

High Visibility, Convenient Parking, Retail Space

5 Broad Street, Busy Stamford CBD

2,040 SF @ \$42 PSF, NNN \$10 PSF

Great frontage, visibility and signage. Food use allowed



Exclusive Broker

Norman Lotstein

203-391-6822

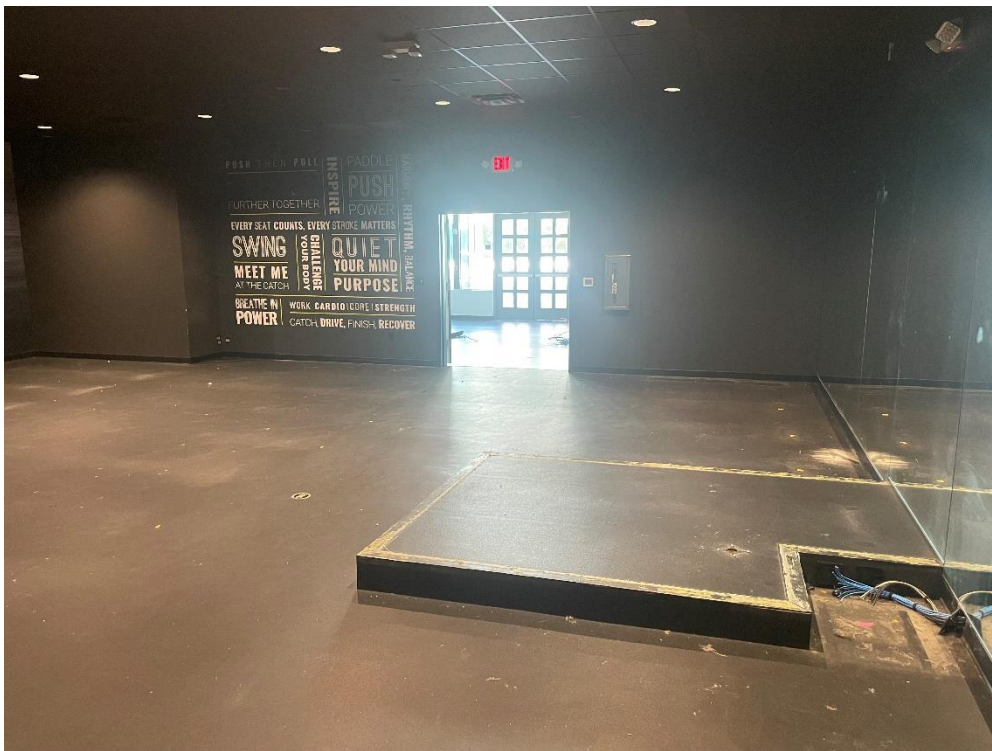
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Jeff Snell

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Pyramid Real Estate Group • 20 Summer Street, Stamford, CT 06901
phone: 203.348-8566 • fax: 203.358-9763
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Demographic Summary Report

Stamford Place			
3-33 Broad St, Stamford, CT 06901			
Building Type: General Retail	Total Available: 0 SF		
Secondary: Storefront Retail/Office	% Leased: 100%		
GLA: 194,000 SF	Rent/SF/Yr: -		
Year Built: 2004			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	51,165	142,139	187,775
2023 Estimate	49,028	138,825	184,060
2010 Census	38,743	124,521	168,788
Growth 2023 - 2028	4.36%	2.39%	2.02%
Growth 2010 - 2023	26.55%	11.49%	9.05%
2023 Population by Hispanic Origin			
2023 Population	49,028	138,825	184,060
White	28,122 57.36%	97,180 70.00%	136,526 74.17%
Black	12,050 24.58%	22,922 16.51%	24,497 13.31%
Am. Indian & Alaskan	743 1.52%	1,322 0.95%	1,392 0.76%
Asian	6,450 13.16%	13,385 9.64%	16,818 9.14%
Hawaiian & Pacific Island	121 0.25%	245 0.18%	254 0.14%
Other	1,541 3.14%	3,771 2.72%	4,572 2.48%
U.S. Armed Forces	0	0	0
Households			
2028 Projection	21,536	54,285	71,003
2023 Estimate	20,641	53,010	69,597
2010 Census	16,354	47,551	63,901
Growth 2023 - 2028	4.34%	2.41%	2.02%
Growth 2010 - 2023	26.21%	11.48%	8.91%
Owner Occupied	5,606 27.16%	26,626 50.23%	39,297 56.46%
Renter Occupied	15,035 72.84%	26,384 49.77%	30,301 43.54%
2023 Households by HH Income			
Income: <\$25,000	3,934 19.06%	7,218 13.62%	8,594 12.35%
Income: \$25,000 - \$50,000	3,056 14.81%	6,824 12.87%	8,084 11.62%
Income: \$50,000 - \$75,000	2,878 13.94%	6,328 11.94%	7,461 10.72%
Income: \$75,000 - \$100,000	2,362 11.44%	5,427 10.24%	6,295 9.05%
Income: \$100,000 - \$125,000	1,905 9.23%	4,823 9.10%	5,739 8.25%
Income: \$125,000 - \$150,000	1,530 7.41%	3,971 7.49%	4,856 6.98%
Income: \$150,000 - \$200,000	2,150 10.42%	5,639 10.64%	7,646 10.99%
Income: \$200,000+	2,826 13.69%	12,780 24.11%	20,921 30.06%
2023 Avg Household Income	\$108,094	\$137,180	\$152,088
2023 Med Household Income	\$79,789	\$103,670	\$119,010

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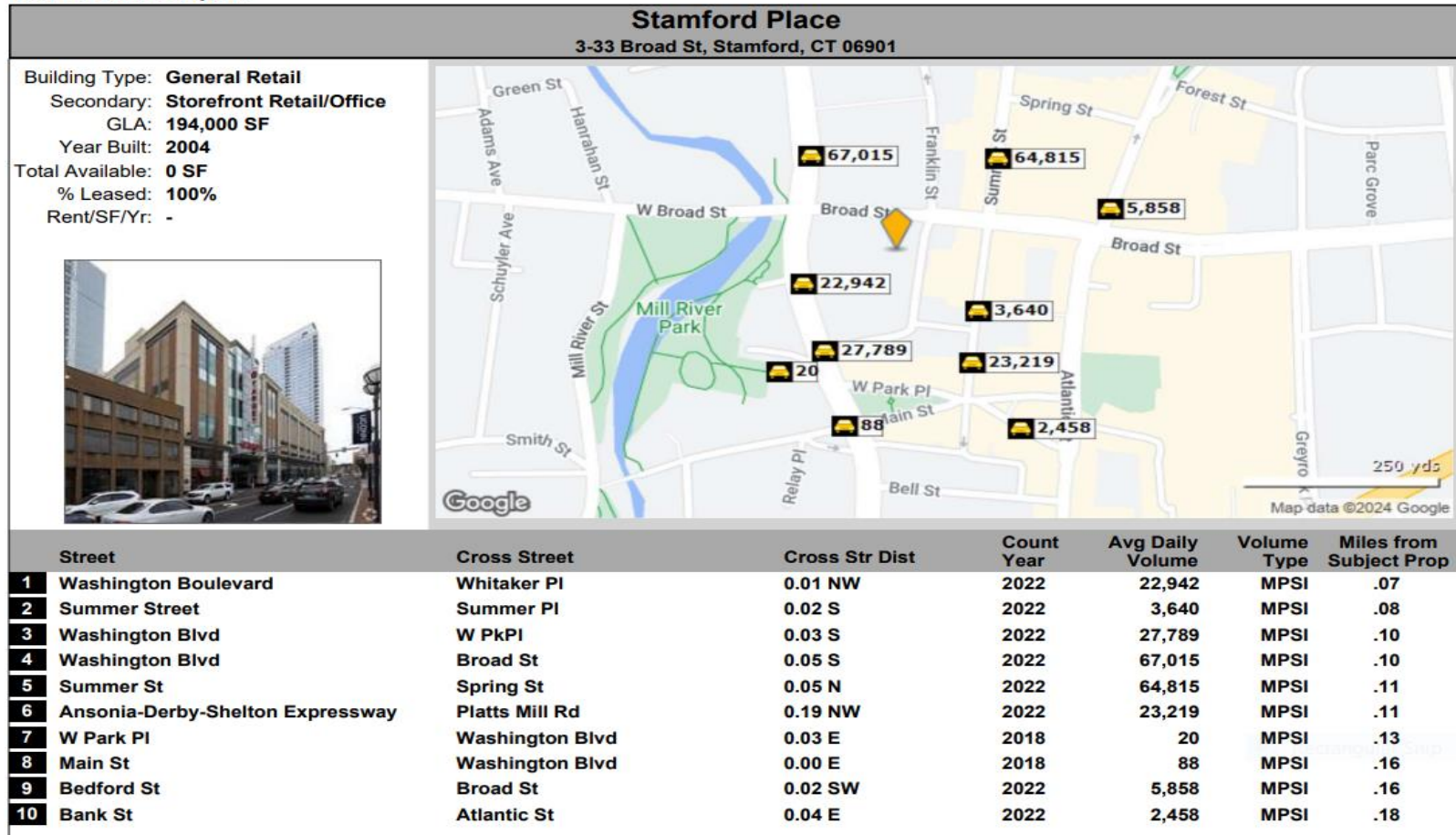
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Traffic Count Report



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