



FOR SALE

Available

1100 High Ridge Road | Stamford, CT



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Description

The development site presently consists of two parcels equaling $\pm 73,575$ square feet or ± 1.689 acres. The two parcels are splits between two zones; the Neighborhood Business (C-N) zoning district and the One Family Residence (R-10) zoning district. Both facilities are mostly vacant aside from the anchor tenant and provide a fantastic opportunity for immediate upside. In addition to the existing improvements the site could be used as a mixed-use re-development to capture significantly higher rents. New ownership will benefit from stable cash flow from the anchor tenant upon acquisition, providing flexibility to determine the ideal timing and type of re-positioning to pursue. The property's large 1.689-acre footprint could also be viewed as a prime site for a national retailer.

Retail & Multifamily Redevelopment Opportunity.

- Located along one of the busiest and most prominent retail corridors in Fairfield County, surrounded by prominent national retailers such as Trader Joes, Cosi, Burger King, CVS among others.
- Situated at the Northern End of the city of Stamford, whose population has grown 5.7% since 2010.
- The gross allowable "as of right" SF for the site, based on current zoning is 23,500 SF.
- The current anchor Noelle Beauty Salon and Spa could remain as the anchor tenant or be relocated.
- Excellent visibility along High Ridge Road and almost immediately visible from the Merritt Parkway.
- Annual Average Daily Traffic count of over 50,000 cars makes it an ideal retail location.

Property photos



Schedule a tour

See for yourself what this property has to offer.

[Schedule now](#)

Property expert



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