

For Sale or Lease



**1039 East Main Street, Stamford CT 06902**

### **Excellent Location on East Main Street for Sale or Lease**

Available for Sale or Lease is this approx. 4,850 sq ft clear span free standing building on East Main St (US-1) in Stamford (approx 51x 96'). Located in the C-B Community Business District Zone, this building has a large frontage on East Main (approx 100'), two curb cuts and is set on .37 acres of land. There is ample parking on the site. Easy access from I-95 and downtown Stamford. Only 1/3 mile from Exit 9 off I-95 and a mile from downtown Stamford. Traffic count of approx. 20,000. Less than a mile from Chelsea Piers. Originally built for Retail use, the building has also been used for Restaurant, Warehouse and Office applications. The C-B zone allows for a variety of uses including; Retail, Food Use, Office and Residential. Taxes are currently \$21,703.18 per year.

**Offered for Sale at \$1,500,000**  
**Offered for Lease at \$35 per sq ft—NNN**

**Contact: Robert Haile - c: 203 667-9751**  
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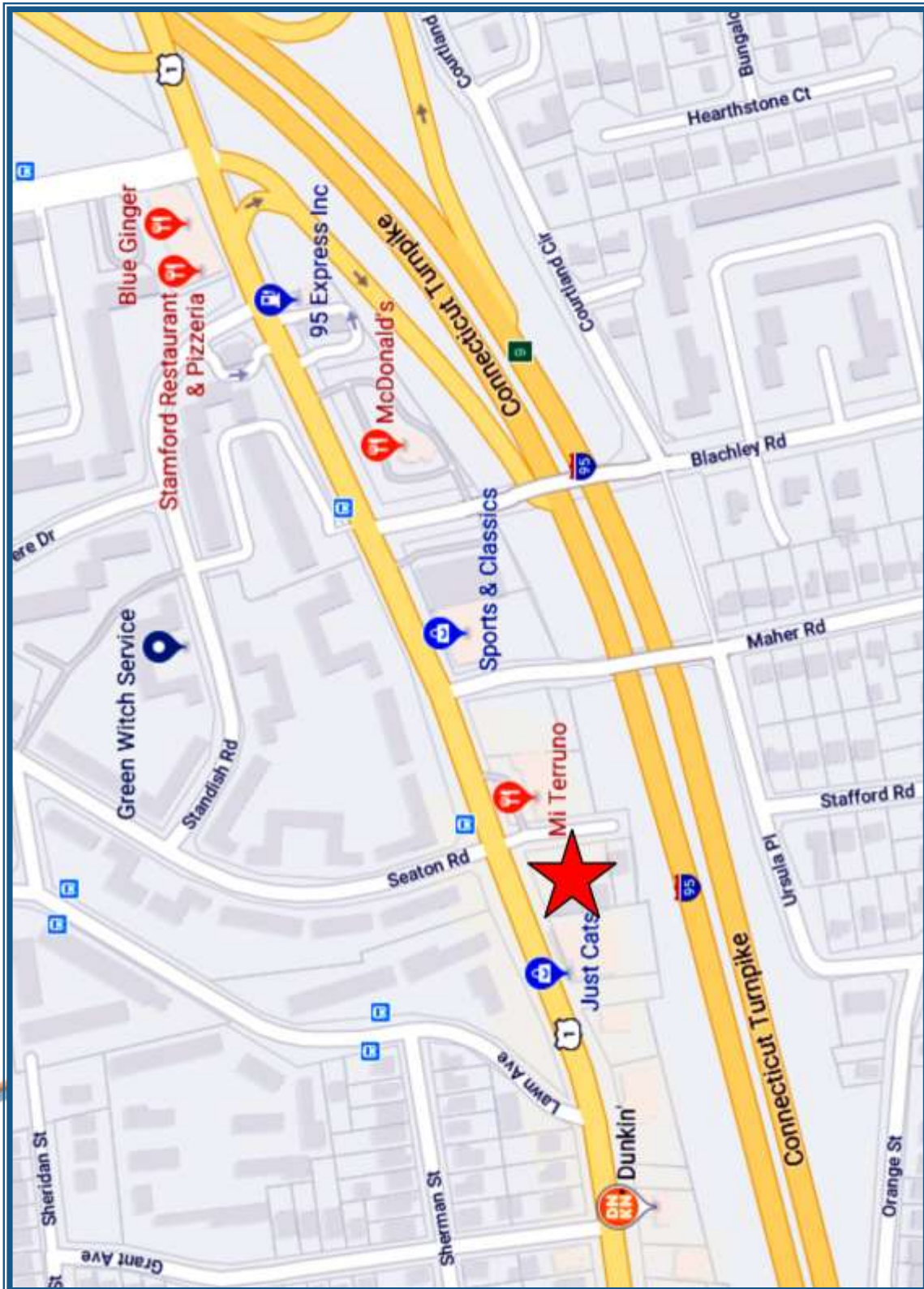
Data has been gathered from various sources. Broker has made best efforts to verify the information, but does not guarantee its accuracy.

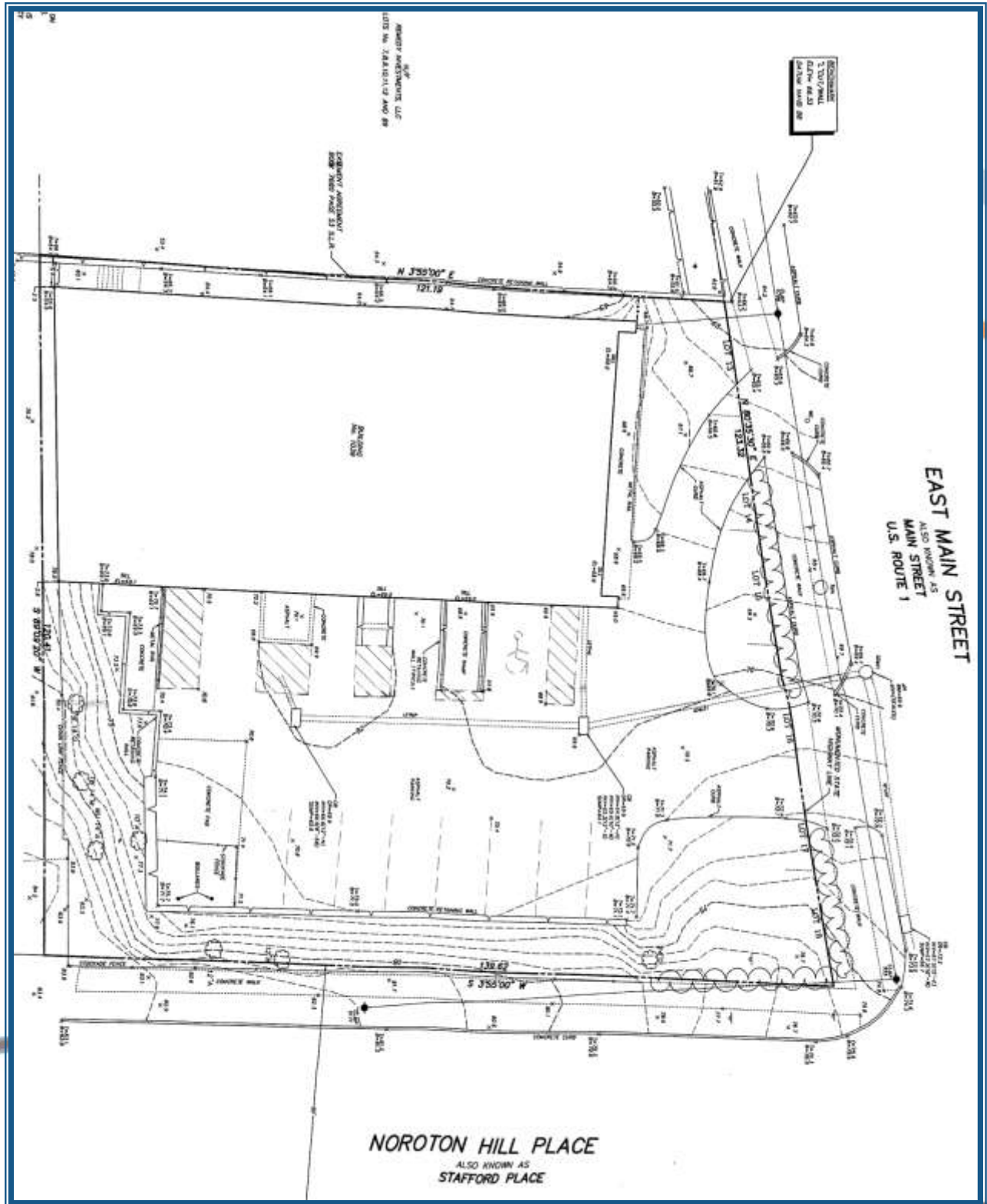
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**Office: (203) 388-8030**  
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**28 Rapids Road, Stamford, CT 06905**

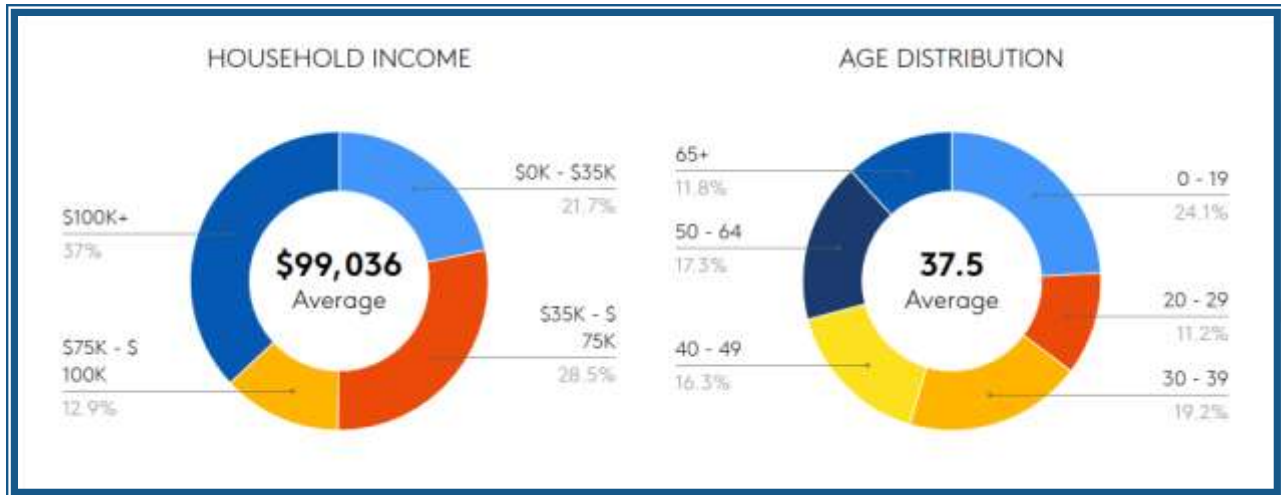


Street Map





# Demographics



	1 Mile	3 Mile	5 Mile
Total Population	33,772	125,063	180,197
2010 Population	35,783	113,994	168,533
2024 Population	33,357	126,972	182,148
Employees	18,786	106,057	134,826
Total Businesses	1,650	9,320	12,237
Average Household Income	\$99,036	\$120,728	\$140,046
Median Household Income	\$74,800	\$87,830	\$103,971
Total Consumer Spending	\$361.92M	\$1.4B	\$2.3B
Median Age	37.8	38.4	39.5
Households	13,851	48,072	67,591
Percent College Degree or Above	24%	26%	27%
Average Housing Unit Value	\$449,697	\$606,982	\$699,740