



# 355 ATLANTIC STREET STAMFORD, CT



RXR REALTY IS A VERTICALLY INTEGRATED PRIVATE REAL ESTATE COMPANY WITH EXPERTISE IN INVESTMENT MANAGEMENT, PROPERTY MANAGEMENT, DEVELOPMENT, DESIGN, CONSTRUCTION, LEASING AND FINANCING. RXR'S CORE GROWTH STRATEGY IS FOCUSED ON NEW YORK CITY AND THE SURROUNDING TRI-STATE AREA MARKETS.

## AVAILABLE: 13,125 SF FLAGSHIP OPPORTUNITY

- 3 blocks from the Metro North and Amtrak Station.
- 9.7 million SF of office space & over 67,000 daytime employees in immediate area.
- Next door to 42,000 SF of office suites & daycare center.
- 650 Residences on-site.\*  
\*325 Units in Tower One; 325 Units in Tower Two.
- Dedicated retail parking stalls.

### AREA RETAILERS:

Off Saks, Cheesecake Factory, Capital Grille, Target and many more!

### A TRUE EXCLUSIVE... CALL FOR THE DETAILS!

### AGENT:

Tyler Lyman:  
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## MULTIPLE DIVISIONS A



## MULTIPLE DIVISIONS B



## MULTIPLE DIVISIONS C



## MARKET DEMOGRAPHICS

# MEET YOUR DOWNTOWN STAMFORD RESIDENT

### AVERAGE AGE:

**36**

Young: 84% of households in the Downtown have someone 18-34.

### SMART:

94% of households have someone with a college or advanced degree.

46% have a master's degree or higher.

### RESIDENTS:

46,549 People live within a one mile radius of downtown.

7,730 Apartments and Condos located in downtown.

997 Residential units under construction with another 612 proposed units in downtown.

### AFFLUENT:

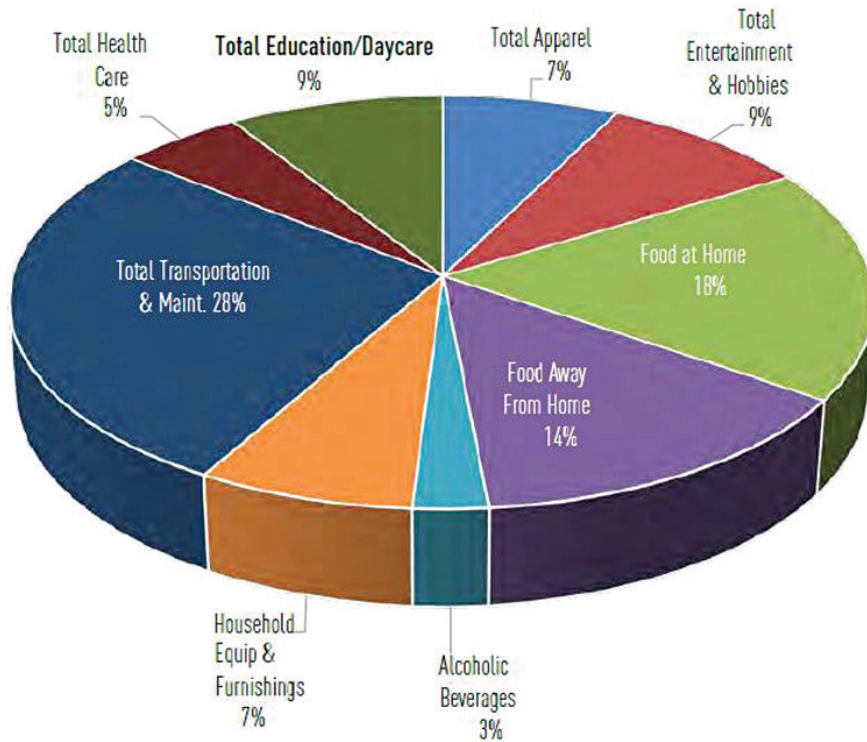
\$114,000 is the median income for Downtown residents.

(as compared to \$70,331 in-state, \$84,233 in Fairfield County and \$79,359 in the City of Stamford).

**MARKET DEMOGRAPHICS**

**BETWEEN 2010 AND 2018, IN A 1 MILE RADIUS, THE POPULATION GROWTH INCREASED BY 14.17%**

**2018 Annual Consumer Spending (1 mile)**



Source: CoStar Retail Spending Report (2018)

**355 Atlantic Street, Stamford, CT Demographics**

