

700 Summer Street, Stamford FOR SALE - Professional Condo



LOCATION: Suite 1C, First Floor
SIZE: 986 sf
PRICE: \$250,000.00
HOA: \$680.00/month
TAXES: \$4,078.20

Ideally located in the heart of downtown business district. Walking distance to Bedford Street restaurants, pubs, and shops.

Versatile layout that can be configured to your requirements.

Great space for professional service provider.

Condos comes with 2 reserved parking spaces.

Beautifully landscaped outdoor courtyard

Exclusive Broker

Chris Mailler
203-984-1822

chris@pyramidregroup.com

Pyramid Real Estate Group • 20 Summer Street, Stamford, CT 06901
phone: 203.348-8566 • fax: 203.358-9763
www.pyramidregroup.com

FOR SALE - Professional Condo



Exclusive Broker

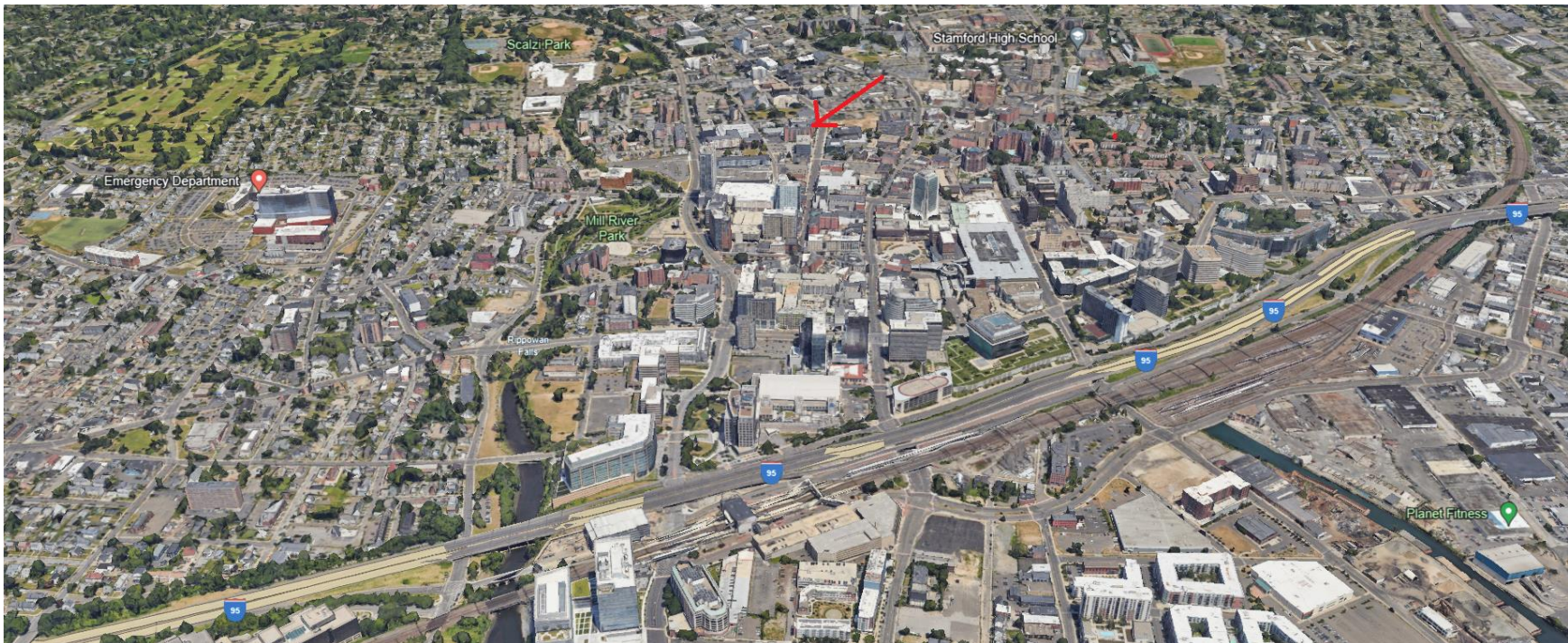
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Aerial Photo – Downtown Stamford, Connecticut

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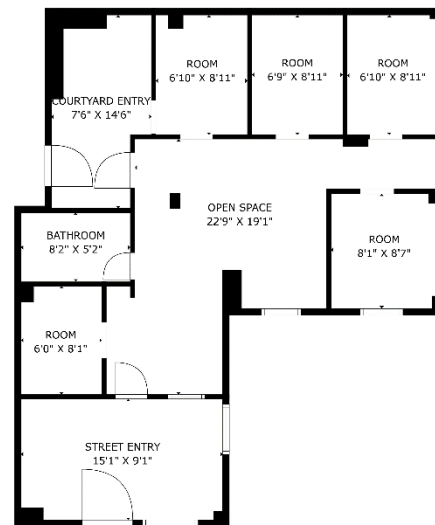
Aerial Photo – Subject Property – 700 Summer Street, Stamford, Connecticut

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Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

Floor Plan – Dentist/Orthodontist/Medical Floor Plan - 4 Examining Rooms and Front Office
Open to Courtyard on the southwest side of suite and glass windows to Summer Street on the East Side

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Stamford, Connecticut

General

ACS, 2018–2022	Stamford	State
Current Population	135,413	3,611,317
Land Area <i>mi</i> ²	38	4,842
Population Density <i>people per mi</i> ²	3,599	746
Number of Households	53,520	1,409,807
Median Age	38	41
Median Household Income	\$100,718	\$90,213
Poverty Rate	10%	10%

Economy

Top Industries

Lightcast, 2022 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i>	10,338	100%
2 Health Care and Social Assistance <i>Ambulatory Health Care Services</i>	9,088	37%
3 Finance and Insurance <i>Securities, Commodities, & Financial Inv.</i>	9,079	61%
4 Information <i>Publishing Industries</i>	7,318	32%
5 Admin and Support and Waste Mgt <i>Administrative and Support Services</i>	6,792	95%
Total Jobs, All Industries	80,118	

SOTS Business Registrations

Secretary of the State, March 2024

New Business Registrations by Year

Year	2019	2020	2021	2022	2023
Total	1,684	1,865	2,243	2,349	2,479

Total Active Businesses 17,779

Key Employers

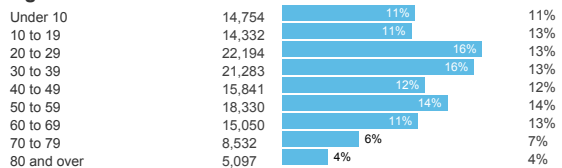
Data from Municipalities, 2024

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

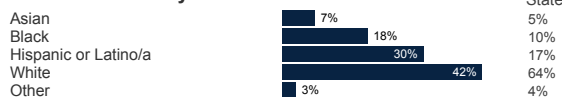
Demographics

ACS, 2018–2022

Age Distribution



Race and Ethnicity

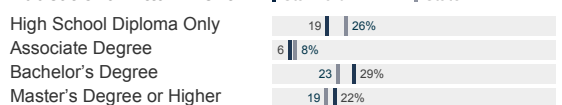


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



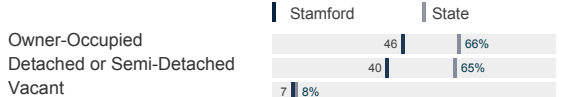
Educational Attainment



Housing

ACS, 2018–2022

	Stamford	State
Median Home Value	\$584,700	\$323,700
Median Rent	\$2,129	\$1,374
Housing Units	57,319	1,531,332



Schools

CT Department of Education, 2023-24

School Districts

School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Stamford Charter School for Excellence	PK-8	540	0	
Stamford School District	PK-12	16,339	304	83%
Statewide	-	512,652	19,530	89%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2022-23

School District	Math	ELA
Stamford Charter School for Excellence	72%	75%
Stamford School District	32%	38%
Statewide	42%	48%

Stamford, Connecticut

Labor Force

CT Department of Labor, 2023

	Stamford	State
Employed	68,940	1,822,090
Unemployed	2,637	71,113

Unemployment Rate



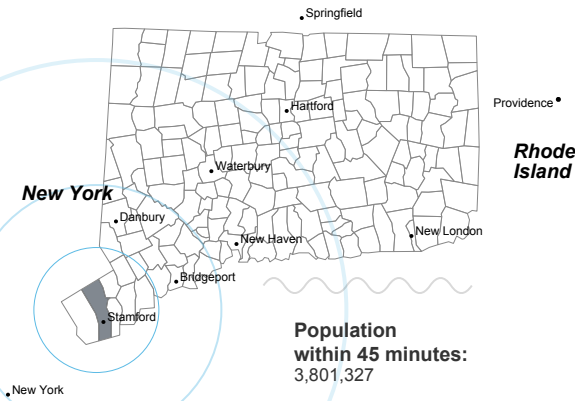
Self-Employment Rate*



*ACS, 2018–2022

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

Massachusetts



Population within 45 minutes: 3,801,327

Access

ACS, 2018–2022

	Stamford	State
Mean Commute Time *	27 min	26 min
No Access to a Car	9 9%	
No Internet Access	6 8%	

Commute Mode

Public Transport	4 10%
Walking or Cycling	3 5%
Driving	69 80%
Working From Home *	13 14%

Public Transit

CT <i>transit</i> Service	Local
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 2020-21

Municipal Revenue

Total Revenue	\$651,710,412
Property Tax Revenue	\$563,418,664
per capita	\$4,224
per capita, as % of state avg.	132%
Intergovernmental Revenue	\$60,241,601
Revenue to Expenditure Ratio	114%

Municipal Expenditure

Total Expenditure	\$572,163,863
Educational	\$325,601,264
Other	\$246,562,599

Grand List

Equalized Net Grand List	\$33,016,329,131
per capita	\$242,217
per capita, as % of state avg.	149%
Commercial/Industrial Share of Net Grand List	25%
Actual Mill Rate	27.20
Equalized Mill Rate	17.44

Municipal Debt

Moody's Rating (2023)	Aa1
S&P Rating (2023)	AAA
Total Indebtedness	\$405,309,968
per capita	\$2,973
per capita, as % of state avg.	109%
as percent of expenditures	71%
Annual Debt Service	\$54,608,188
as % of expenditures	10%



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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

Feedback is welcome, and should be directed to info@ctdata.org

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