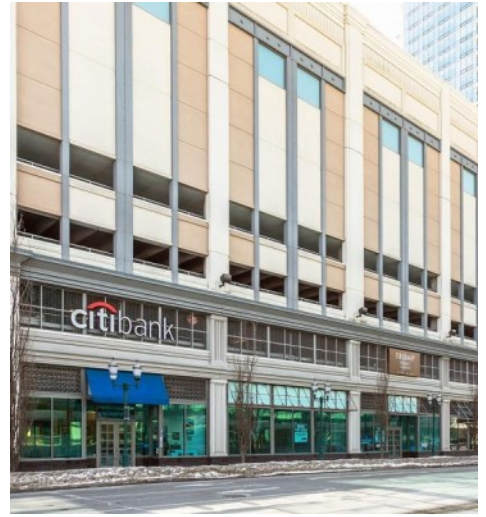


# Shops Under Target

7 BROAD ST, STAMFORD, CT

AVAILABLE SPACE: FULLY LEASED



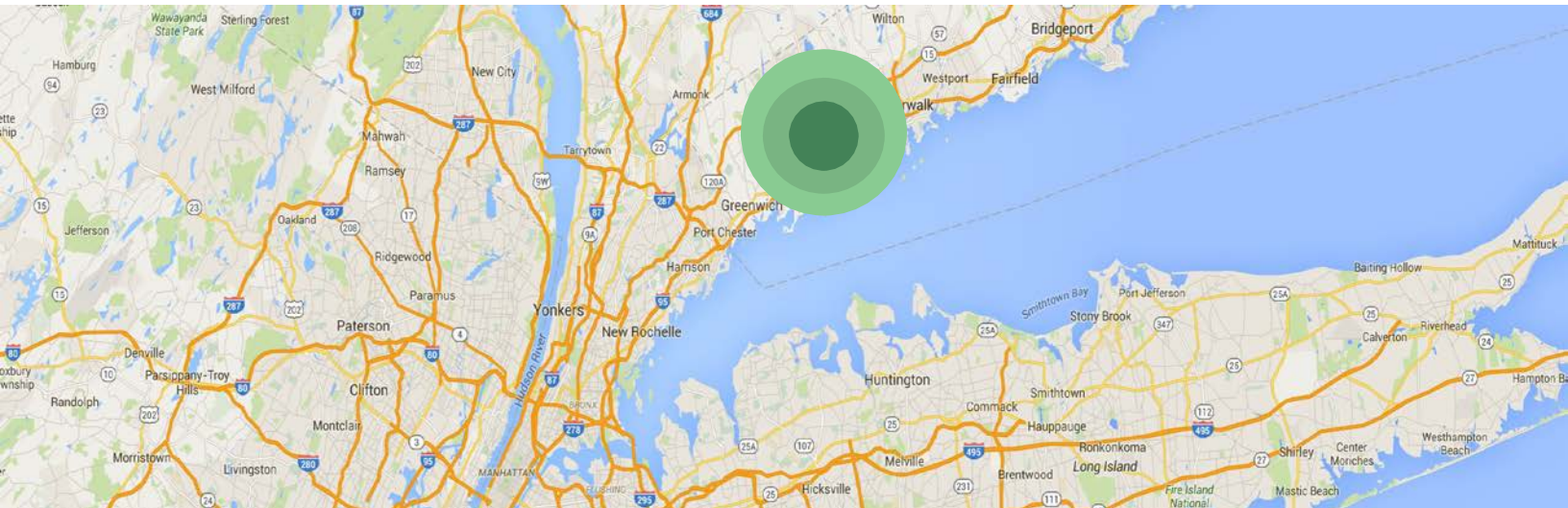
**PROPERTY FEATURES:**

- Anchors: Target, Citibank, Phoenix Salon, Wayne’s Steakhouse
- Located less than one mile from the Stamford Amtrak train station, which is a 45-minute train ride from NYC.
- Shops Under Target is a 16,000 SF ground floor retail condominium located in downtown Stamford, CT.
- Built in 2004 and consists of four retail suites, which can be further subdivided.
- Strong Submarket: The submarket retail vacancy is 2.9%.
- Competitive Area with Growing Demand Drivers: Situated below Target and located near some of the most significant recent developments such as

Courtyard by Marriott, Trump Parc Residence as well as the University of Connecticut.

- Close proximity to Summer St., one of the most desired restaurant destinations in Stamford.

DEMOGRAPHIC	1-MILE	3-MILE	5-MILE
2014 Population (est.)	41,742	131,055	176,241
Annual Growth ‘10 - ‘14	7.59%	2.59%	3.75%
Median HH Income	\$82,738	\$120,684	\$141,380
Traffic Counts: Broad St - 17,600 VPD & Washington Blvd - 52,238 VPD			



EXCLUSIVE BROKER:



Skip Lane  
Cushman & Wakefield  
O: 203-326-5892  
skip.lane@cushwake.com



# Shops Under Target

7 BROAD ST, STAMFORD, CT

AVAILABLE SPACE: FULLY LEASED



**LOCATION OVERVIEW:**

The Shops Under Target presents a unique high-street meets suburban shopping center experience. It is anchored by Target and Citibank and recently announced the addition of Wayne’s Steakhouse. It enjoys the convenience of onsite parking in an urban environment on downtown Stamford’s famed Broad Street at the base of the Trump Parc Residences. The Shops offer modern construction, with impressive ceiling heights and visibility that are unparalleled in this Stamford retail corridor. The property is adjacent to The University of Connecticut’s (UConn) Stamford Campus and the Trump Residences which drive daytime as well as nights and weekend traffic. Vehicular traffic is strong as well with over 70,000 cars per day

TENANT	SF	%
Citibank	4,544	28.4%
Wayne’s Steakhouse	7,178	44.9%
Phenix Salon Suites	4,277	26.3%

