

FOR LEASE

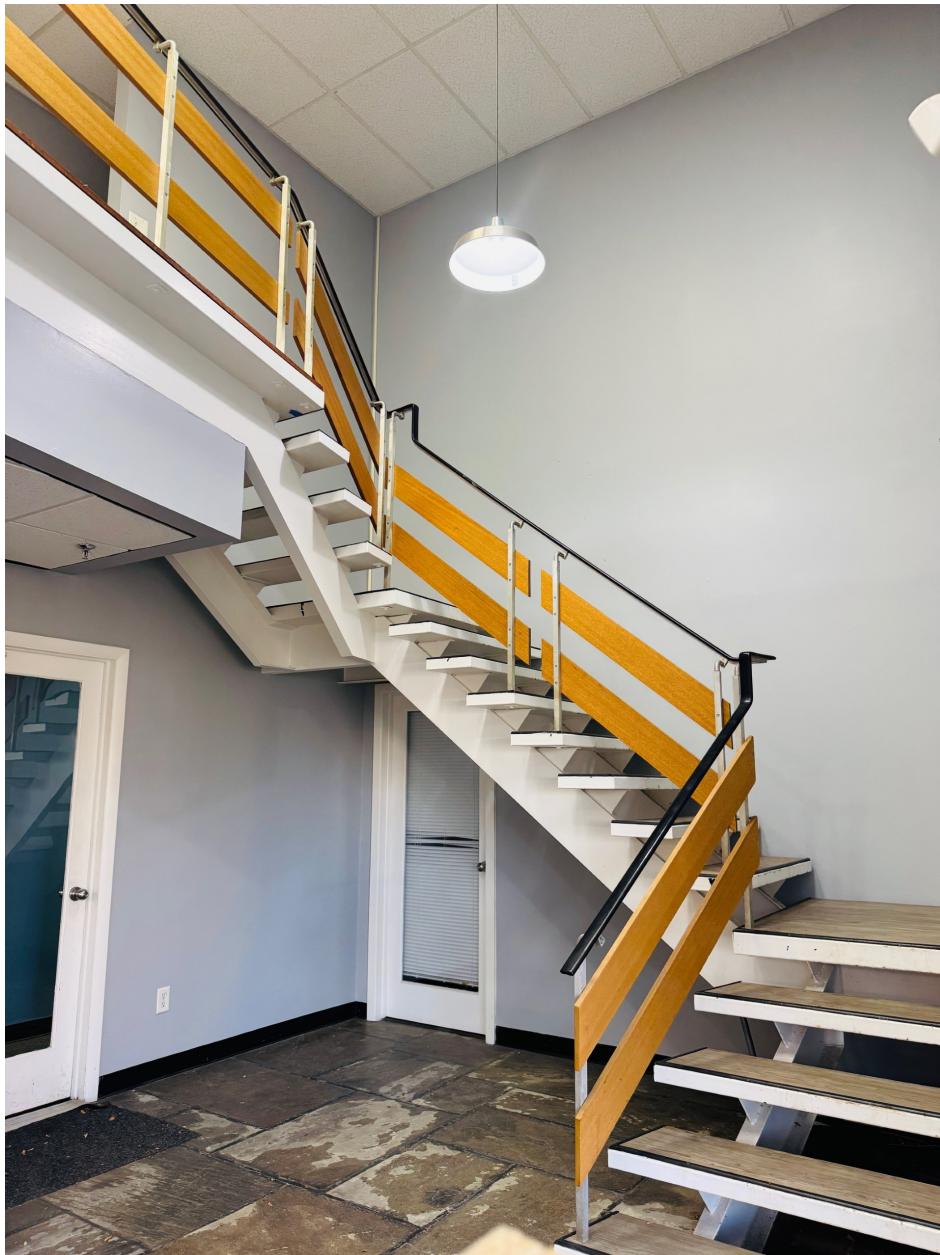
9 Viaduct Road
Stamford, CT 06907



Newly renovated office space available in Stamford!



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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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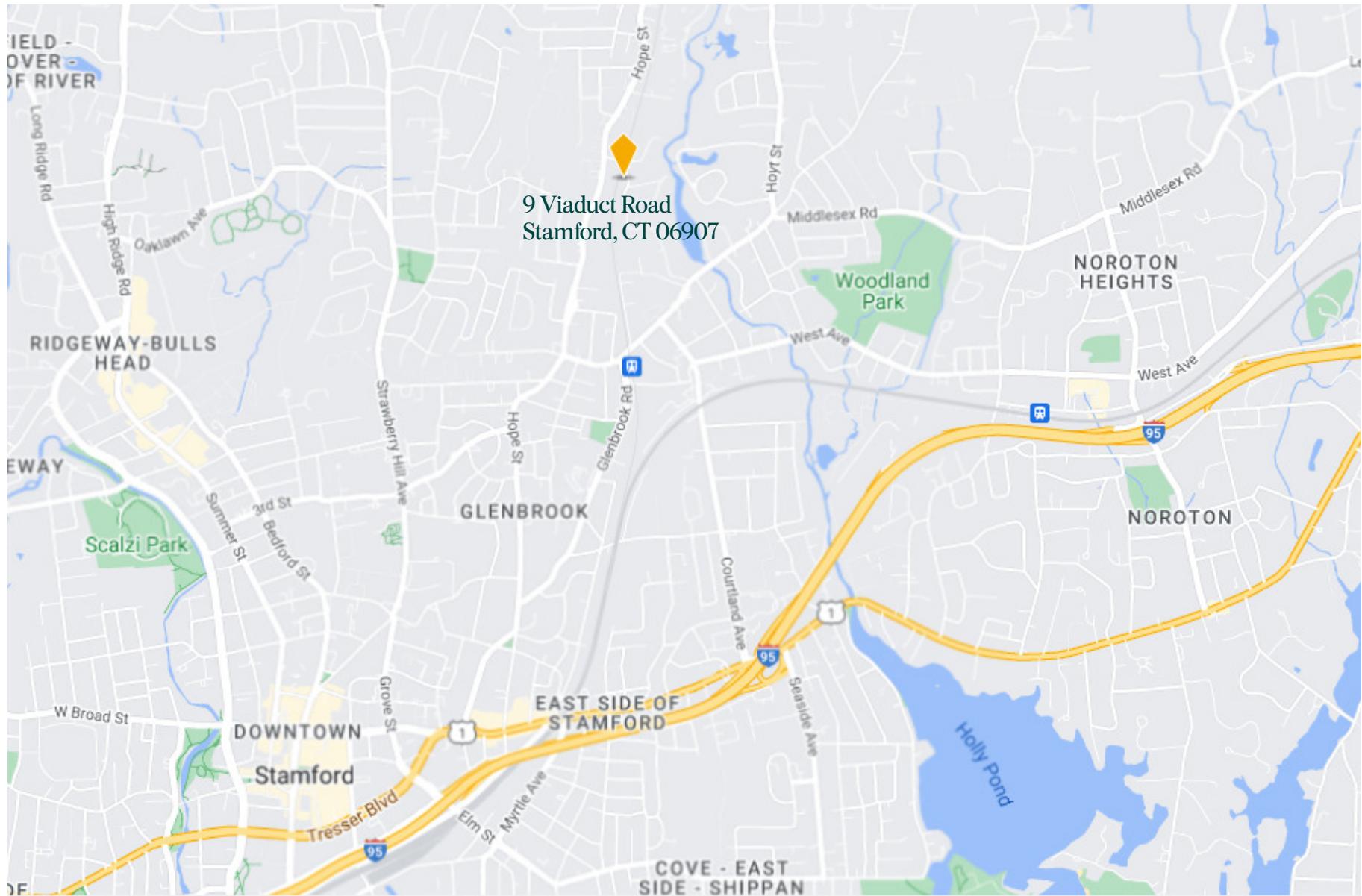


Demographics

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	6,486	78,832	153,915
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	19,269	223,555	435,192
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	8,540	95,762	187,444
<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%



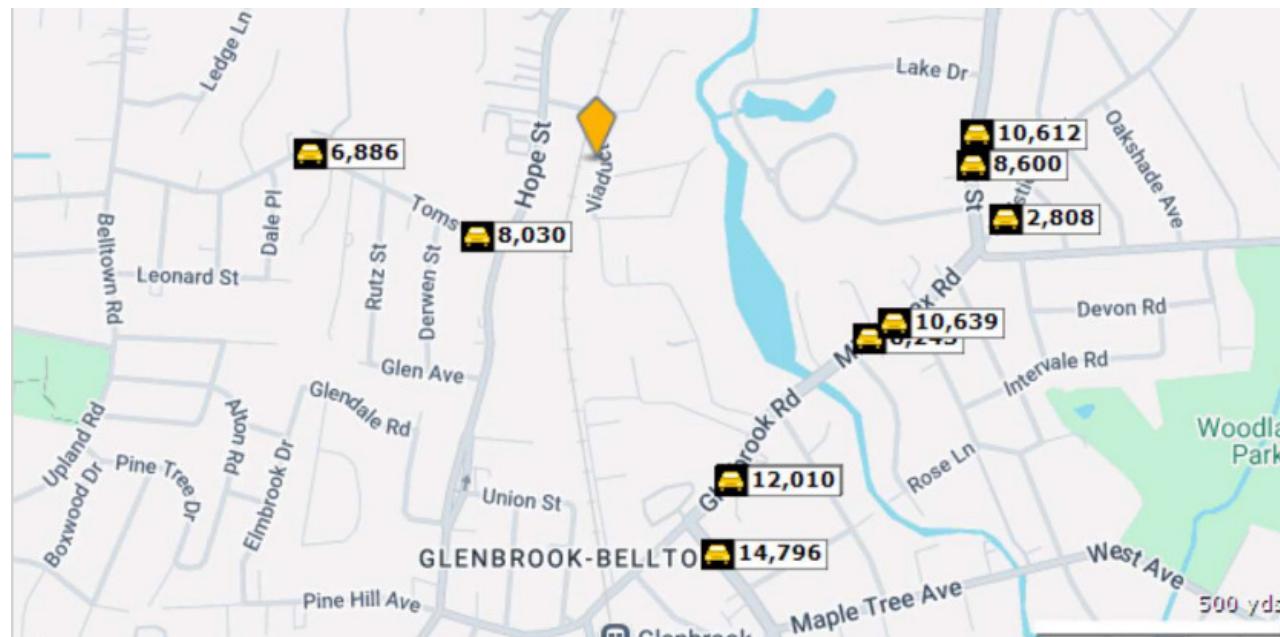
Location Map



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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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