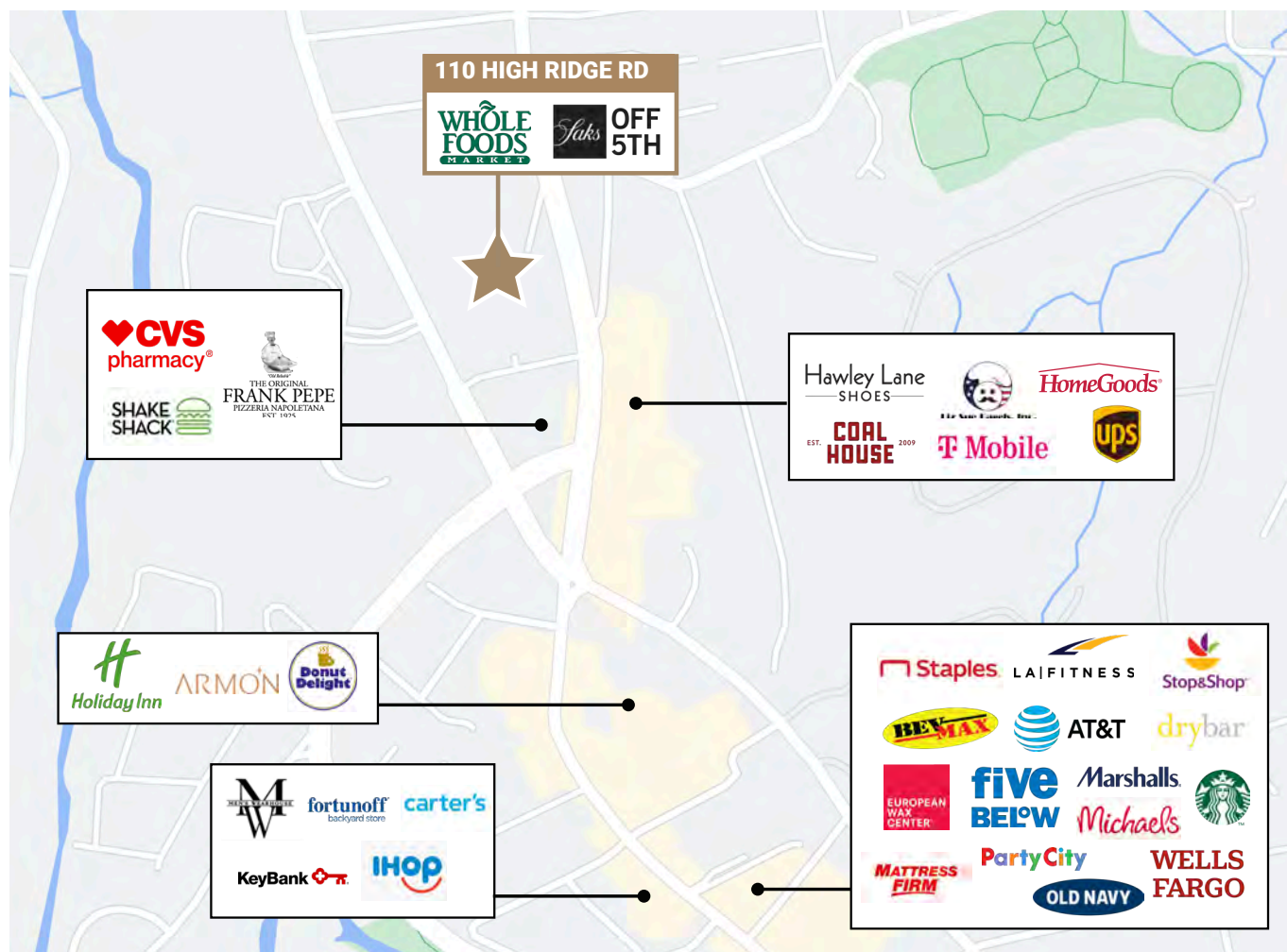
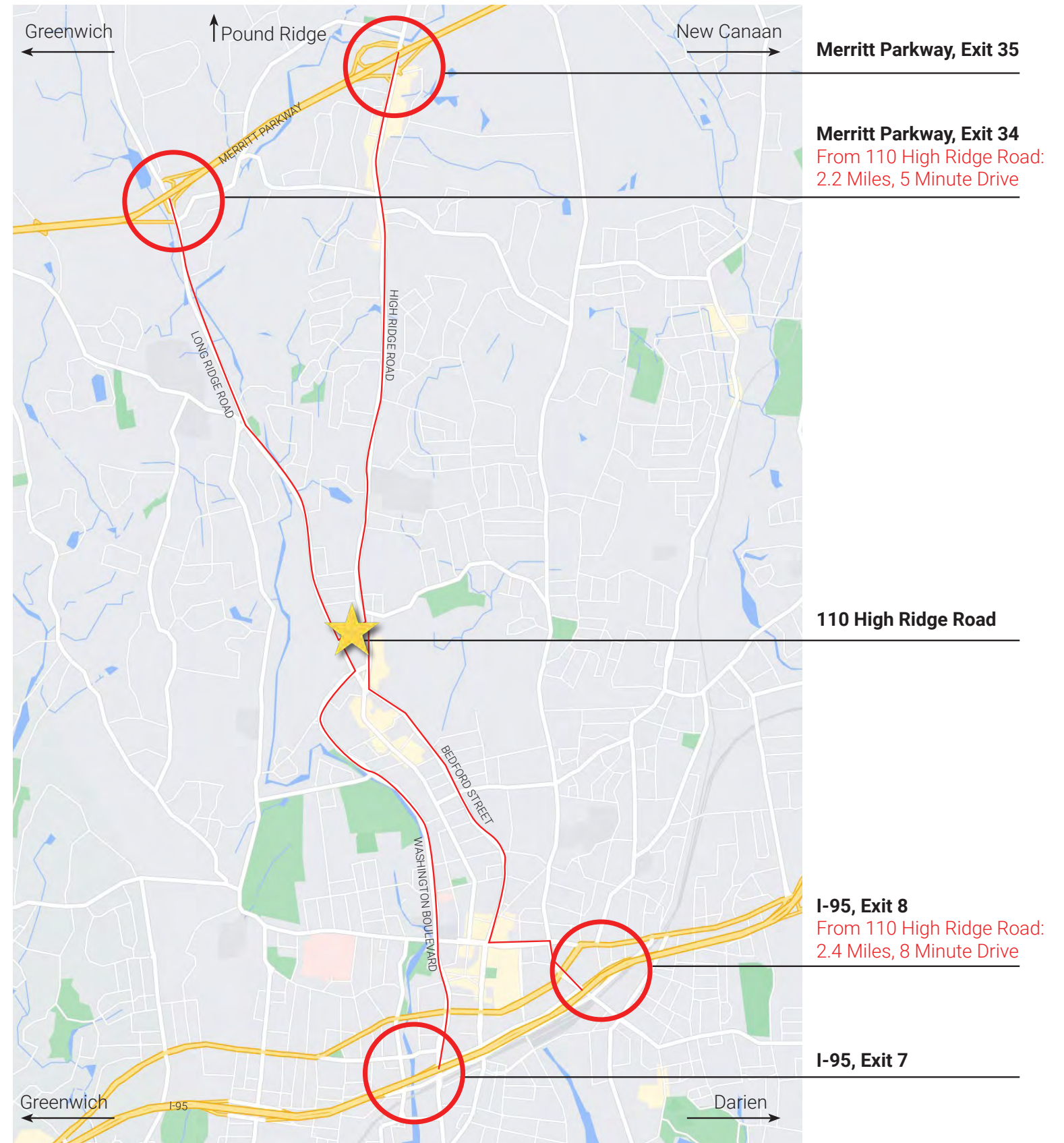
MILLENNIALS
AGE 21-34
20.9%



MEDIAN HOME VALUE
\$772,501

Premier Location

Located between High Ridge Road and Long Ridge Road, the property is within close proximity to existing dining, service, and entertainment options. A new retail complex is currently under construction on Cold Spring Road, a short walk from the property, and will provide additional services for future tenants. Additionally, the complex will be home to Whole Foods Market (Opening 2024) and currently boasts one of the highest revenue-generating stores in the Saks OFF 5TH retail portfolio.






Access Plan & Signage



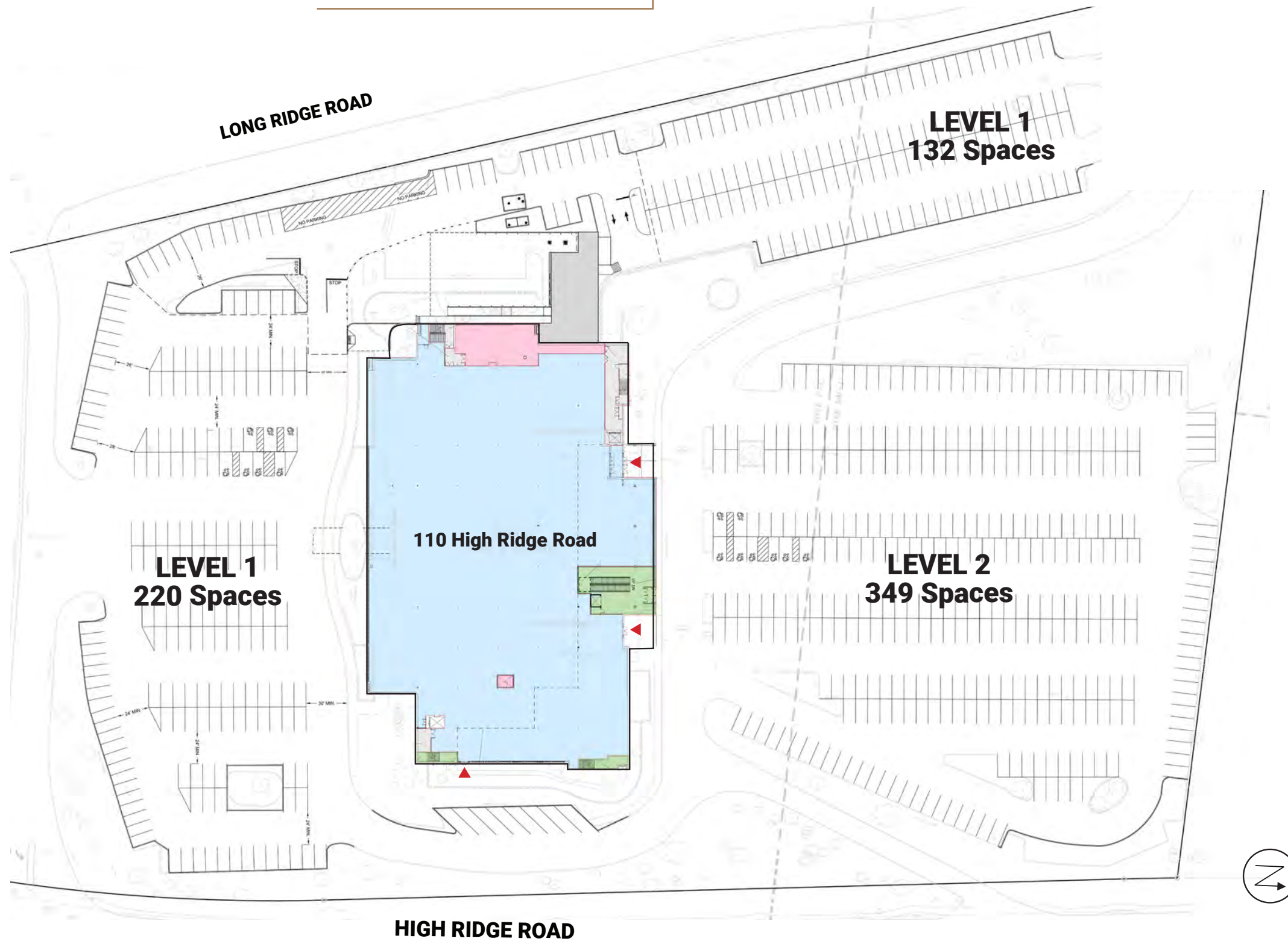
Illustrative Example of one Monument Sign



ACCESS PLAN

-  Parking Lot Entrance
-  Wayfinding Signage
-  Monument Signage

Site Plan



SITE PLAN

- High Visibility Frontage
- Surface Parking - over 700 spaces
- Total Acreage: 12.4 Acres
- Multiple access points
- ▼ Primary Entrance
- Leasing Opportunity

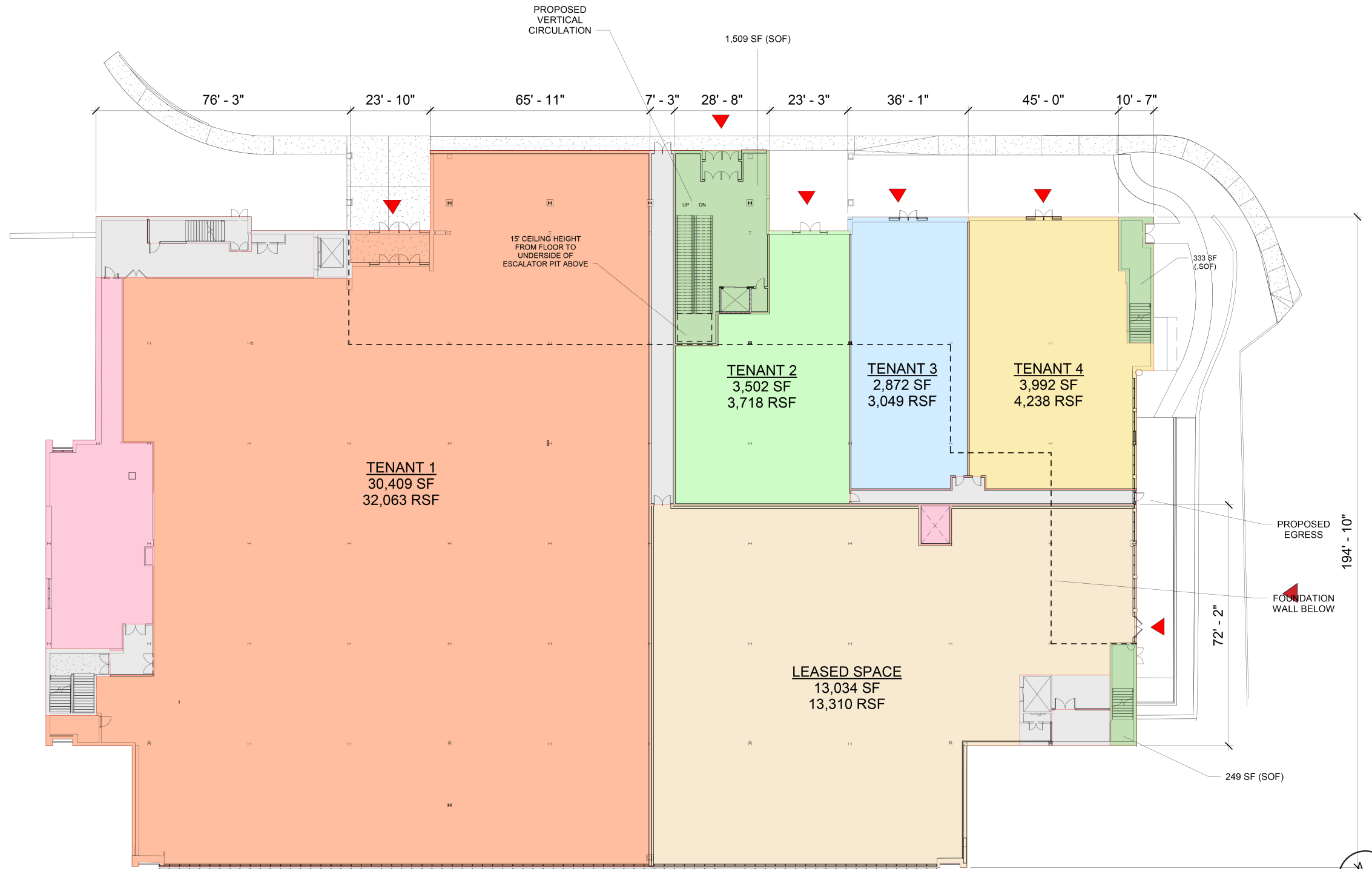
Level 2

LEVEL 2
3,049-11,005 RSF*
32,063 RSF*

DIRECT ON-GRADE ACCESS
 PATIO ENTRY
 CEILING HEIGHT: 18'-10"
 COLUMN SPANS AVERAGE
 30'-0"

▼ Key Entrance

*Reflects BOMA Square Footage
 Ceiling Heights are Slab-To-Slab Measurements



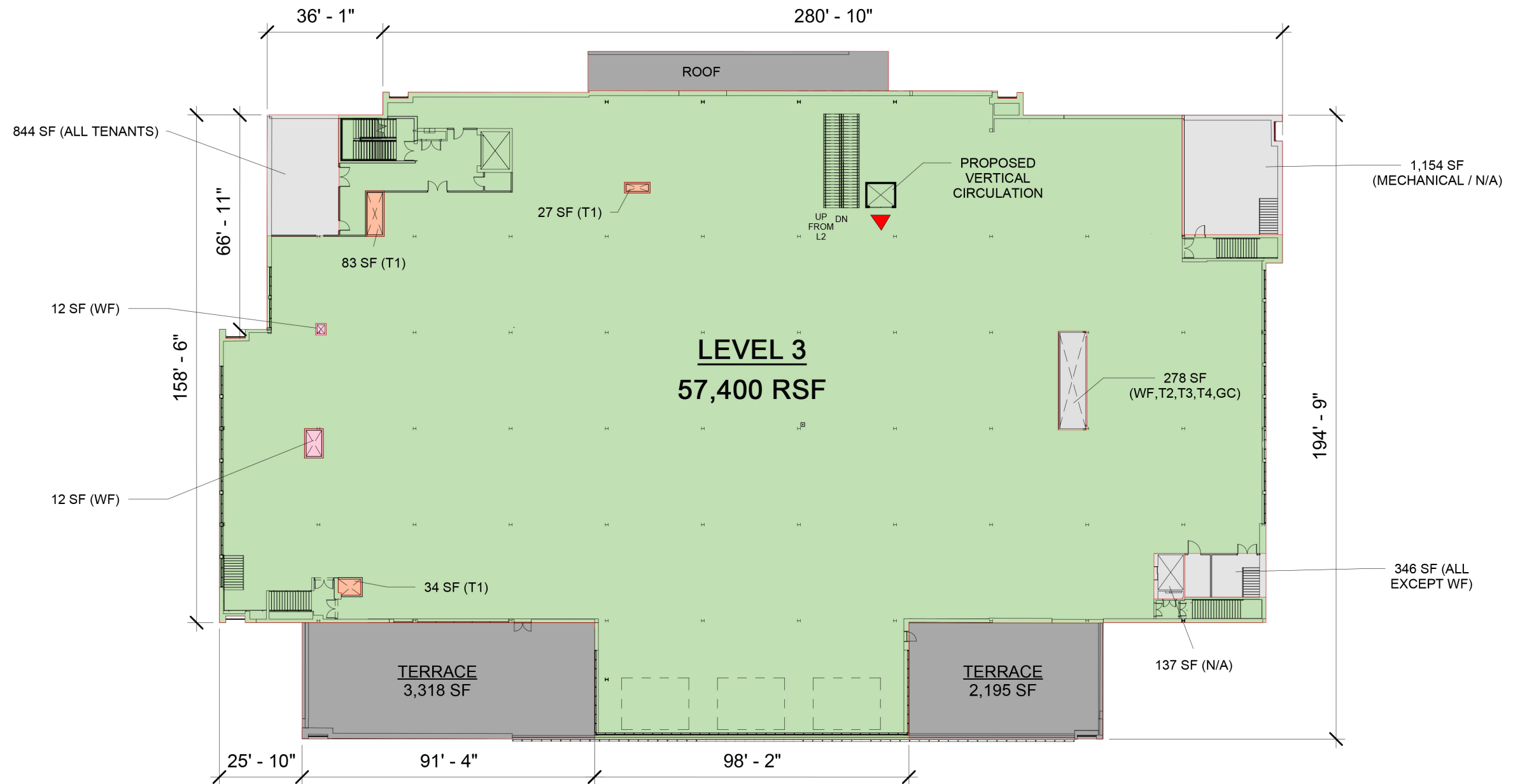
Level 3

LEVEL 3
57,400 RSF*

CEILING HEIGHT: 16'-10"
 COLUMN SPANS AVERAGE 30'-0"
 2 TERRACES WITH DOWNTOWN
 & LONG ISLAND SOUND VIEWS

 Key Entrance

*Reflects BOMA Square Footage
 Ceiling Heights are Slab-To-Slab Measurements



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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