



OFFERING MEMORANDUM

PREMIUM DEVELOPMENT OPPORTUNITY FOR SALE

High Ridge Road
Stamford, CT

2.37 Acre | 400 Foot
Lot Size | Frontage



Kravet Realty
Commerical Real Estate
65 Broad Street, Stamford, CT

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 813 to 833 High Ridge Road, Stamford, CT. It has been prepared by Kravet Realty LLC. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Kravet Realty LLC. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by 813 to 833 High Ridge Road, Stamford, CT from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from 813 to 833 High Ridge Road, Stamford, CT you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Kravet Realty LLC expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered



Kravet Realty
Commerical Real Estate
65 Broad Street, Stamford, CT

Table of Contents

-Executive Summary

-Zoning

-Survey

-Overview

-Sales Comparables

-Traffic Counts

-Surrounding Area

-Demographics

Executive Summary

Kravet Realty is proud to exclusively present a premier development opportunity located along High Ridge Road in Stamford, Connecticut. The offering consists of approximately 2.37 acres of contiguous land encompassing 833, 831, 827, 825, and 815 High Ridge Road, as well as 0 Donata Lane and 12 Tally-Ho Lane, with approximately 400 feet of direct frontage along one of Stamford's most prominent commercial corridors.

The site is well suited for a thoughtfully designed mixed-use development incorporating neighborhood-serving retail, service, and residential uses that preserve a family-oriented, community-focused character. High Ridge Road is one of Stamford's most heavily traveled retail corridors, with average daily traffic counts ranging between approximately 25,000 and 30,000 vehicles, providing exceptional visibility and exposure. The corridor serves as a primary arterial connection between the Merritt Parkway and Downtown Stamford, supporting strong retail fundamentals. While pedestrian traffic is more limited and largely concentrated near bus stops and adjacent shopping plazas, the site benefits from sustained vehicular demand and established surrounding retail activity.

Asking Price - \$10,000,000



Kravet Realty
Commerical Real Estate
65 Broad Street, Stamford, CT

Re -Zoning - Option

CN (Neighborhood Commercial)

CN serves as a buffer between residential zones and more intense commercial districts, supporting daily-use businesses for local residents.

CN zoning does not primarily regulate minimum lot size or frontage for housing use; instead it focuses on commercial uses, overall building placement, parking, setbacks, and pedestrian access.

**CN Zoning – Neighborhood Commercial (Stamford, CT)
Development / Bulk Regulations**

Minimum Lot Area: 5,000 SF

Minimum Frontage: 50 FT

Minimum Lot Area per Dwelling Unit: 2,500 SF

Maximum FAR: 0.30

Maximum Stories: 2 stories

Maximum Building Height: 25 feet

Maximum Lot Coverage: 30%

Permitted / Typical As-of-Right Uses

- Neighborhood retail shops
- Food shops, bakeries, specialty markets
- Cafés, coffee shops (entertainment subject to approval)
- Personal service establishments (salons, barber, nail, spa)
- Professional & medical offices
- Banks & financial institutions
- Pharmacies / drug stores
- Fitness studios / boutique gyms
- Day care centers
- Pet related retail & services

Dwelling units (single-family, two-family, and multi-family, subject to density limits)

Uses Typically Requiring Special Permit / Board Approval

Restaurants with entertainment

Drive-through uses (limited categories)

Certain automotive uses

Cannabis-related uses

Higher-intensity or larger-format commercial uses



Kravet Realty
Commerical Real Estate
65 Broad Street, Stamford, CT

Re -Zoning - Option

VC (Village Commercial)

What V-C Is Meant For; Neighborhood “Main Street” districts;

Walkable, pedestrian-oriented, transit-friendly

Small-to-mid scale retail + mixed-use

Designed to protect adjacent single-family neighborhoods Permitted Uses

Broad mix including:

Retail

Personal services

Restaurants

Office

Residential (often above retail)

Up to 5 stories / 55'

5th floor must be: Set back 10' OR $\leq 50\%$ of footprint

FAR

Residential only: up to 1.50 FAR

Mixed-use: up to 1.75 FAR

Non-residential cap: max 0.50 FAR

BMR Bonus: +0.25 FAR if all affordable units are on-site
(bonus FAR not counted toward BMR calc)

Coverage

Building coverage: 45% – 65%

Lot coverage: 70% – 85%

Residential Density Density is driven by FAR, not units

Avg unit size:

650 SF per unit - standard

500 SF if $\geq 20\%$ affordable

Design / Architecture (Boards Care A LOT)

Buildings pulled up to sidewalk

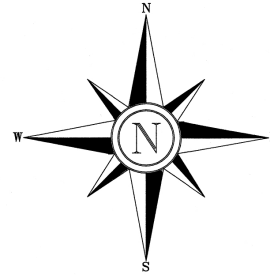
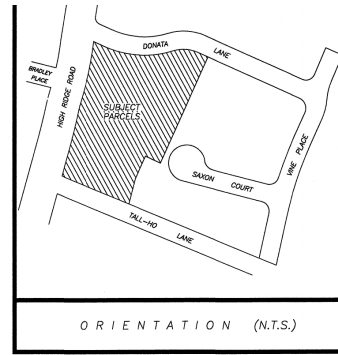
Active storefronts ($\geq 75\%$ glass on street)

Ground floor ceiling height $\geq 12'$

Rear parking only



Survey

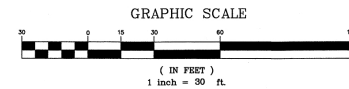


IMPROVEMENT LOCATION SURVEY - EXISTING

PREPARED FOR

AHUJA HOLDINGS, LLC

STAMFORD, CONNECTICUT



Kravet Realty
Commerical Real Estate
 65 Broad Street, Stamford, CT

High Ridge Road



Kravet Realty
Commerical Real Estate
65 Broad Street, Stamford, CT

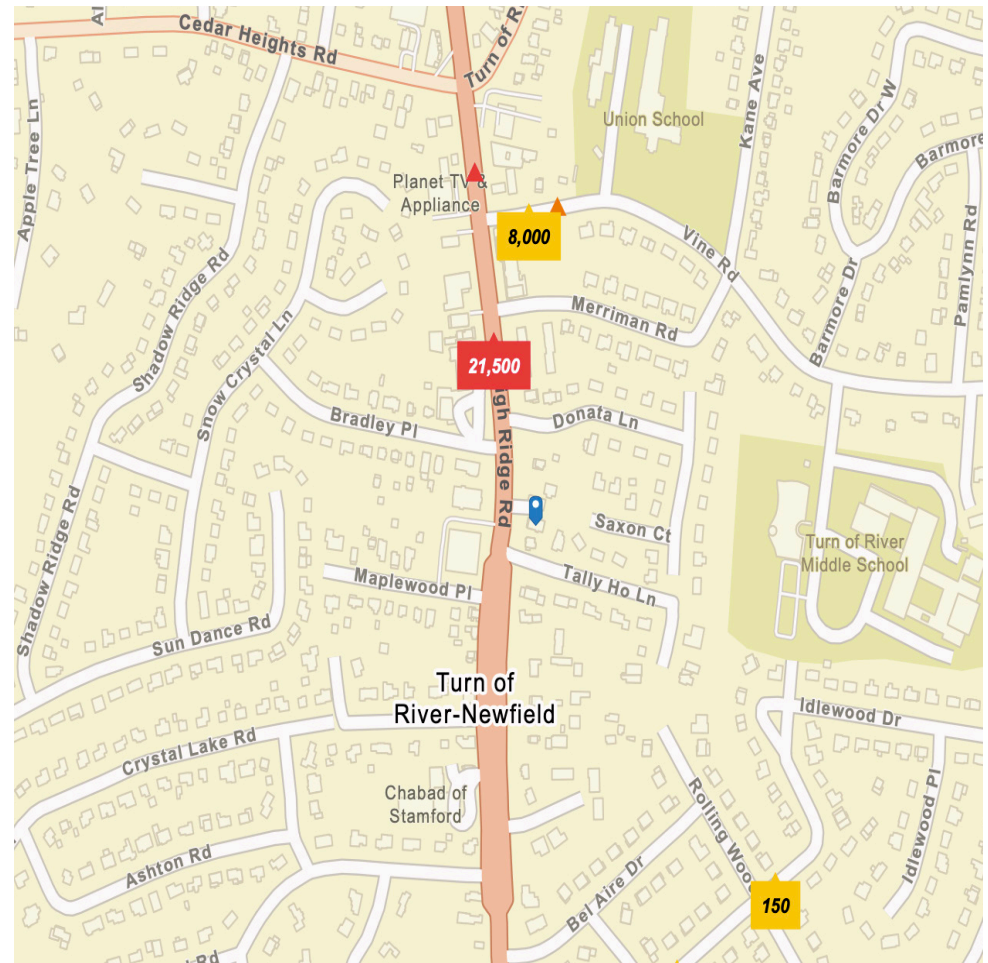
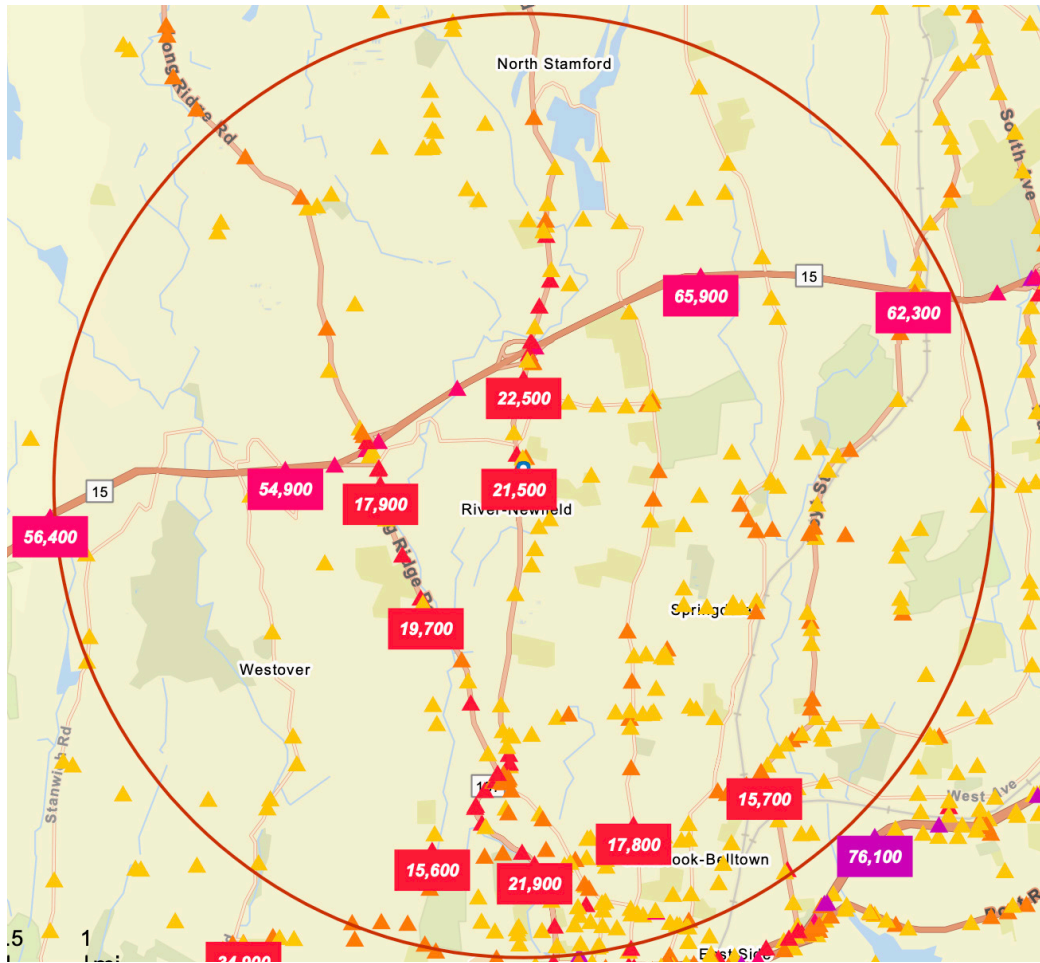
Sales Comparables 2025

	Stamford -Address	Acreage	Sale Price	\$/AC
Sold -2025	171 Stillwater Ave	0.71	\$2,500,000	\$3,521,127
Sold -2025	909 High Ridge Road	0.89	\$5,580,000	\$6,269,663
For Sale	693 Pacific	0.51	\$2,000,000	\$3,921,569
For Sale	Harvbor/Manor Street	1	\$5,000,000	\$5,000,000
For Sale	100 Atlantic Street	7	\$53,500,000	\$7,642,857
For Sale	31 Victory Street	1	\$6,000,000	\$6,000,000
For Sale	202 Hubbard Ave	3.87	\$5,500,000	\$1,421,189
Average				\$4,825,201



Kravet Realty
Commerical Real Estate
 65 Broad Street, Stamford, CT

Traffic Counts



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Kravet Realty
Commerical Real Estate
 65 Broad Street, Stamford, CT

Business Key Facts 825 High Ridge Rd, Stamford, Connecticut, 06905 | Rings: 3 mile radii



This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

Key Statistics

4,464

Total Businesses

39.6K

Total Employees

\$6.99B

Total Sales

3.3%

Unemployment Rate

Daytime Population



76,687

Total Population



74,421

Total Daytime Population

Ratio of daytime to total population:

0.97

Values > 1.0 mean that more people come to the area during the day than live there.



Suburb

Dominant Urbanicity Type



9.5

Avg Number of Employees



157.9 ↑

Total Business Per Sq Mi
This is 124.5% higher than **Western Connecticut Planning Region**

Top 25 Largest Businesses in Area



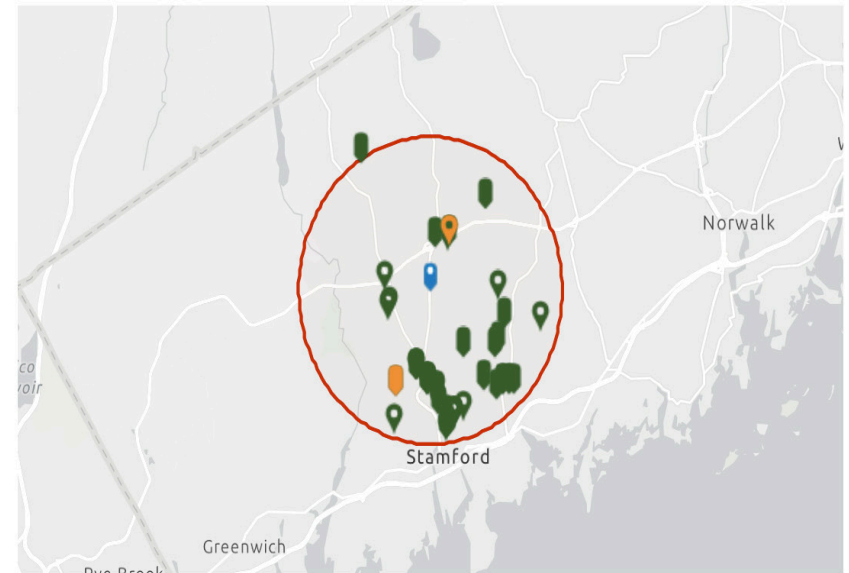
25*

100 or More Employees



25*

\$10M+ Annual Sales Vol



Highest sales volume

Levco Oil & Gas	Independent	\$486M
-----------------	-------------	--------

Most Employees

Privacyguard	Independent	1,001
--------------	-------------	-------

Data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.



Kravet Realty
Commerical Real Estate
65 Broad Street, Stamford, CT

Stamford: By The Numbers

AAA

In 2022, Stamford received AAA bond ratings, the highest possible, from both Standards & Poors and Fitch.

Fortune 7

Stamford house 7 Fortune 1000 companies

39 Years

Stamford has one of the lowest median ages in the entire state, and has seen a downward trend in median age over the past 5 years

137,600

Total Population

\$115,602

Median Household Income

69.7M SF

Between all asset classes Stamford has 69.7 million square feet of available space for tenants and buyers alike.

Population Growth 2016-2026

Stamford 10.5%



Kravet Realty
Commerical Real Estate
65 Broad Street, Stamford, CT



OFFERING MEMORANDUM

PREMIUM DEVELOPMENT OPPORTUNITY FOR SALE

**High Ridge Road
Stamford, CT**

Jeff Kravet

203-430-7811

Jkravet@kravetrealty.com

Lucas Severo

973-830-0742

Lsevero@kravetrealty.com



Kravet Realty
Commerical Real Estate
65 Broad Street, Stamford, CT

