

Ideal Retail, Medical or Office - 2,500 sf

1051 Long Ridge Road, Stamford, CT



- Adjacent to Merritt Pkwy Exit 34
- High end build-out, natural light
- 189' frontage on Long Ridge Road
- Great signage opportunities
- Convenient to Greenwich, New Canaan, Darien
- 94 spaces – 6.31 per 1,000sf

Available Space: 2,500 SF

Lease: \$8,000/mo gross + Utilities for 2,500sf

Possession: Immediate

Term: 5-10 year

Exclusive Agents:

Jeff Snell (203) 551-1375
Jeff@pyramidregroup.com

& Norman Lotstein (203) 391-6822
Norman@pyramidregroup.com

Pyramid Real Estate Group

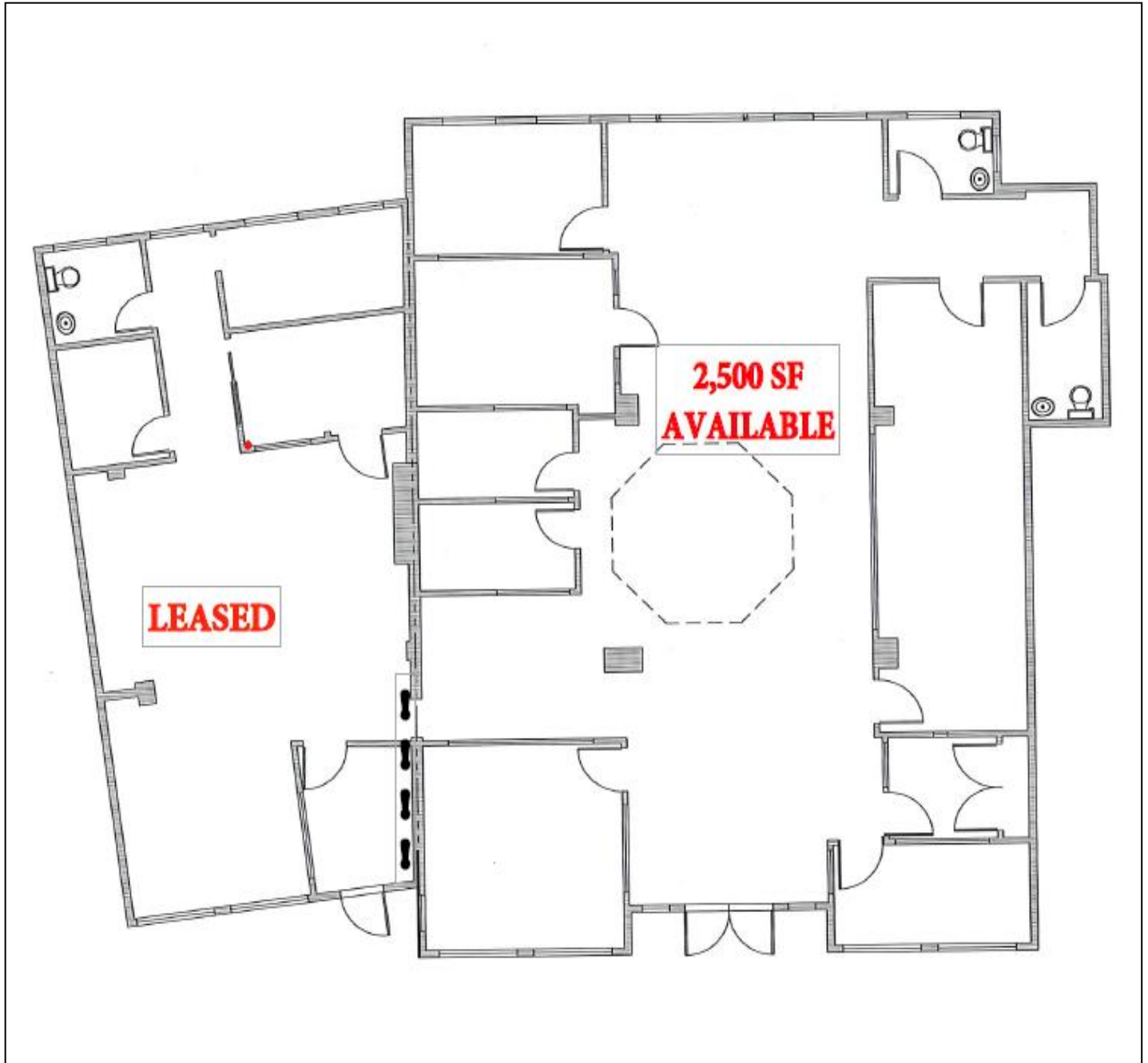
20 Summer Street, Stamford, CT 06901

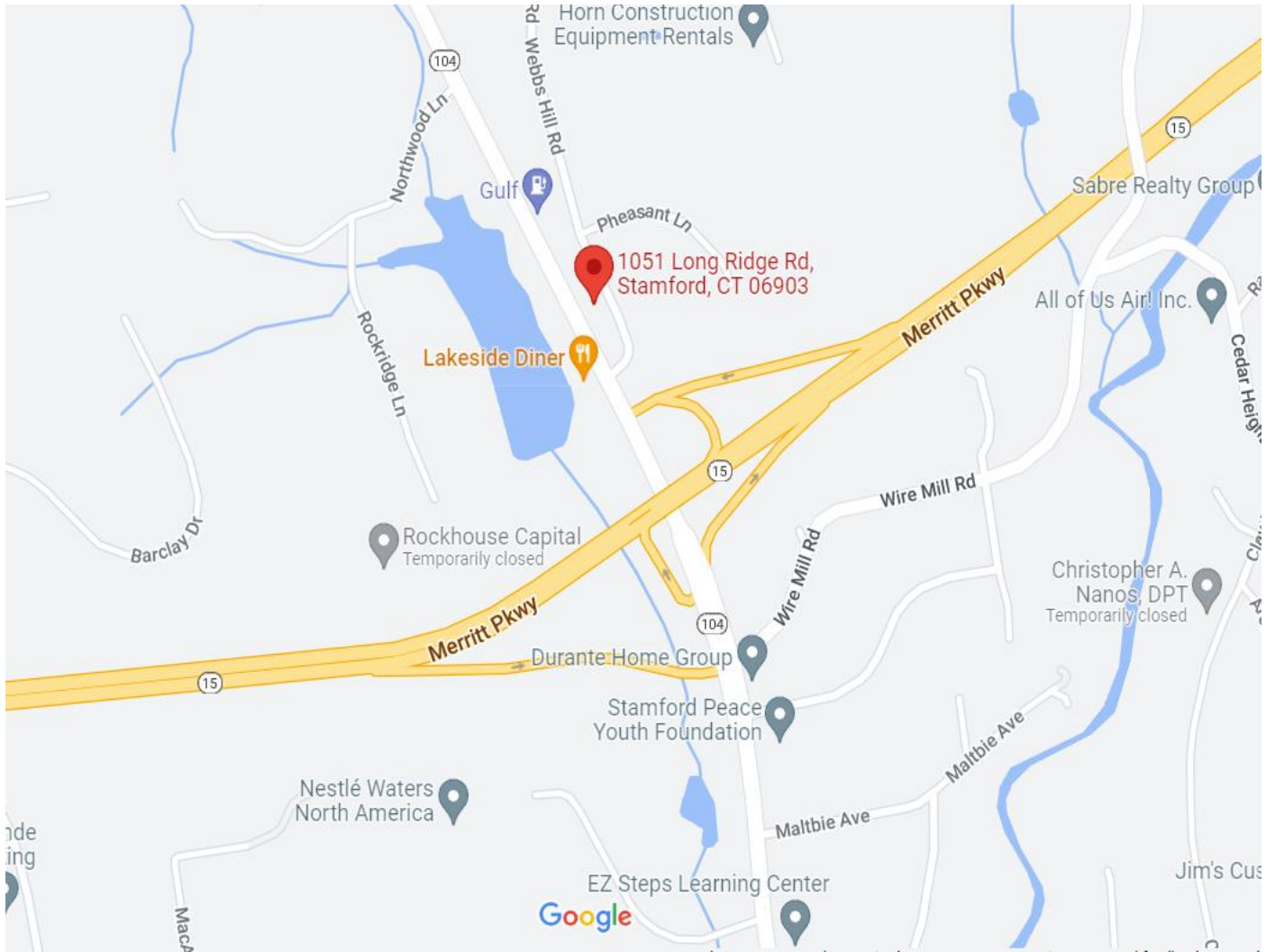
• Telephone: (203) 348-8566 • Fax (203) 358-9763

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PROPERTY DETAIL

Information for the property located at 1051 Long Ridge Rd Stamford, CT includes data gathered from Fairfield County tax records, public records data providers and LoopNet historical data records.

Address: 1051 Long Ridge Rd
County: Fairfield
State: Connecticut

Land Use: Commercial Building
Zoning: CN
Flood Zone: 48713538 0

Lot Size: 1.2753

Tax Year: 2021

Submarket: Stamford
Market: Westchester/So Connecticut
CBSA: Bridgeport-Stamford-Norwalk, CT
APN/Parcel ID: STAM-000001-000000-009154
TOTAL SQ FT: 16,430

Tax Code Area: 112
Assessed Year: 2021
Census: 0204002015

DEMOGRAPHICS near 1051 LONG RIDGE ROAD

	1 MILE	3 MILE	5 MILE
2022 Total Population	4,719	46,480	172,205
2027 Population	4,688	46,225	172,801
Pop Growth 2022-2027	(0.66%)	(0.55%)	+ 0.35%
Average Age	43	42	40
2022 Total Households	1,657	16,964	64,206
HH Growth 2022-2027	(0.84%)	(0.70%)	+ 0.31%
Median Household Inc	\$174,288	\$154,931	\$119,031
Avg Household Size	2.80	2.70	2.60
2022 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$774,301	\$725,719	\$741,111
Median Year Built	1961	1962	1964