

ONE ATLANTIC

ONE ATLANTIC STREET
STAMFORD | CONNECTICUT

LOCATED AT THE CORNER OF BROAD AND
ATLANTIC STREET



RIPCO
REAL ESTATE



ONE ATLANTIC

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PROPERTY FEATURES

SIZE

Retail A - Soon to be Bank
Retail B - 1,150 SF
Retail C - 1,150 SF
Retail D - 1,150 SF
Retail E - 1,150 SF
Retail F - Currently Citizens Bank
Retail G - 876 SF
Retail H - 680 SF

ASKING RENT

Upon Request

CEILING HEIGHTS

23' - 4"

NEIGHBORS

Brick House Bar & Grill, CVS Pharmacy, Chez Vous Bistro, Brother Jimmy's BBQ, Fuji Japanese, Burlington, Kotobuki Japanese, McDonald's, ZaZa Italian Gastrobar & Wine, Bow-Tie Cinemas, Macy's Backstage, HSBC Bank, Residence Inn by Marriott Stamford, Target, Citibank, bartaco, The Palace Theatre

Stamford Town Center

Abercrombie & Fitch, Aeropostale, American Eagle Outfitters, Banana Republic, Barnes & Noble, Bath & Body Works, Brow Art 23, Brooks Brothers, Express, Foot Locker, GameStop, GAP, GNC, Justice, LOFT, Macy's, Michael Kors, Sephora, The Capital Grille, The Cheesecake Factory, Victoria's Secret

COMMENTS

All uses considered - immediate possession

Located one block from The University of Connecticut Stamford Campus

MARKET AERIAL



CHEZ VOUS BISTRO
 BROTHER JIMMY'S BBQ
 FUJI JAPANESE RESTAURANT
 Burlington

QUATTRO PAZZI
 LUCKY'S CLASSIC BURGER & MALT SHOP
 CAPRICCIO CAFE
 BEDFORD HALL CRAFT KITCHEN & BAR
 ZAZA ITALIAN GASTROBAR & WINE
 Walgreens

UNIVERSITY OF CONNECTICUT STAMFORD CAMPUS

target

ONE ATLANTIC

BOW-TIE CINEMAS LANDMARK

Sheraton

STAMFORD HOSPITAL BENNETT MEDICAL CENTER

bartaco
 BOW-TIE CINEMAS MAJESTIC 6
 RIVIERA MAYA MEXICAN RESTAURANT
 ACUARIO PERUVIAN RESTAURANT

Hampton

STAMFORD TOWN CENTER
 macy's backstage BARNES & NOBLE
 BANANA REPUBLIC AÉROPOSTALE EXPRESS
 VICTORIA'S SECRET Bath & Body Works AMERICAN EAGLE OUTFITTERS
 Abercrombie & Fitch MK MICHAEL Brooks Brothers
 Gap Stop Foot Locker Cheesecake Factory SEPHORA
 GAP ANN TAYLOR LOFT CAPITAL GNC Justice Starbucks

SAFAVIEH HOME FURNISHINGS
 BOBBY V'S RESTAURANT & SPORTS BAR

COURTYARD Residence THE PALACE THEATRE
 DUNKIN' WELLS FARGO UFC GYM
 Kashi CASK REPUBLIC

115,700 VPD

STAMFORD TRAIN STATION

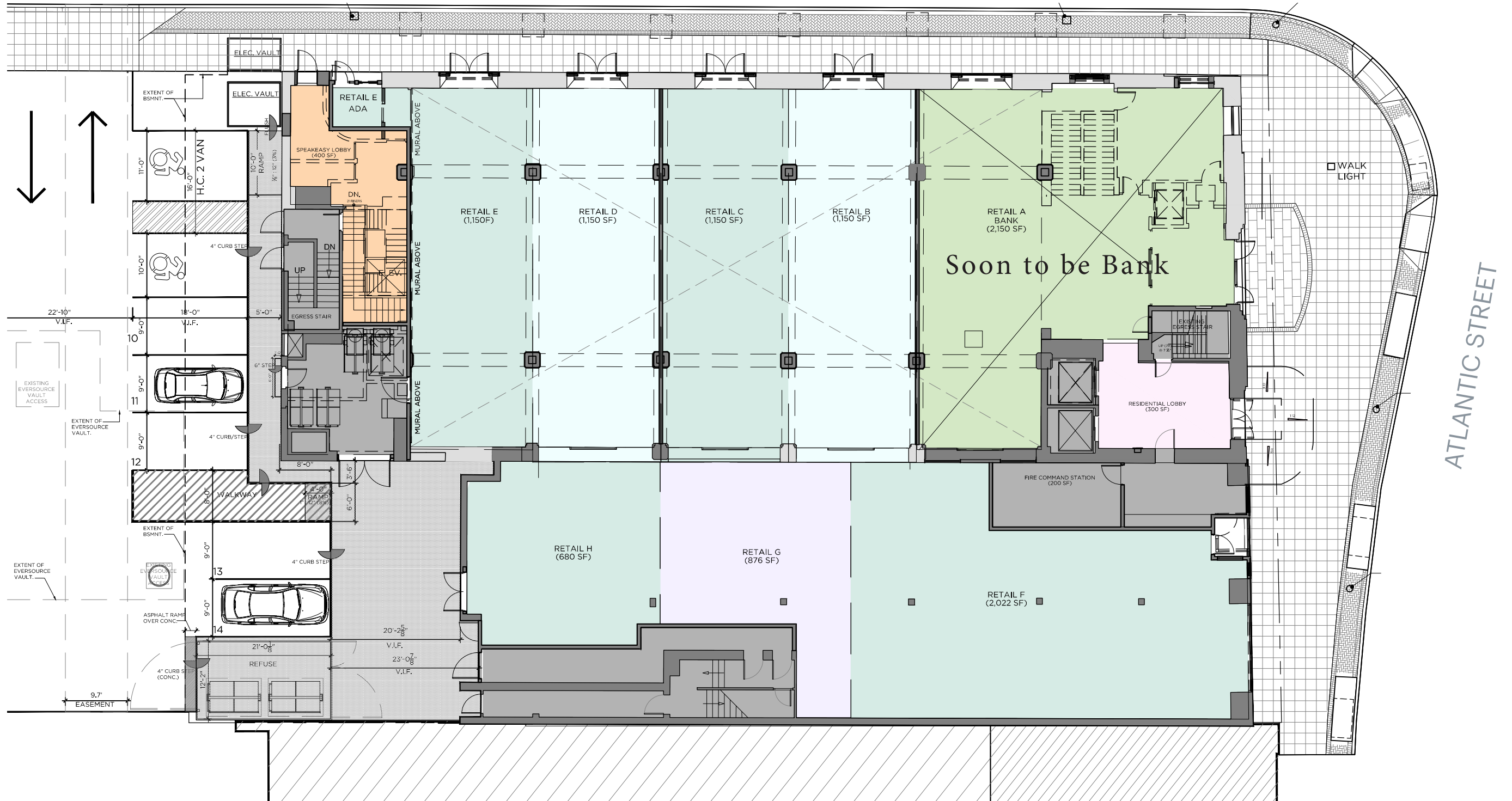
AERIAL



FLOOR PLAN

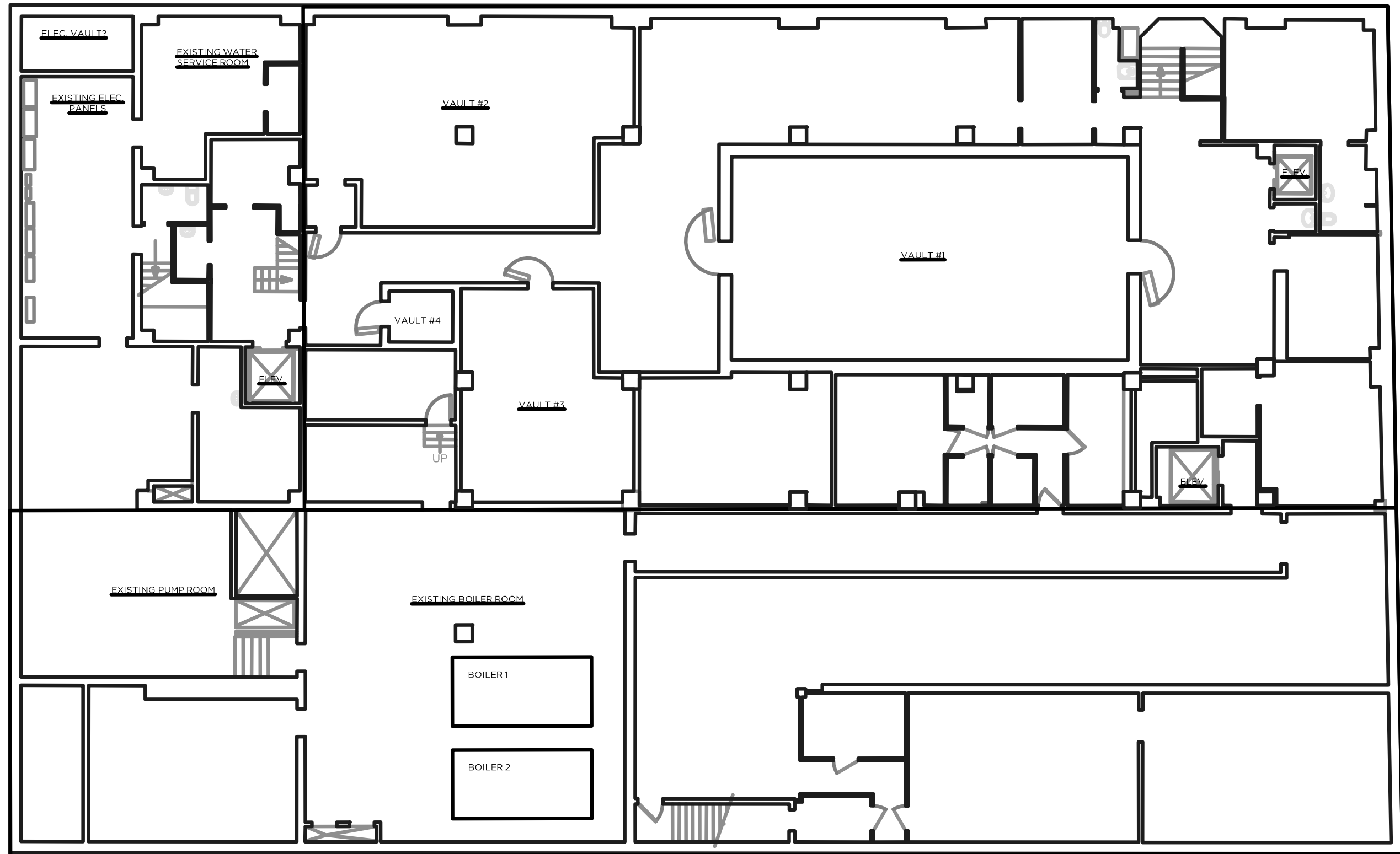
GROUND FLOOR

BROAD STREET

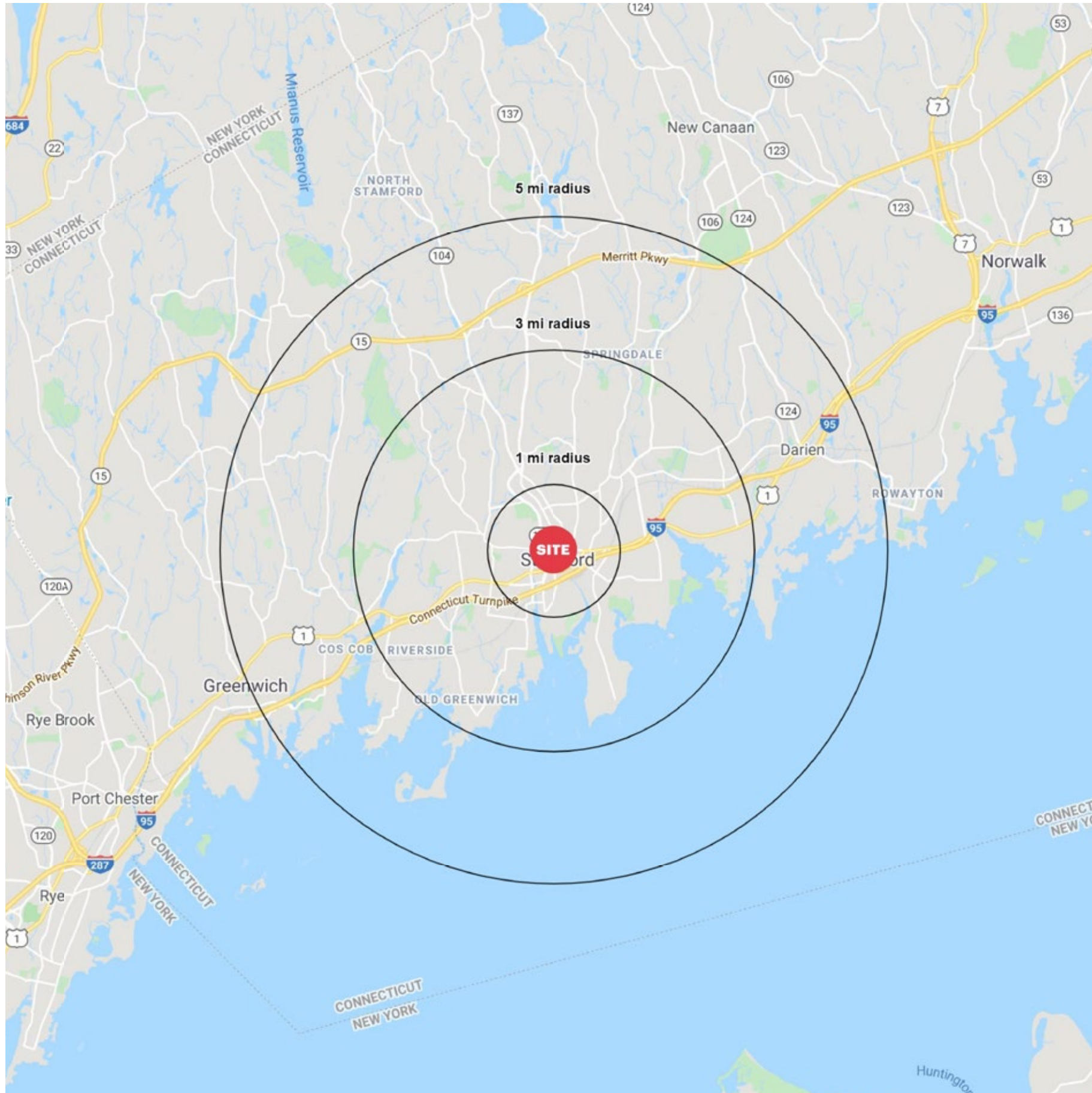


FLOOR PLAN

LOWER LEVEL



AREA DEMOGRAPHICS



ONE ATLANTIC STREET STAMFORD, CONNECTICUT

1 MILE RADIUS

POPULATION
50,530
HOUSEHOLDS
21,405
AVERAGE HOUSEHOLD INCOME
\$115,503
MEDIAN HOUSEHOLD INCOME
\$81,266

COLLEGE GRADUATES (BACHELOR'S +)
17,146 - 48.2%
TOTAL BUSINESSES
5,238
TOTAL EMPLOYEES
53,643
DAYTIME POPULATION (W/ 16 YR +)
64,765

3 MILE RADIUS

POPULATION
136,217
HOUSEHOLDS
53,848
AVERAGE HOUSEHOLD INCOME
\$158,853
MEDIAN HOUSEHOLD INCOME
\$107,489

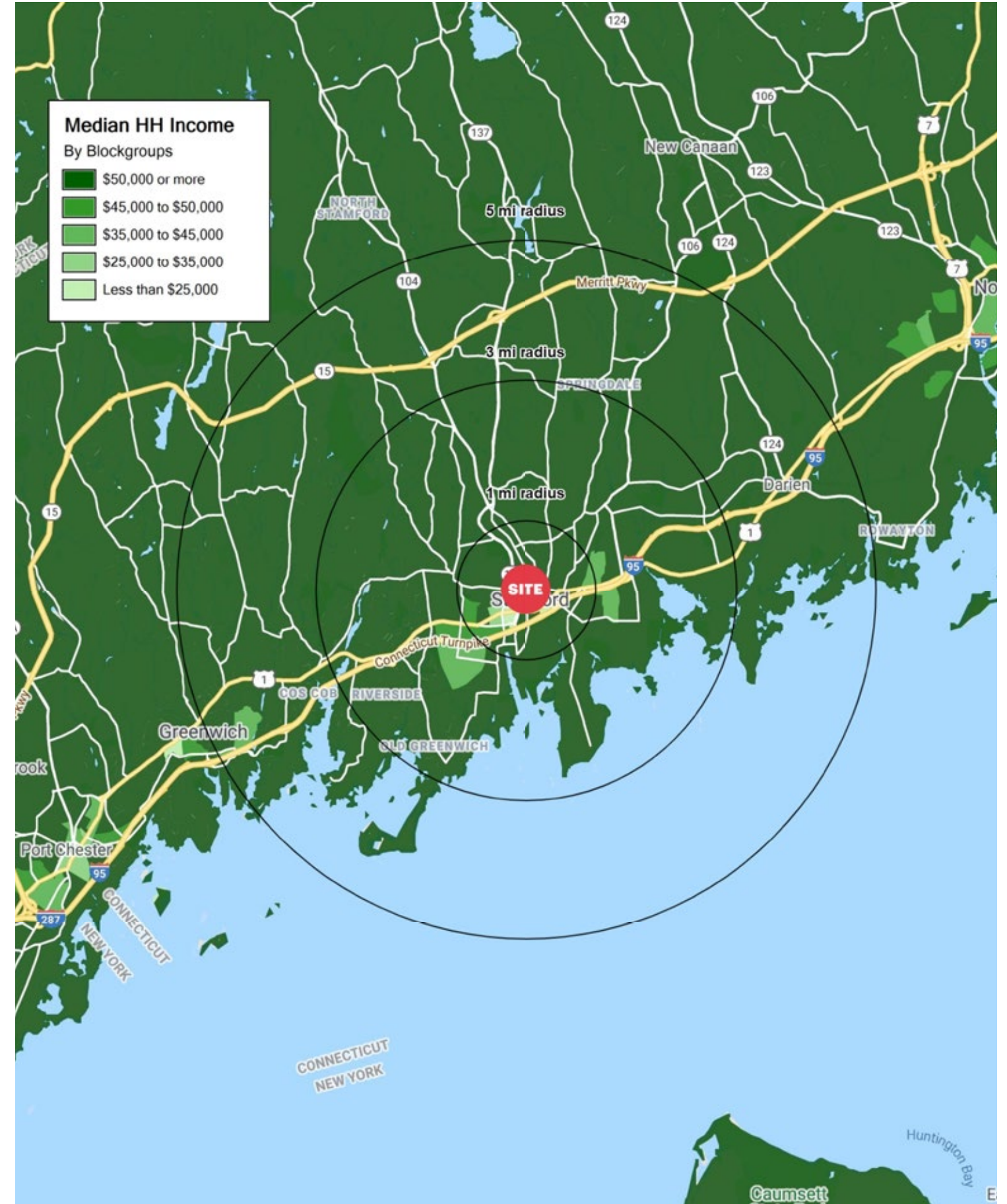
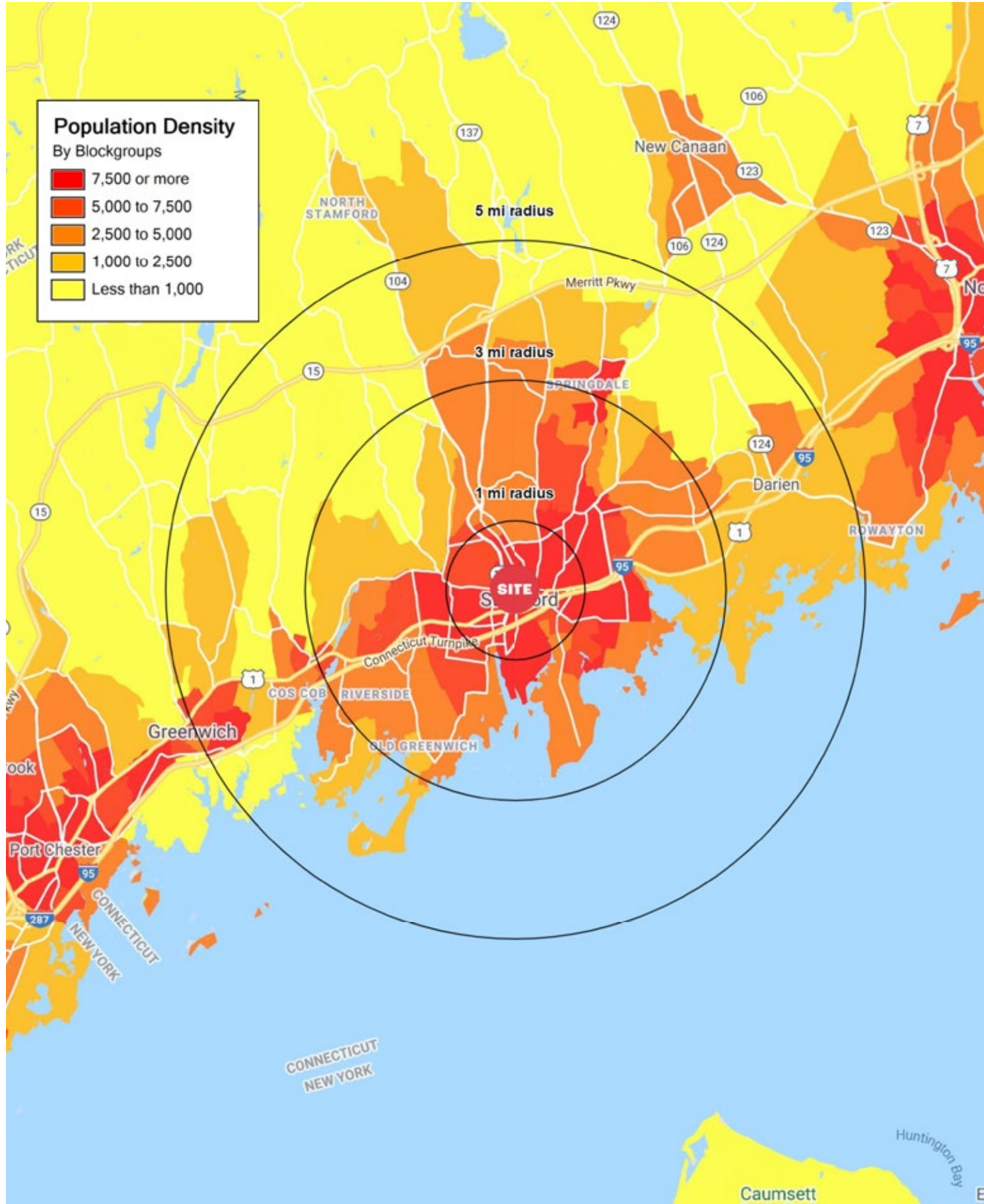
COLLEGE GRADUATES (BACHELOR'S +)
48,908 - 51.3%
TOTAL BUSINESSES
10,271
TOTAL EMPLOYEES
104,591
DAYTIME POPULATION (W/ 16 YR +)
137,906

5 MILE RADIUS

POPULATION
181,414
HOUSEHOLDS
71,115
AVERAGE HOUSEHOLD INCOME
\$193,634
MEDIAN HOUSEHOLD INCOME
\$122,822

COLLEGE GRADUATES (BACHELOR'S +)
71,334 - 56.2%
TOTAL BUSINESSES
14,364
TOTAL EMPLOYEES
139,441
DAYTIME POPULATION (W/ 16 YR +)
186,947

AREA DEMOGRAPHICS





CONTACT EXCLUSIVE AGENT

**NINA BECKER - CLS
RETAIL & HOSPITALITY**

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.