

**17 HIGH RIDGE ROAD
STAMFORD, CT**

SUNSET BEACH



**100%
LEASED**

» 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

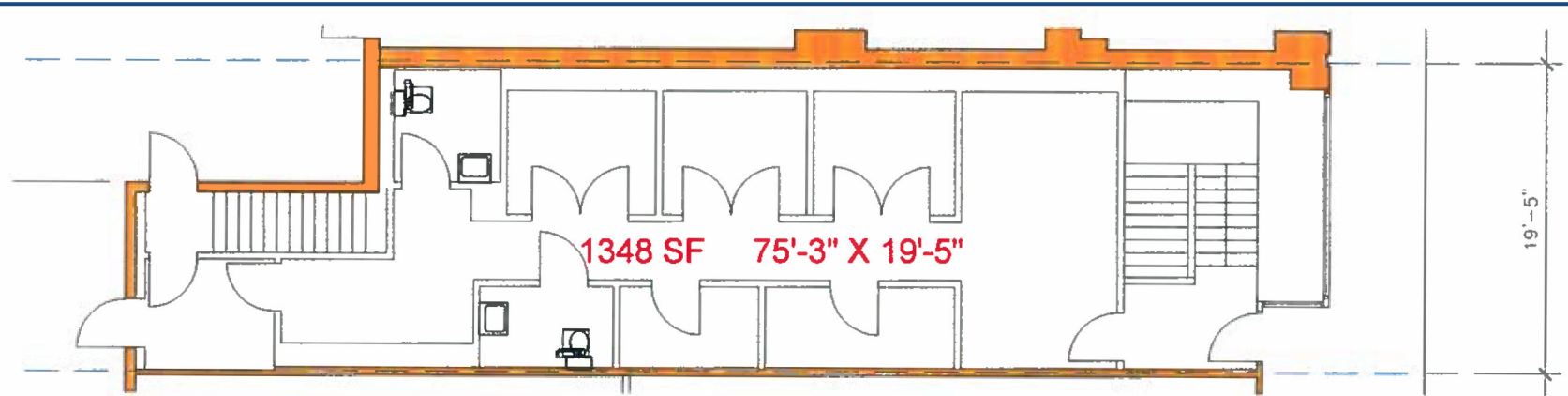
BEDFORD STREET

SUMMER ST

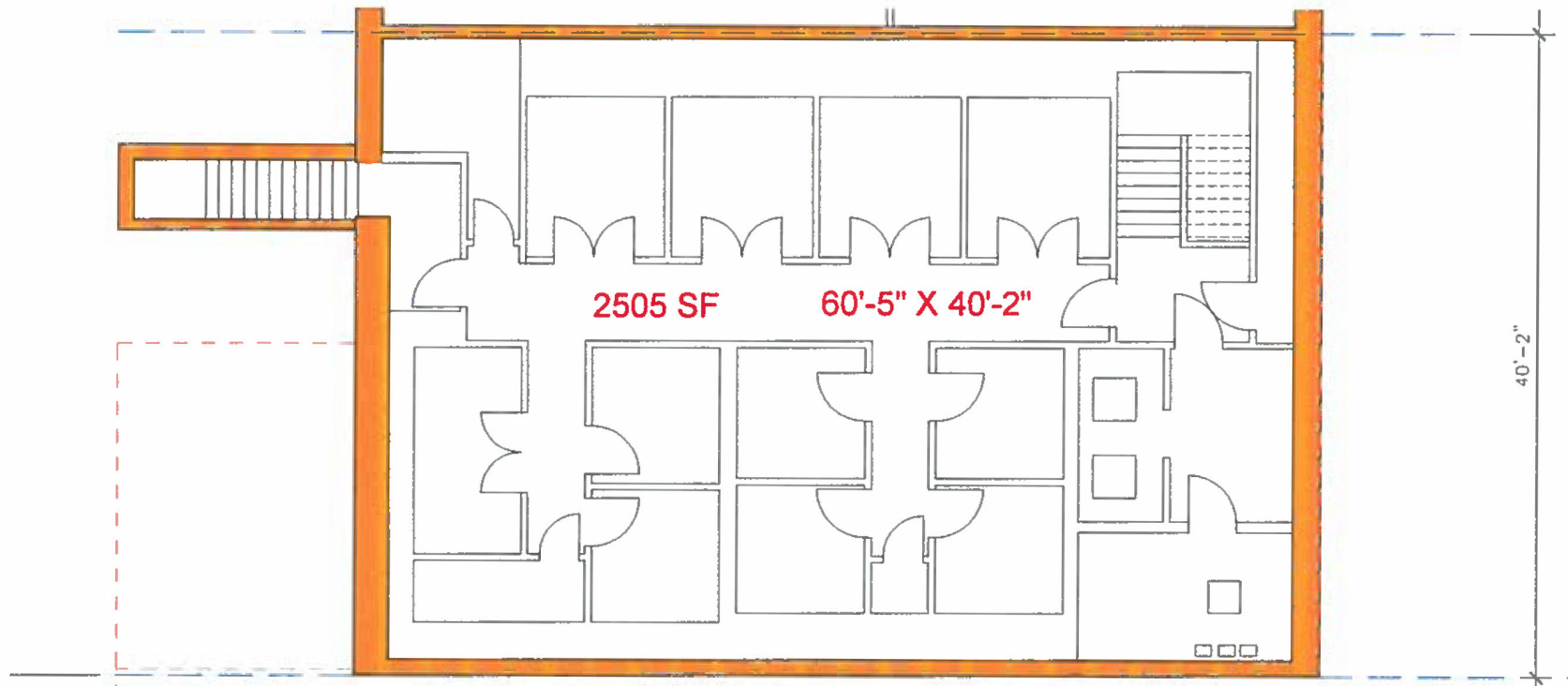
ofc
URGENT CARE
american family care

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