



FOR CONCEPT ONLY

## 553 PACIFIC STREET | STAMFORD, CT

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

**AGENTS:**

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# GREAT RESTAURANT REDEVELOPMENT OPPORTUNITY!

## AVAILABLE: 3,943 SF / 0.42 AC

Ground lease or existing building available.  
Tenant improvement allowance available.  
Surrounded by over 4,000 apartment units.

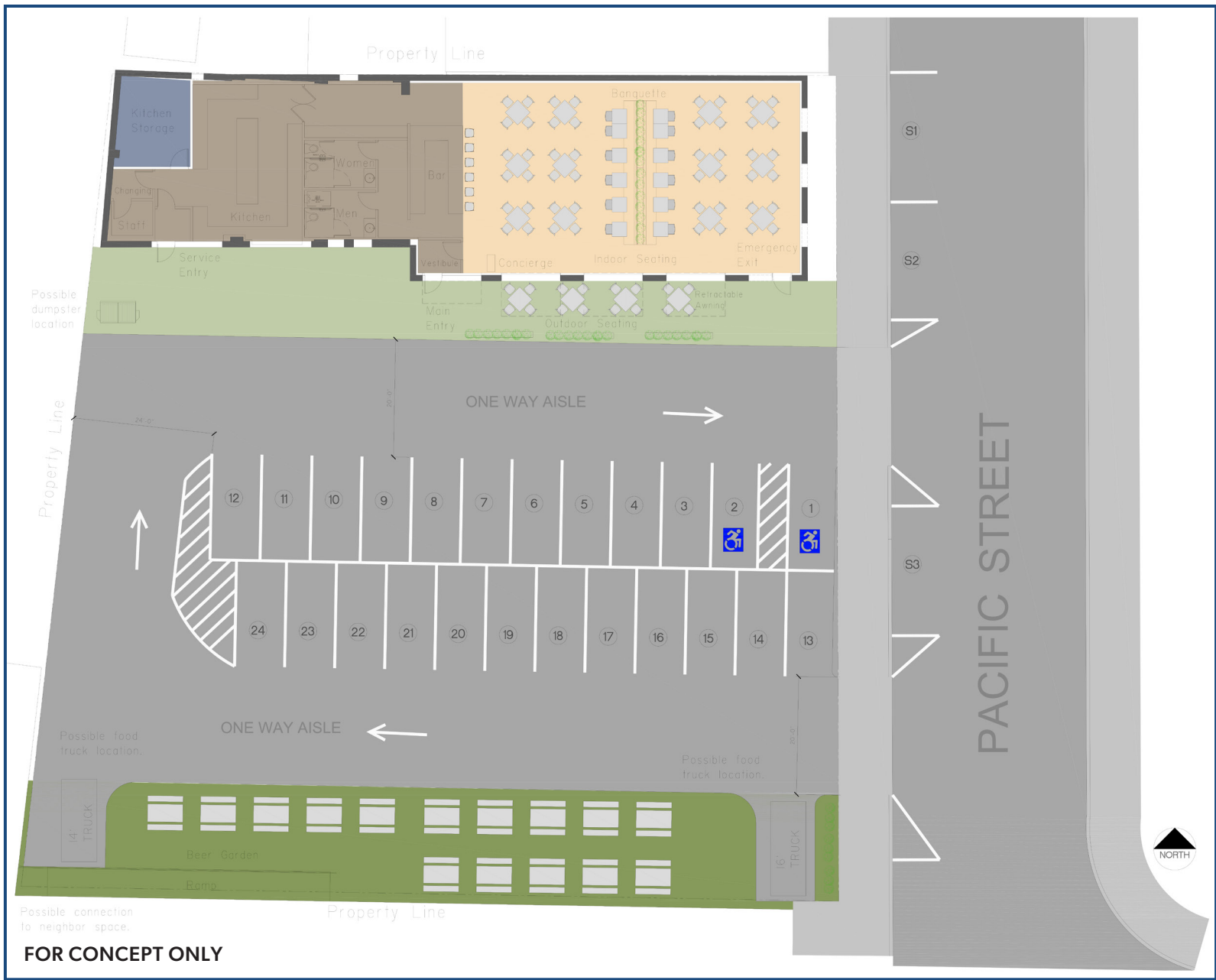
**AREA RETAILERS:** F45, Design Within Reach, CVS, Golftec, Fortina, Rhone, and many others!

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	34,826	122,979	172,838
<b>HOUSEHOLDS</b>	13,618	48,472	66,961
<b>AVG. HOUSEHOLD \$</b>	\$109,440	\$149,424	\$182,742

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