

566 ELM ST

STAMFORD, CONNECTICUT

Cushman & Wakefield's Capital Markets Group is pleased to offer for sale a 1-acre development parcel located at 566 Elm Street in Stamford, Connecticut. The site is a portion of St. Mary's of Stamford Parish's 5.99-acre property and would require a subdivision. St. Mary's is also open to an alternative site layout provided it does not impact the parking needs of the parish—site lines depicted herein are for illustrative purposes only.

The site, which is prominently situated adjacent to St. Mary's Church and its Parish Center, has 210'± of frontage on Elm Street and is set within Stamford's Multiple Family Residence Design District (R-MF). This flexible zoning would allow for redevelopment of the site into numerous permitted uses including apartments, senior housing, school/childcare and professional offices.

Located within a minute of both Route 1 and Exits 7 and 8 of I-95, the site benefits from immediate access to the area's major roadways, the Stamford CBD, Harbor Point and the surrounding employment centers. In addition, the site's location is set within walking distance of a grocery store and numerous restaurants, and only a half mile from Cummings Park and Beach.

PROPERTY SNAPSHOT



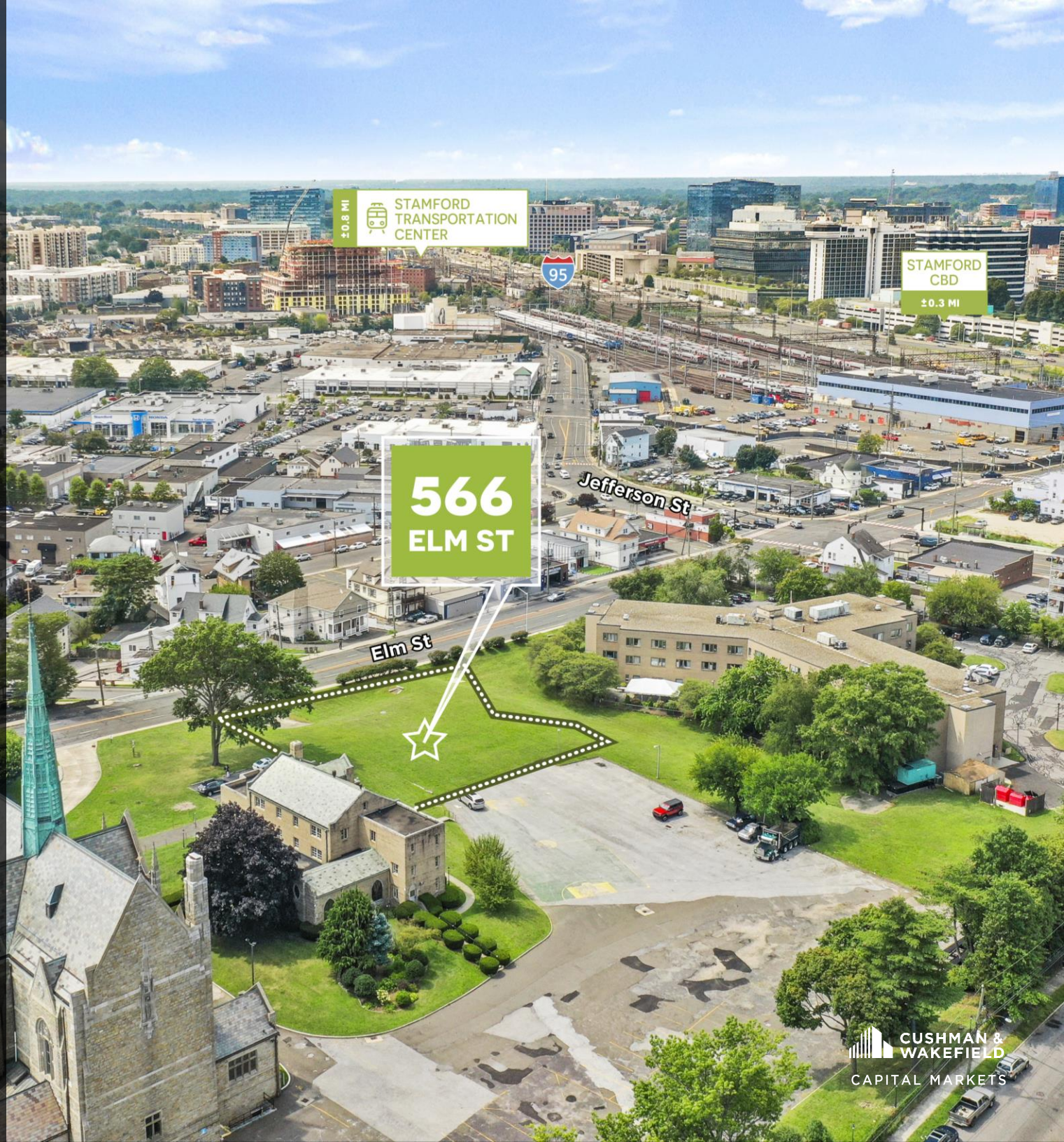
SITE SIZE
1 ACRE



ZONING
R-MF ZONE



FRONTAGE
210'±



**CUSHMAN &
WAKEFIELD**
CAPITAL MARKETS



Premier Transit-Oriented Location—only 0.3 miles from Exit 7 & 8 of Interstate 95 & 0.4 miles from Route 1

Strong Residential Market with 95%+ Occupancy Rate

Exceptional Demographics—50% of Stamford's population is under 35 years old

Shippan Point

West Beach

Cummings Beach & Park

Stamford Harbor Park

566
ELM ST