

FOR LEASE

9 Viaduct Road
Stamford, CT 06907



Newly renovated office space available in Stamford!



HOULIHAN LAWRENCE
COMMERCIAL



2,700 **\$18 PSF NNN**
SQFT. OFFERED AT

- Great opportunity to move into newly renovated office space in Stamford.
- The second floor space is 2700 SF with 7 current office set-ups.
- Private parking lot with 8-10 parking spaces on site.
- 2-story entry foyer, private lavatories on each floor, recently replaced heating system, fully sprinklered, gas heat throughout, public water & sewer
- Owner-managed
- Perfect location for a trade business or corporate office.



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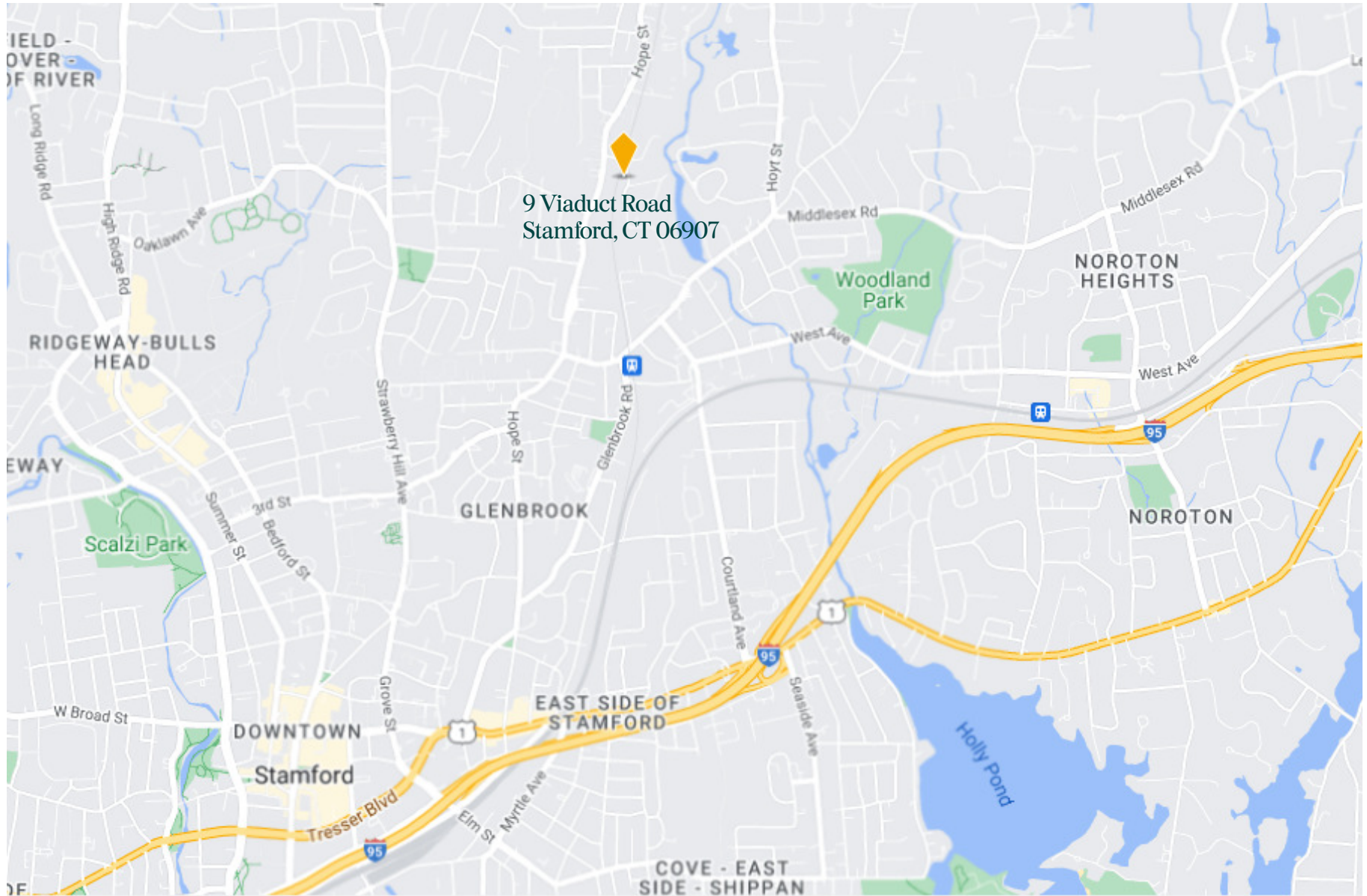


Demographics

Radius	1 Mile		5 Mile		10 Mile	
Population						
2029 Projection	17,612		209,608		410,243	
2024 Estimate	17,606		208,435		410,515	
2020 Census	17,690		203,755		409,815	
Growth 2024 - 2029	0.03%		0.56%		-0.07%	
Growth 2020 - 2024	-0.47%		2.30%		0.17%	
2024 Population by Hispanic Origin	4,049		47,393		97,376	
2024 Population	17,606		208,435		410,515	
Households						
2029 Projection	6,489		79,412		153,987	
2024 Estimate	6,489		78,834		153,917	
2020 Census	6,550		76,523		153,196	
Growth 2024 - 2029	0.00%		0.73%		0.05%	
Growth 2020 - 2024	-0.93%		3.02%		0.47%	
Owner Occupied	4,238	65.31%	43,083	54.65%	89,447	58.11%
Renter Occupied	2,252	34.70%	35,750	45.35%	64,470	41.89%
2024 Households by HH Income						
Income: <\$25,000	564	8.70%	9,341	11.85%	17,518	11.38%
Income: \$25,000 - \$50,000	1,115	17.19%	10,235	12.98%	18,060	11.73%
Income: \$50,000 - \$75,000	595	9.17%	7,569	9.60%	15,407	10.01%
Income: \$75,000 - \$100,000	608	9.37%	7,154	9.07%	14,513	9.43%
Income: \$100,000 - \$125,000	488	7.52%	7,556	9.58%	14,096	9.16%
Income: \$125,000 - \$150,000	570	8.79%	5,582	7.08%	10,612	6.89%
Income: \$150,000 - \$200,000	700	10.79%	8,074	10.24%	15,445	10.03%
Income: \$200,000+	1,846	28.46%	23,321	29.58%	48,264	31.36%
2024 Avg Household Income	\$149,008		\$150,508		\$154,932	
2024 Med Household Income	\$118,493		\$116,930		\$120,323	
2024 Population by Occupation						
Real Estate & Finance	1,458	7.57%	19,470	8.71%	35,926	8.26%
Professional & Management	6,483	33.64%	80,547	36.03%	155,414	35.71%
Public Administration	269	1.40%	2,081	0.93%	4,594	1.06%
Education & Health	1,741	9.04%	21,832	9.77%	44,326	10.19%
Services	1,937	10.05%	16,477	7.37%	32,916	7.56%
Information	246	1.28%	4,035	1.80%	7,253	1.67%
Sales	2,165	11.24%	23,356	10.45%	45,404	10.43%
Transportation	1,177	6.11%	14,983	6.70%	27,774	6.38%
Retail	1,012	5.25%	10,242	4.58%	19,330	4.44%
Wholesale	182	0.94%	2,185	0.98%	5,394	1.24%
Manufacturing	291	1.51%	7,407	3.31%	13,337	3.06%
Production	402	2.09%	5,160	2.31%	11,577	2.66%
Construction	735	3.81%	6,424	2.87%	13,051	3.00%
Utilities	436	2.26%	3,512	1.57%	6,707	1.54%
Agriculture & Mining	1	0.01%	112	0.05%	559	0.13%
Farming, Fishing, Forestry	1	0.01%	121	0.05%	333	0.08%
Other Services	733	3.80%	5,611	2.51%	11,297	2.60%
2024 Worker Travel Time to Job						
<30 Minutes	5,327	62.38%	59,411	62.04%	113,549	60.58%
30-60 Minutes	1,996	23.37%	20,695	21.61%	42,901	22.89%
60+ Minutes	1,217	14.25%	15,656	16.35%	30,994	16.54%

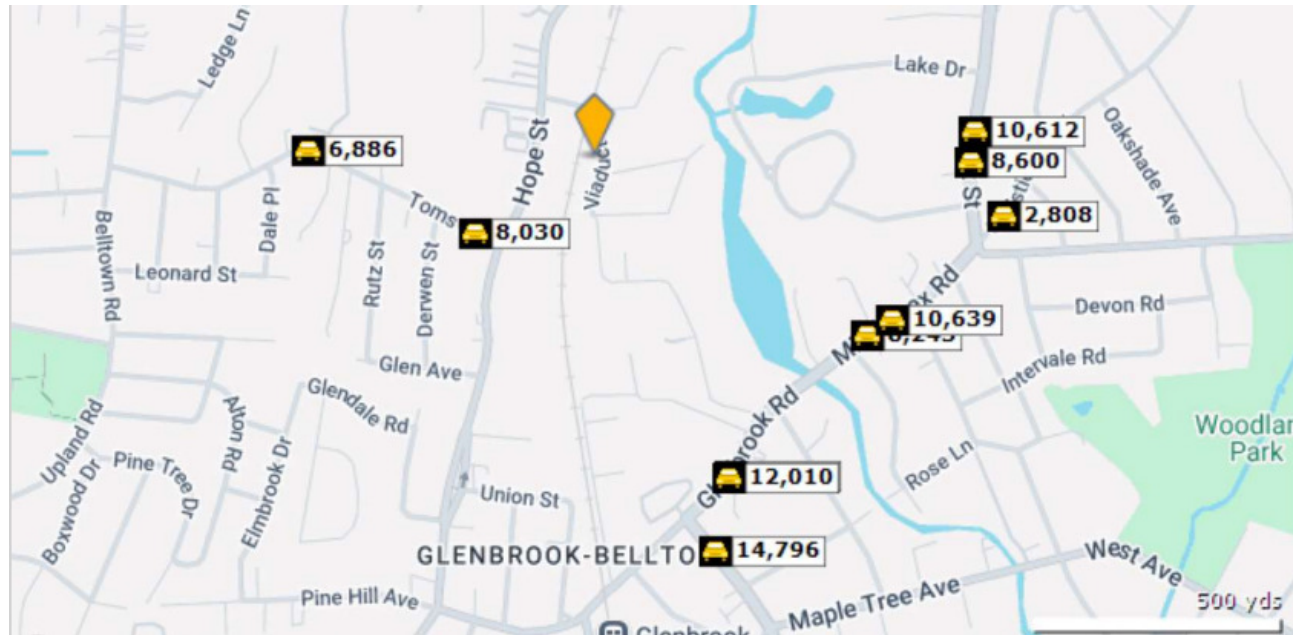


Location Map



Traffic Map

(Average Daily Volume)



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Toms Rd	Hope St	0.03 SE	2018	8,030	MPSI	.16
2	Toms Road	Overbrook Dr	0.03 E	2022	6,886	MPSI	.33
3	Middlesex Road	Red Barn Rd	0.00 SW	2022	8,243	MPSI	.38
4	Middlesex Rd	Holmes Ave	0.03 NE	2022	10,639	MPSI	.39
5	Glenbrook Road	Ctland Ave	0.07 SW	2020	11,200	AADT	.40
6	Glenbrook Rd	Ctland Ave	0.07 SW	2022	12,010	MPSI	.40
7	Hoyt Street	Lake Dr	0.07 N	2020	8,600	AADT	.44
8	Hoyt St	Lake Dr	0.07 N	2022	10,612	MPSI	.45
9	Courtland Ave	Glenbrook Rd	0.05 NW	2022	14,796	MPSI	.48
10	Christie Hill Rd	Glenvale Ave	0.05 NE	2022	2,808	MPSI	.48





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