

**17 HIGH RIDGE ROAD  
STAMFORD, CT**

**SUNSET BEACH**



**FOR LEASE:  
1,348 SF  
+ 2,505 SF  
BASEMENT**

» Great visibility at the busiest intersection in Stamford (Bulls Head)

**AREA RETAILERS:**



**AND MANY OTHERS!**

**DEMOGRAPHICS**

	1-Mile	3-Miles	5-Miles
Population	19,130	143,370	190,691
Number of Household	8,500	57,470	74,225
Avg. Household Income	\$167,875	\$184,140	\$245,530

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

**AGENTS:  
TYLER LYMAN  
203.529.4639  
tl@truecre.com**

**WES CRAFT  
203.522.7484  
wc@truecre.com**

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17 HIGH RIDGE ROAD, STAMFORD, CT

**Saks OFF 5TH**

**WHOLE FOODS MARKET**

**EST. COAL HOUSE 2009**

Hawley Lane SHOES

**ups**  
The UPS Store

**CVS pharmacy**

**DIG.**

**HomeGoods**

**Starbucks**

THE ORIGINAL FRANK PEPE PIZZERIA NAPOLETANA EST. 1925

**SHAKE SHACK**

**T-Mobile**

**MY SALON**

**Bank of America**

**DUNKIN'**

**SITE**

**UNITED STATES POSTAL SERVICE**

**SUBWAY**

GOLD SPRING RD | 18,000 VPD

LONG RIDGE RD | 13,500 VPD

GOLD SPRING RD | 12,200 VPD

LONG RIDGE RD | 8,700 VPD

HIGH RIDGE RD | 42,100 VPD

BEDFORD ST | 10,900 VPD

BEDFORD STREET

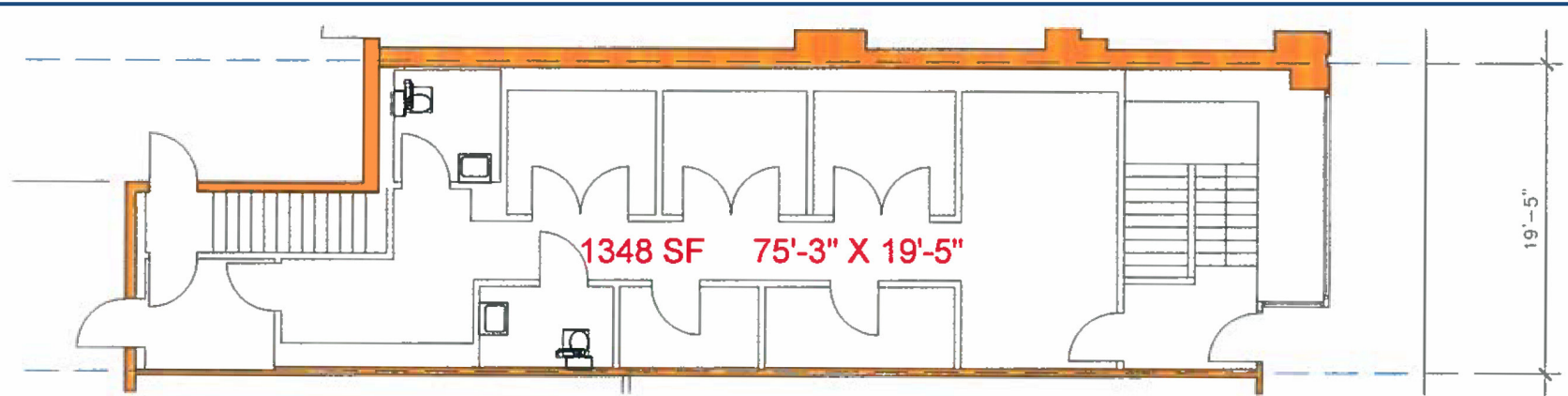
SUMMER ST

**ofc**  
URGENT CARE  
american family care

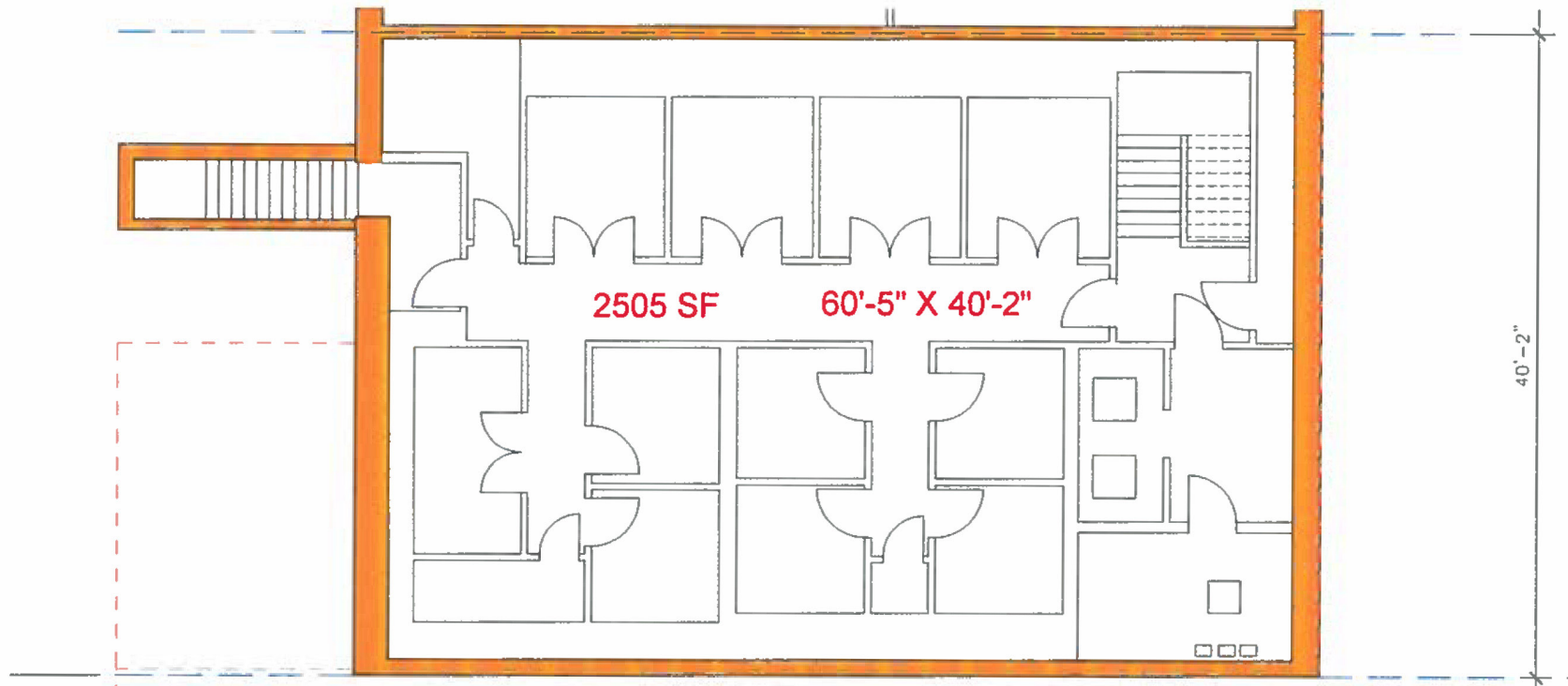
**First County Bank**  
It's where you belong.

**TRUE**  
COMMERCIAL REAL ESTATE LLC





FIRST FLOOR PLAN



CELLAR PLAN

CELLAR	2,505 SF
FIRST FLOOR	1,348 SF
TOTAL	3,853 SF