

RHYS



INVESTMENT OPPORTUNITY

A FORMER SCHOOL LOCATED IN STAMFORD'S DOWNTOWN

132 PROSPECT STREET
STAMFORD / CT

INVESTMENT SUMMARY

132 PROSPECT STREET / STAMFORD, CONNECTICUT

SUMMARY

RHYS has been retained as the exclusive broker to sell 132 Prospect Street in Stamford, Connecticut.

The subject property consists of a partial three and two-story 30,774 square foot building sits on 0.62 acres of land. The building will be delivered vacant upon sale. It's currently being used as a school, but the school is scheduled to vacate the building in August 2016.

The property can be used for a multitude of uses including schools, buildings of worship, or residential development. The current zoning is RMF.

There are preliminary architectural sketches contained in this memorandum that show the potential for 37 residential units on the site. The property is being sold on an as-is basis and the purchaser is responsible for obtaining any and all approvals for conversion.



THE LOCATION: STAMFORD / CONNECTICUT

Stamford is located in the coastal Southwestern portion of Fairfield County, Connecticut. It is located just 33 miles from NYC and is the main branch of the New Haven Line on the Metro-North Railroad, the commuter rail system for northern metropolitan New York City.

The Central Business District of Stamford is an economically thriving area with major establishments such as, The Stamford Town Center Mall, and the 1,318 student University of Connecticut Stamford 772,000 square foot campus. The recently opened Mill River Park (Stamford's own version of New York City's Central Park), It covers 28 acres linking the downtown to the South End of Stamford. The master plan provides for a carousel, fountain, ice rink and network of trails connecting a greenway with the neighboring fields and recreational parks.

INVESTMENT HIGHLIGHTS

- | Excellent downtown location
- | Close to many amenities, restaurants, banks, courthouse and more
- | Well positioned for a user or repositioning

SALE PRICE

The Property is being offered with no formal asking price. Once prospective buyers have had the opportunity to tour the property we will schedule a call for offers.

FOR ADDITIONAL INFORMATION PLEASE CONTACT

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132 PROSPECT STREET / STAMFORD, CT

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MARKETPLACE AERIAL



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MARKETPLACE AERIAL

PROPERTY SPECS

132 PROSPECT STREET / STAMFORD, CONNECTICUT

BASIC INFORMATION

Property Type	School
Address	132 Prospect Street, Stamford CT 06901
County	Fairfield

SITE INFORMATION

Location	Located at the North End of Prospect Street
Topography	Slight sloping grade

BUILDING INFORMATION

Gross Building Area	30,774 square feet
Net Rentable Area	23,816 square feet
Year Built	1928
Number of Stories	Two (2) plus a full basement
Occupancy	September 2016

MUNICIPAL

Zoning District	RMF
Land Use	Exempt Comm MDL-94
Utilities	All Public

ASSESSMENT INFORMATION

Assessing Authority	City of Stamford
Current Tax Year	2016 Grand List
Taxable Assessment	School Use / Tax Exemption

CONSTRUCTION DETAILS

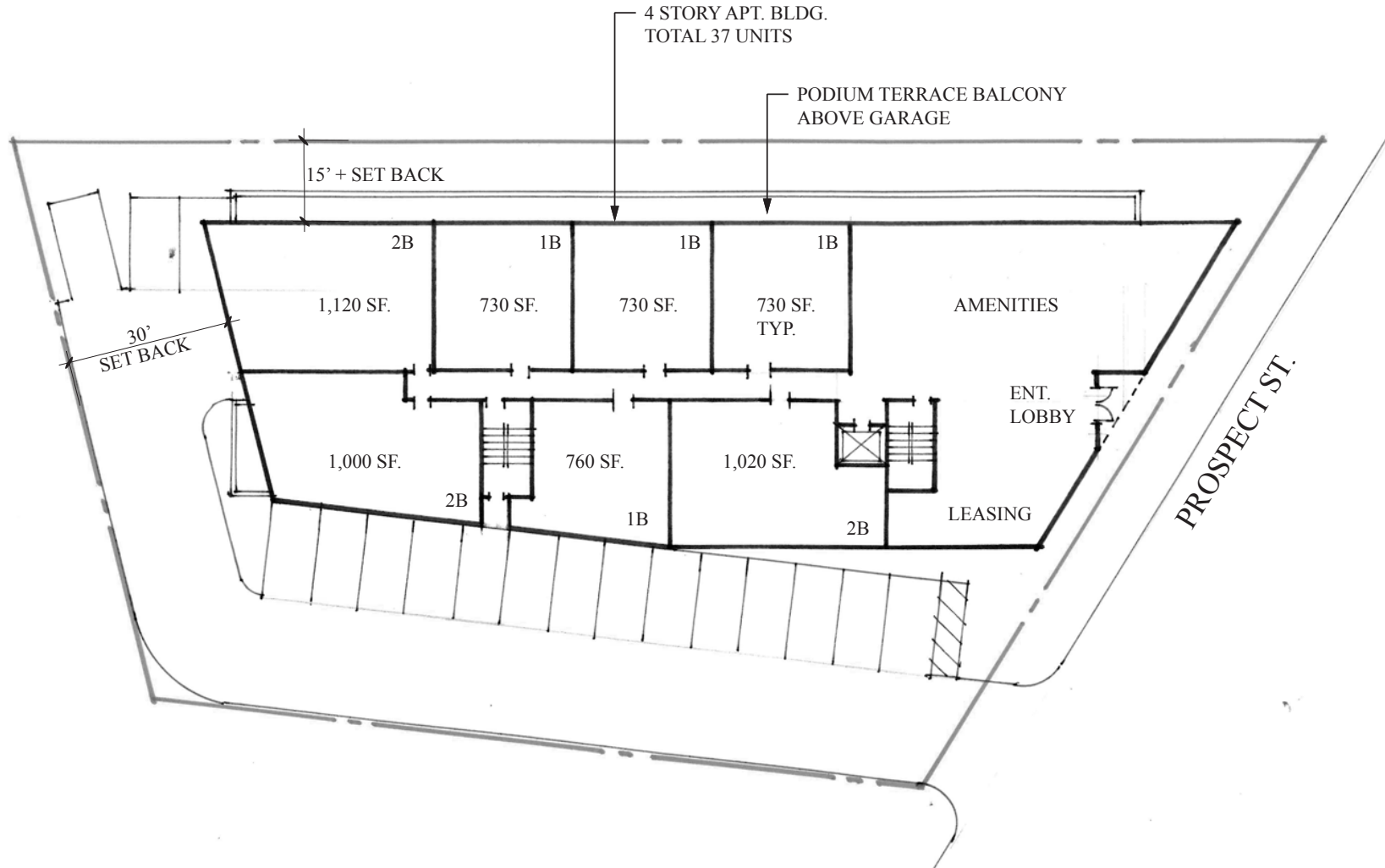
Foundation	Concrete
Basement	Partially Finished, 6,958 square feet
Exterior Walls	Brick/Masonry
Roof Type	Flat
Roof Covering	T&G Rubber
Flooring	Clay Tile & Hardwood
Interior Walls	Drywall & Plaster
Ceiling Height	Varies Throughout
Lighting Fixtures	Fluorescent

SITE STUDY

132 PROSPECT STREET / STAMFORD, CONNECTICUT

Not drawn to scale / For illustrative purposes only

SAMPLE GROUND FLOOR

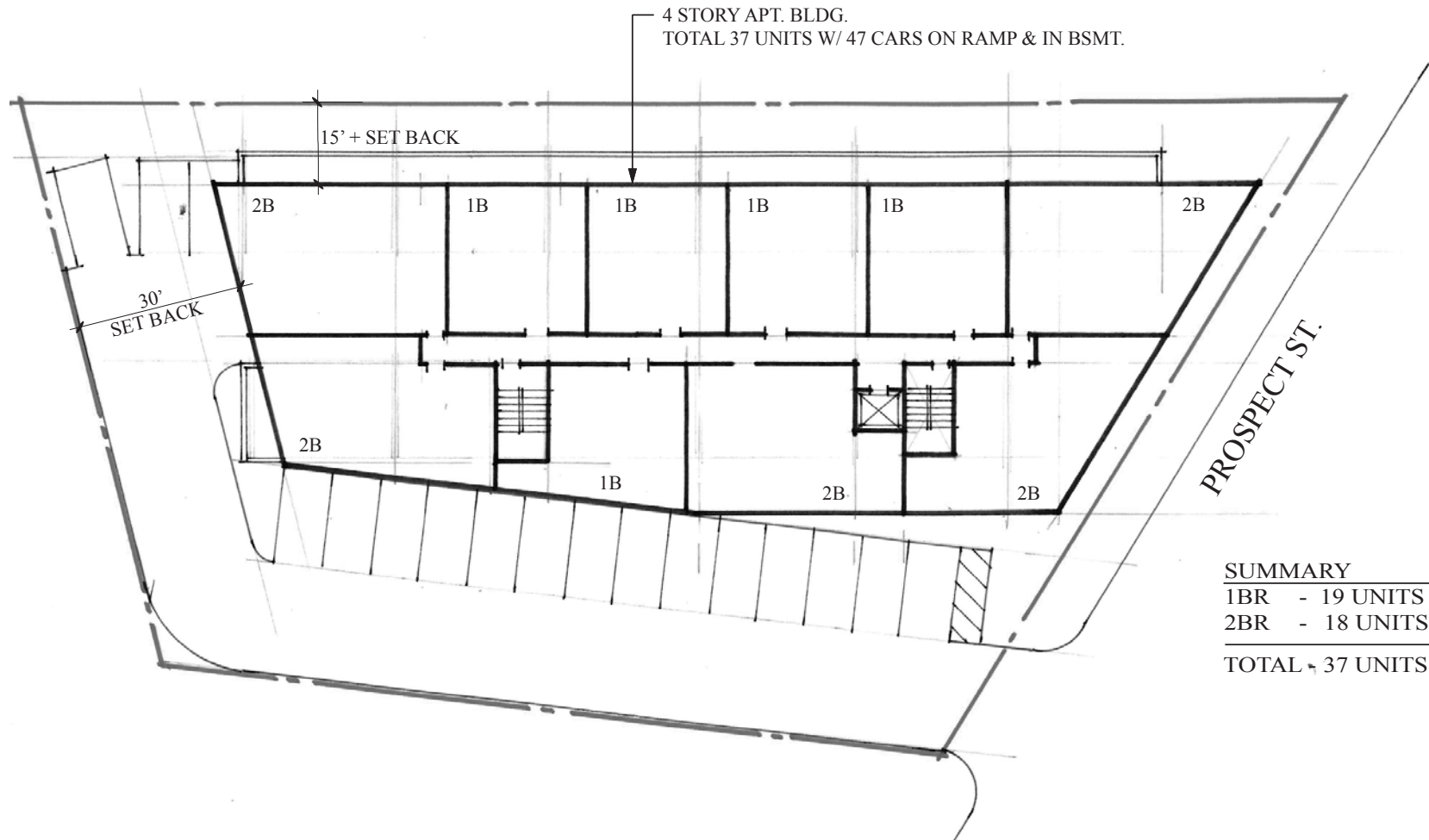


SITE STUDY

132 PROSPECT STREET / STAMFORD, CONNECTICUT

Not drawn to scale / For illustrative purposes only

SAMPLE FLOORS TWO - FOUR

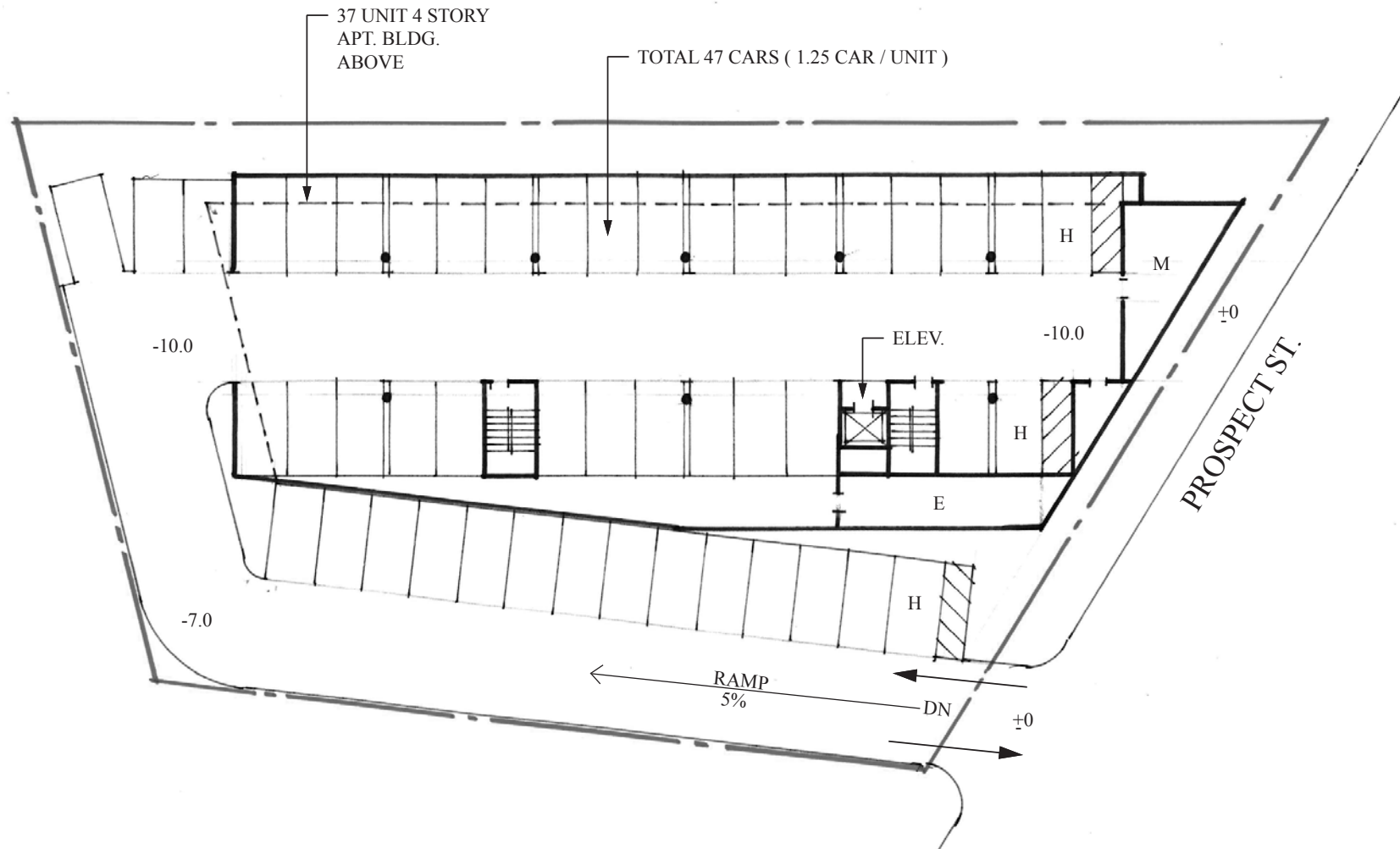


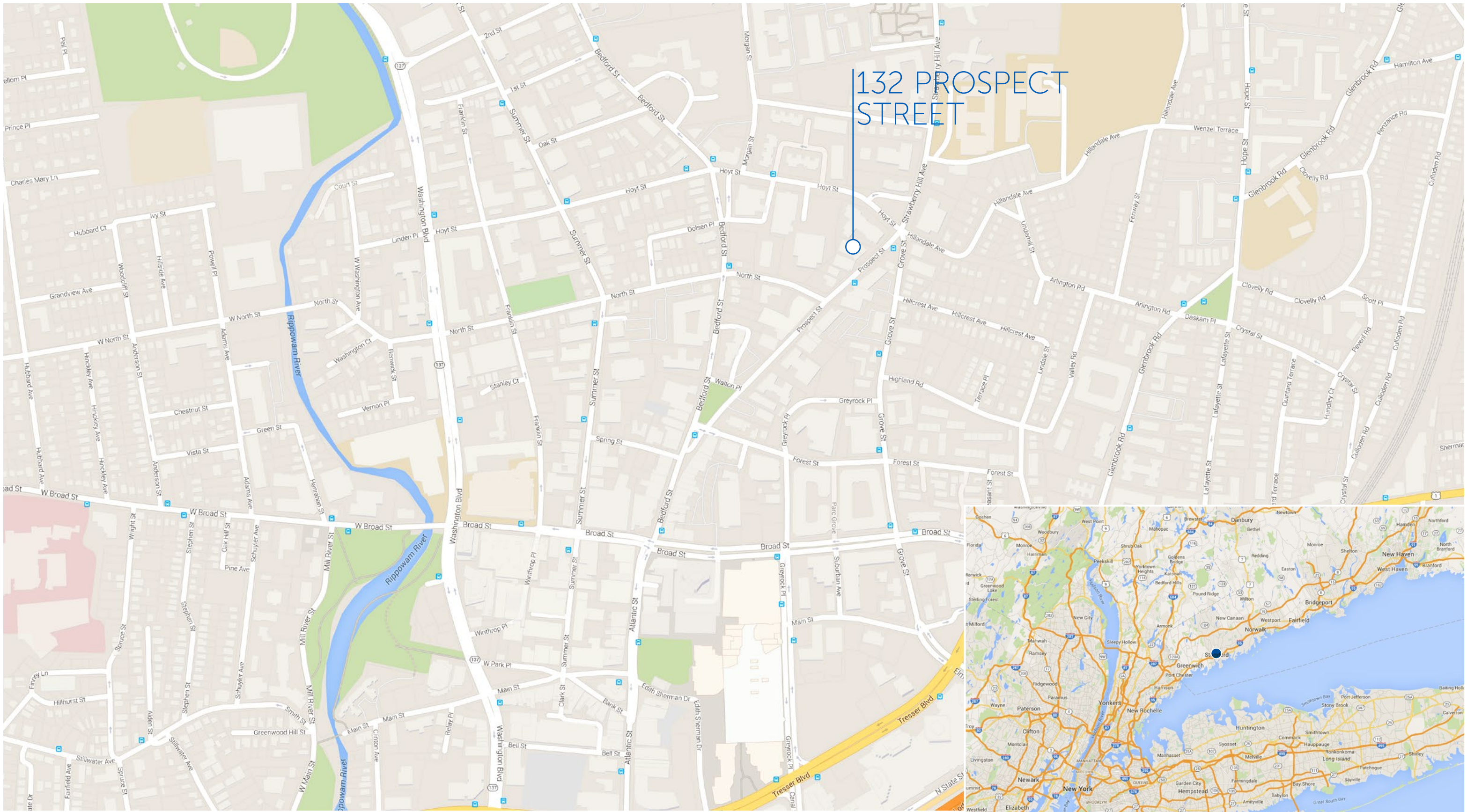
SITE STUDY

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SAMPLE BASEMENT





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LOCATION MAP

AREA DEMOGRAPHICS

132 PROSPECT STREET / STAMFORD, CONNECTICUT

	1 Mile Radius	3 Mile Radius	5 Mile Radius
POPULATION			
Total Population	42,296	132,714	177,670
Total Households	18,377	50,913	66,989
Female Population	21,098	67,052	90,296
% Female	49.9%	50.5%	50.8%
Male Population	21,198	65,662	87,375
% Male	50.1%	49.5%	49.2%
Population Density (Per Square Mile)	13,439.98	4,685.67	2,258.26

HOUSEHOLD INCOME			
Average Household Income	\$96,575	\$129,371	\$155,242
Median Household Income	\$62,612	\$76,325	\$89,299
Per Capita Income	\$42,057	\$49,728	\$58,636
Income \$ 0 - \$9,999	7.3%	5.4%	4.8%
Income \$ 10,000 - \$14,999	4.6%	3.9%	3.4%
Income \$ 15,000 - \$24,999	9.1%	7.7%	6.8%
Income \$ 25,000 - \$34,999	8.0%	6.5%	5.8%
Income \$ 35,000 - \$49,999	11.6%	10.1%	8.9%
Income \$ 50,000 - \$74,999	18.1%	15.7%	14.1%
Income \$ 75,000 - \$99,999	12.1%	11.3%	10.5%
Income \$100,000 - \$124,999	8.6%	9.0%	9.1%
Income \$125,000 - \$149,999	5.3%	6.7%	6.9%
Income \$150,000+	15.2%	23.7%	29.8%

AREA DEMOGRAPHICS

132 PROSPECT STREET / STAMFORD, CONNECTICUT

	1 Mile Radius	3 Mile Radius	5 Mile Radius
DAYTIME POPULATION			
Total Daytime Population	58,371	151,606	196,729
Population aged 16 and under (Children)	5,439	24,915	38,704
Daytime Population Age 16+	52,933	126,691	158,026
Civilian 16+, at Workplace	41,941	92,082	110,294
Civilian 16+, Unemployed	2,056	5,301	6,096
Civilian 16+, Work at home	587	2,660	4,361
Homemakers Age 16+	3,491	12,149	18,487
Retired population Age 65+	3,421	12,452	17,885
Student population: Pre-kindergarten to 8th	2,759	15,687	24,541
Student population: 9th grade-12th grade	1,197	5,341	10,615
Student population: Post-secondary students	2,375	5,954	7,234

POPULATION TREND			
2000	37,508	118,982	161,852
2010	40,041	125,801	169,408
Change 2000 to 2010	6.8%	5.7%	4.7%
2015 Actual	42,296	132,714	177,670
2020 Estimate	43,555	135,481	180,994
Change 2015 Actual to 2020 Estimate	3.0%	2.1%	1.9%

AREA DEMOGRAPHICS

132 PROSPECT STREET / STAMFORD, CONNECTICUT

	1 Mile Radius	3 Mile Radius	5 Mile Radius
AGE DISTRIBUTION			
Median Age	34.2	36.5	38.0
Age 0 - 4	7.2%	7.1%	6.8%
Age 5 - 14	9.2%	12.6%	13.6%
Age 15 - 19	3.9%	5.2%	6.0%
Age 20 - 24	6.9%	5.8%	5.2%
Age 25 - 34	24.8%	16.7%	14.0%
Age 35 - 44	16.9%	15.8%	14.9%
Age 45 - 54	11.1%	13.7%	14.7%
Age 55 - 64	9.2%	10.7%	11.3%
Age 65 - 74	5.6%	6.4%	7.0%
Age 75 - 84	3.3%	3.9%	4.2%
Age 85 +	1.9%	2.2%	2.3%

EDUCATIONAL ATTAINMENT			
Of Total Population - Age 25+	30,804	91,979	121,644
Grade K - 8	10.0%	8.3%	6.6%
Grade 9 - 12	7.9%	6.3%	5.2%
High School Graduate	20.5%	19.6%	17.8%
Associates Degree	4.2%	4.3%	4.2%
Bachelor's Degree	23.5%	25.8%	28.3%
Graduate Degree	16.3%	18.6%	22.2%
Some College, No Degree	15.9%	15.8%	14.6%
No Schooling Completed	1.6%	1.4%	1.1%

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