



# 35 West Broad Street

Stamford, Connecticut

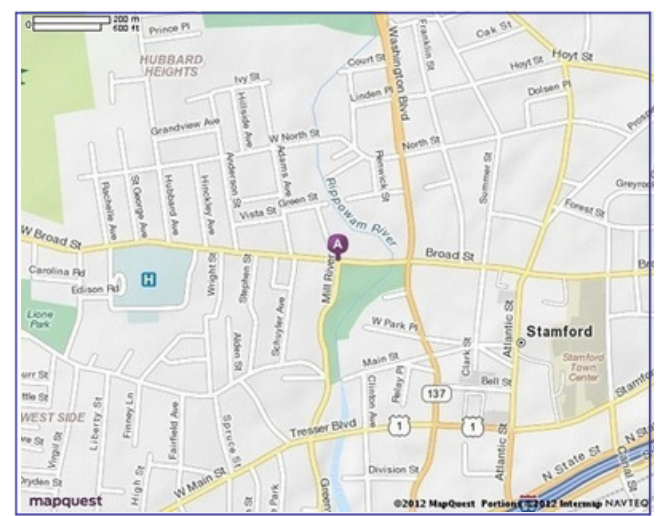
## Office/Medical Commercial Condo For Sale Between Stamford Hospital and UCONN Stamford



### Specifications

- Size: 1,282 Square Feet
- Unit: Commercial Condo 35 West Broad St, Unit #1
- Sale Price Reduction: \$525,000.00
- Common Charge: \$413.71 Per Month
- Utilities: Electric, and Water
- Taxes: \$3,687.04 City of Stamford
- Parking: 6 Dedicated Covered Parking Spaces -  
100+ Residential Parking Generally Available Between 7AM thru 6PM

### Map



#### Contact Exclusive Agent:

Chris Mailler  
203-984-1822

[chris@pyramidgroup.com](mailto:chris@pyramidgroup.com)

Jack Daniel  
203-399-4366

[jdaniel@pyramidgroup.com](mailto:jdaniel@pyramidgroup.com)

**Pyramid Real Estate Group**

**500 Summer Street #502, Stamford, CT 06901**

**(203) 348-8566 Fax (203) 358-9763**

2025PREM, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or statements used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



Brokerage Consulting Management Services Construction [www.pyramidgroup.com](http://www.pyramidgroup.com)



**Contact Exclusive Agent:**

Chris Mailler  
203-984-1822  
[chris@pyramidregroup.com](mailto:chris@pyramidregroup.com)

Jack Daniel  
203-399-4366  
[jdaniel@pyramidregroup.com](mailto:jdaniel@pyramidregroup.com)



**Pyramid Real Estate Group** 500 Summer Street #502, Stamford, CT 06901 (203) 348-8566  
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



**Contact Exclusive Agent:**

Chris Mailler  
203-984-1822  
chris@pyramidregroup.com

Jack Daniel  
203-399-4366  
jdaniel@pyramidregroup.com



**Pyramid Real Estate Group 500 Summer Street #502, Stamford, CT 06901 (203) 348-8566**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisor should conduct a careful, independent investigation of the property to determine your satisfaction of the suitability of the property for your needs.



## General

ACS, 2019-2023	Stamford	State
Current Population	135,806	3,598,348
Land Area <i>mi</i> <sup>2</sup>	38,3610	4,842
Population Density <i>people per mi</i> <sup>2</sup>	54,165	743
Number of Households	38	1,420,170
Median Age	\$107,474	41
Median Household Income	10%	\$93,760
Poverty Rate		10%

## 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, &amp; 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 NBC
- 2 Sports Group Gartner
- 3 Deloitte Charter
- 4 Communications
- 5

## Schools

CT Department of Education, 2024-25

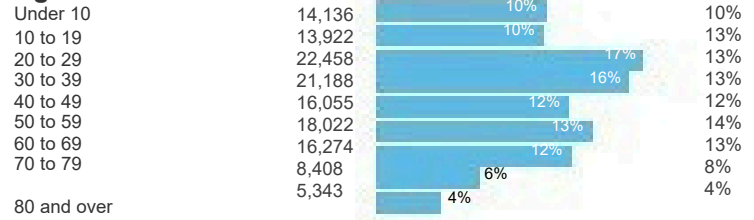
### School Districts

School District	PK-8	PK-12	Statewide
Stamford Charter School for Excellence	543	16,185	78%
Stamford School District	0	508,402	88%
Statewide			

## Demographics

ACS, 2019-2023

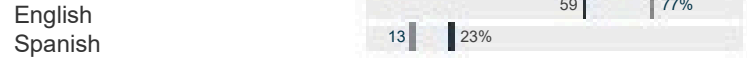
### Age Distribution



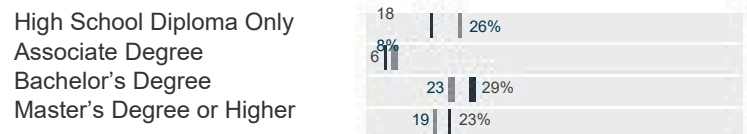
### Race and Ethnicity



### Language Spoken at Home

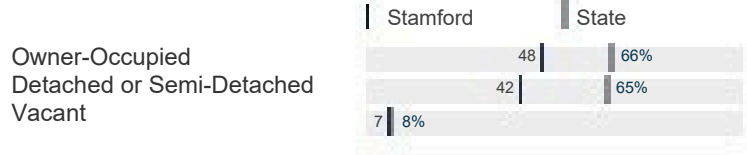


### Educational Attainment



## Housing

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



### Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24	Math	ELA
Stamford Charter School for Excellence	69%	74%
Stamford School District	32%	36%
Statewide	44%	49%

# Stamford, Connecticut

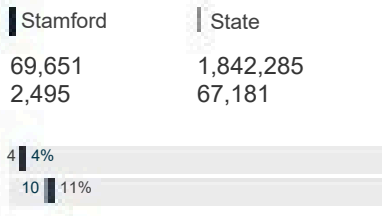
## Labor Force

CT Department of Labor, 2024  
Employed

Unemployed	69,651	1,842,285
Unemployment Rate	2,495	67,181

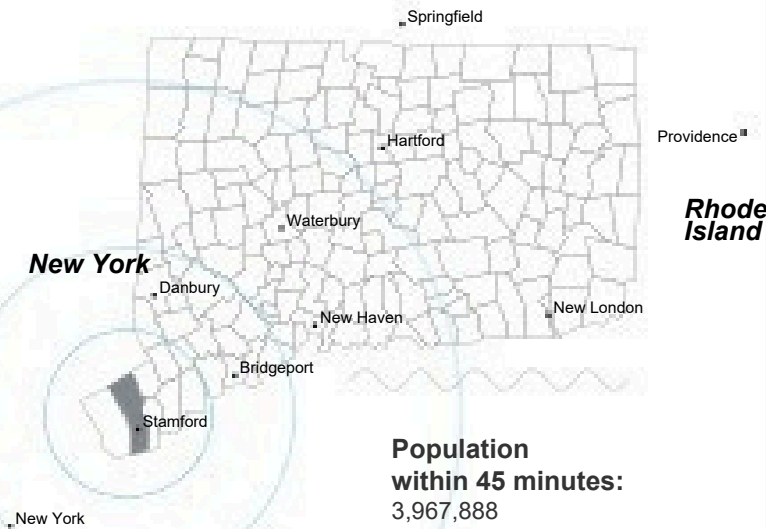
Self-Employment Rate\*

\*ACS, 2019–2023



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

### Massachusetts



Population within 45 minutes:  
3,967,888

## Access

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

## Commute Mode

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

## Public Transit

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	\$4,285 131%
per capita, as % of state avg.	\$58,259,308 112%
Intergovernmental Revenue	
Revenue to Expenditure Ratio	

### 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% 27.25
-----------------------------------------------	-----------

Actual Mill Rate	
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%

## About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from [profiles.ctdata.org](http://profiles.ctdata.org)

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org).

These Profiles can be used free of charge by external organizations, as long as *AdvanceCT* and *CTData Collaborative* are cited. No representation or warranties, expressed or implied, are given regarding the accuracy of this information.