



Presented by **RE/MAX** Right Choice Commercial and Investment

55 Poplar Street, Stamford, CT 06907

Property Highlights

- Price: \$5,100,000
- Taxes: \$55,826.41
- Rare opportunity to purchase an industrial property in Stamford that can cater to owner-users, investors, or a combination of both. Many tenants have been occupying the space for an extended period; however, their leases are short-term, providing flexibility to establish a long-term commitment for the new owner.

FINANCIAL INFORMATION AVAILABLE UNDER COSTAR DATA ROOM

Please execute CoStar's confidentiality agreement to gain access.

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Building Attributes



- Commercial Warehousing
- Industrial MG Zoning
- Construction: Concrete Blocks
- Ceiling Height: 16ft
- Rubber Roof
- Loading Dock
- Several Overhead Doors
- Sprinkler system
- Gas heat
- City Water and Sewage
- Telephone and internet connection
- Security Cameras
- Flood lights
- Parking for tenants
- Fully leased

- Commercial Warehousing
- Industrial MG Zoning
- Construction: All Metal
- Ceiling Height: 34 ft
- Loading Dock
- Several Overhead Doors
- Sprinkler System
- Gas Heat
- City Water & Sewage
- Telephone & Internet Connection
- Private Security Cameras
- Private Flood Lights
- Parking
- Fully Leased

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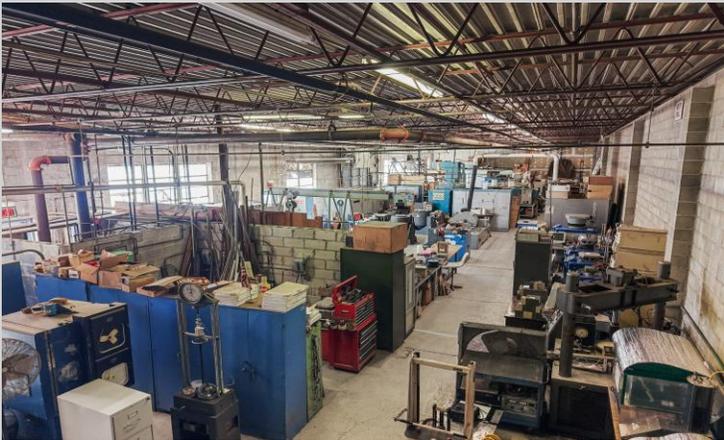
Exterior



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Interior



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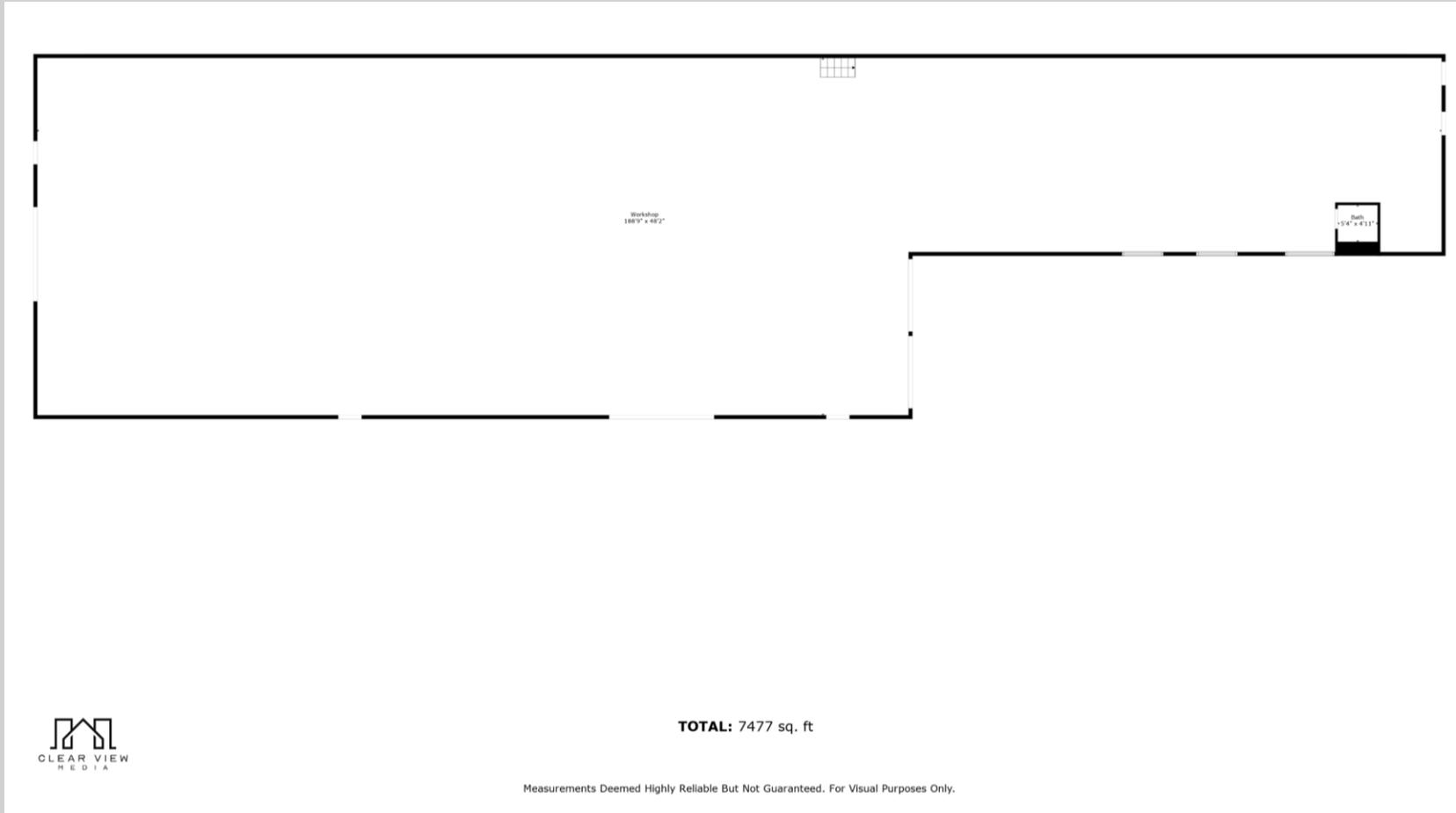
Aerial View



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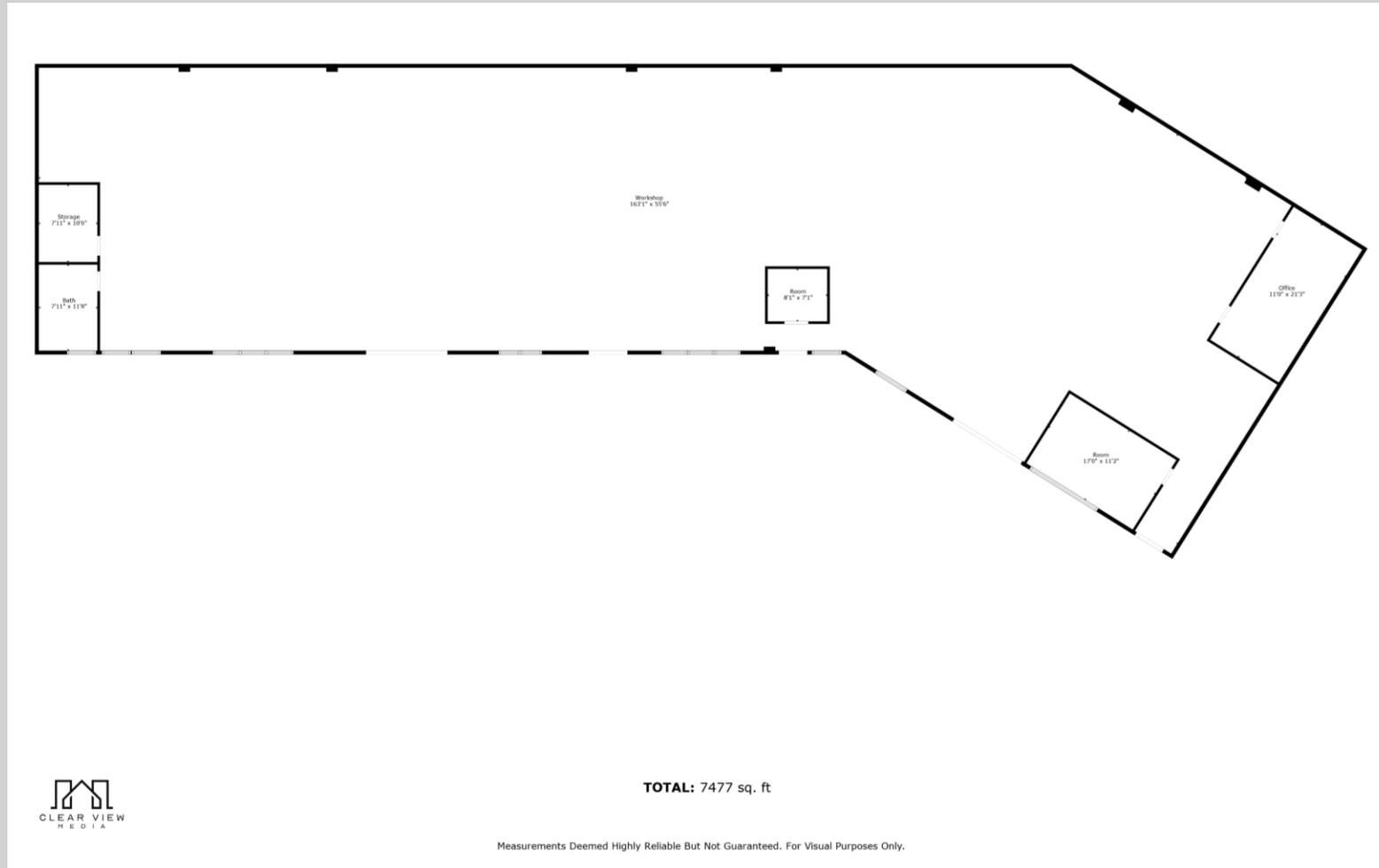
Floor Plans



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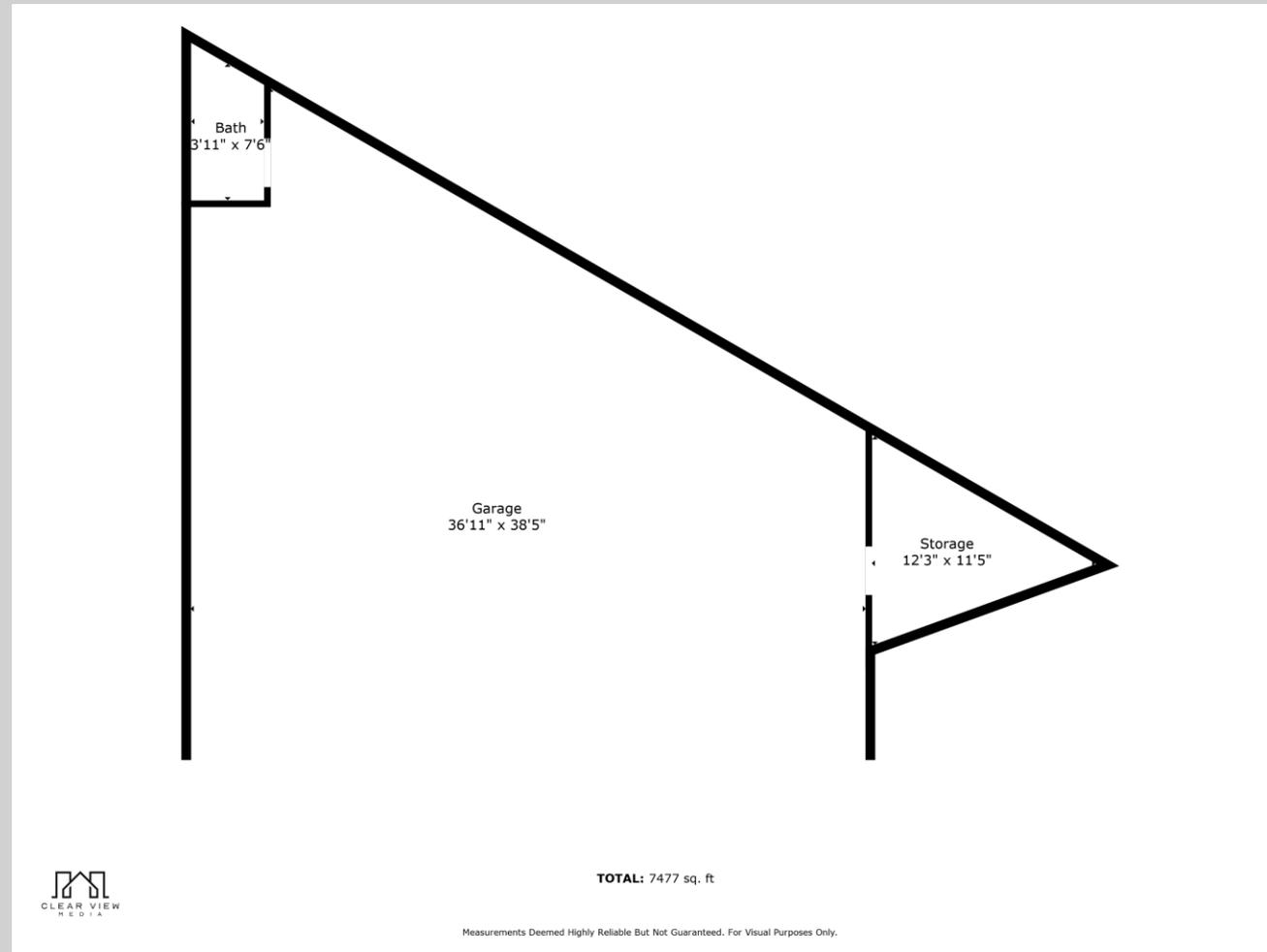
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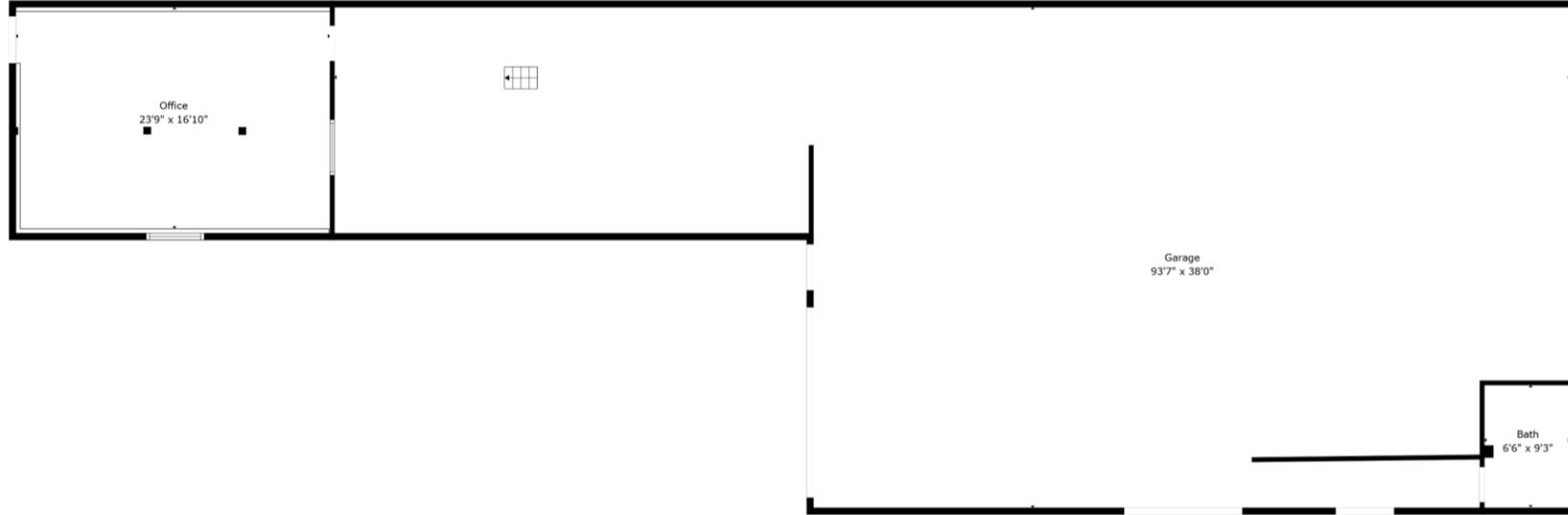
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Floor Plans



TOTAL: 7477 sq. ft

Measurements Deemed Highly Reliable But Not Guaranteed. For Visual Purposes Only.

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City of Stamford

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Hospitals</i>	10,227	38%
2 Finance and Insurance <i>Securities, Commodities, & Financial Inv.</i>	8,354	59%
3 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i>	8,168	100%
4 Information <i>Telecommunications</i>	6,971	33%
5 Admin and Support and Waste Mgt <i>Administrative and Support Services</i>	5,639	94%
Total Jobs, All Industries	70,757	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	1,848	2,233	2,345	2,486	2,335

Total Active Businesses 17,579

Key Employers

Data from Municipalities, 2025

- 1 Stamford Health
- 2 NBC Sports Group
- 3 Gartner
- 4 Deloitte
- 5 Charter Communications

Demographics

ACS, 2019–2023

Age Distribution

Age Group	Count	Stamford	State
Under 10	14,136	10%	10%
10 to 19	13,922	10%	13%
20 to 29	22,458	17%	13%
30 to 39	21,188	16%	13%
40 to 49	16,055	12%	12%
50 to 59	18,022	13%	14%
60 to 69	16,274	12%	13%
70 to 79	8,408	6%	8%
80 and over	5,343	4%	4%

Race and Ethnicity

Race/Ethnicity	Count	Stamford	State
Asian	7%	7%	5%
Black	19%	19%	10%
Hispanic or Latino/a	28%	28%	18%
White	43%	43%	63%
Other	3%	3%	5%

Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home

Language	Stamford	State
English	77%	59%
Spanish	23%	13%

Educational Attainment

Education Level	Stamford	State
High School Diploma Only	26%	18%
Associate Degree	8%	6%
Bachelor's Degree	29%	23%
Master's Degree or Higher	23%	19%

Labor Force

CT Department of Labor, 2024

	Stamford	State
Employed	69,651	1,842,285
Unemployed	2,495	67,181

Unemployment Rate
Self-Employment Rate*



*ACS, 2019–2023

Catchment Areas of 15mi, 30mi, and 60mi



Access

ACS, 2019–2023

Metric	Stamford	State
Mean Commute Time *	27 min	26 min
No Access to a Car	10%	9%
No Internet Access	7%	5%

Commute Mode

Mode	Stamford	State
Public Transport	10%	3%
Walking or Cycling	5%	3%
Driving	78%	67%
Working From Home *	17%	14%

Public Transit

Service	Stamford	State
CT transit Service	Local, Stamford metro	-
Other Public Bus Operations	-	-
Train Service	Amtrak, Metro-North	-

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021–22

Municipal Revenue

Total Revenue	\$671,404,924
Property Tax Revenue	\$583,553,177
per capita	\$4,285
per capita, as % of state avg.	131%
Intergovernmental Revenue	\$58,259,308
Revenue to Expenditure Ratio	112%

Municipal Expenditure

Total Expenditure	\$599,317,100
Educational	\$336,545,453
Other	\$262,771,647

Grand List

Equalized Net Grand List	\$36,221,552,565
per capita	\$265,967
per capita, as % of state avg.	149%
Commercial/Industrial Share of Net Grand List	26%
Actual Mill Rate	27.25
Equalized Mill Rate	16.45

Municipal Debt

Moody's Rating (2024)	Aa1
S&P Rating (2024)	AAA
Total Indebtedness	\$400,683,667
per capita	\$2,942
per capita, as % of state avg.	100%
as percent of expenditures	67%
Annual Debt Service	\$53,909,237
as % of expenditures	9%

Housing

ACS, 2019–2023

	Stamford	State
Median Home Value	\$614,300	\$343,200
Median Rent	\$2,207	\$1,431
Housing Units	57,958	1,536,049

	Stamford	State
Owner-Occupied	48%	66%
Detached or Semi-Detached	42%	65%
Vacant	8%	7%

** Information gathered from CT Town Profiles Database

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Contact



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Building 1





Building 2



Building 2

Building 1

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