



Presented by **RE/MAX** Right Choice Commercial and Investment

55 Poplar Street, Stamford, CT 06907

Property Highlights

- Price: \$5,200,000
- Taxes: \$55,826.41
- Rare opportunity to purchase an industrial property in Stamford that can cater to owner-users, investors, or a combination of both. Many tenants have been occupying the space for an extended period; however, their leases are short-term, providing flexibility to establish a long-term commitment for the new owner.

For financial information request our NDA.

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Building Attributes



- Commercial Warehousing
- Industrial MG Zoning
- Construction: Concrete Blocks
- Ceiling Height: 16ft
- Rubber Roof
- Loading Dock
- Several Overhead Doors
- Sprinkler system
- Gas heat
- City Water and Sewage
- Telephone and internet connection
- Security Cameras
- Flood lights
- Parking for tenants
- Fully leased



- Commercial Warehousing
- Industrial MG Zoning
- Construction: All Metal
- Ceiling Height: 34 ft
- Loading Dock
- Several Overhead Doors
- Sprinkler System
- Gas Heat
- City Water & Sewage
- Telephone & Internet Connection
- Private Security Cameras
- Private Flood Lights
- Parking
- Fully Leased

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Exterior



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Interior



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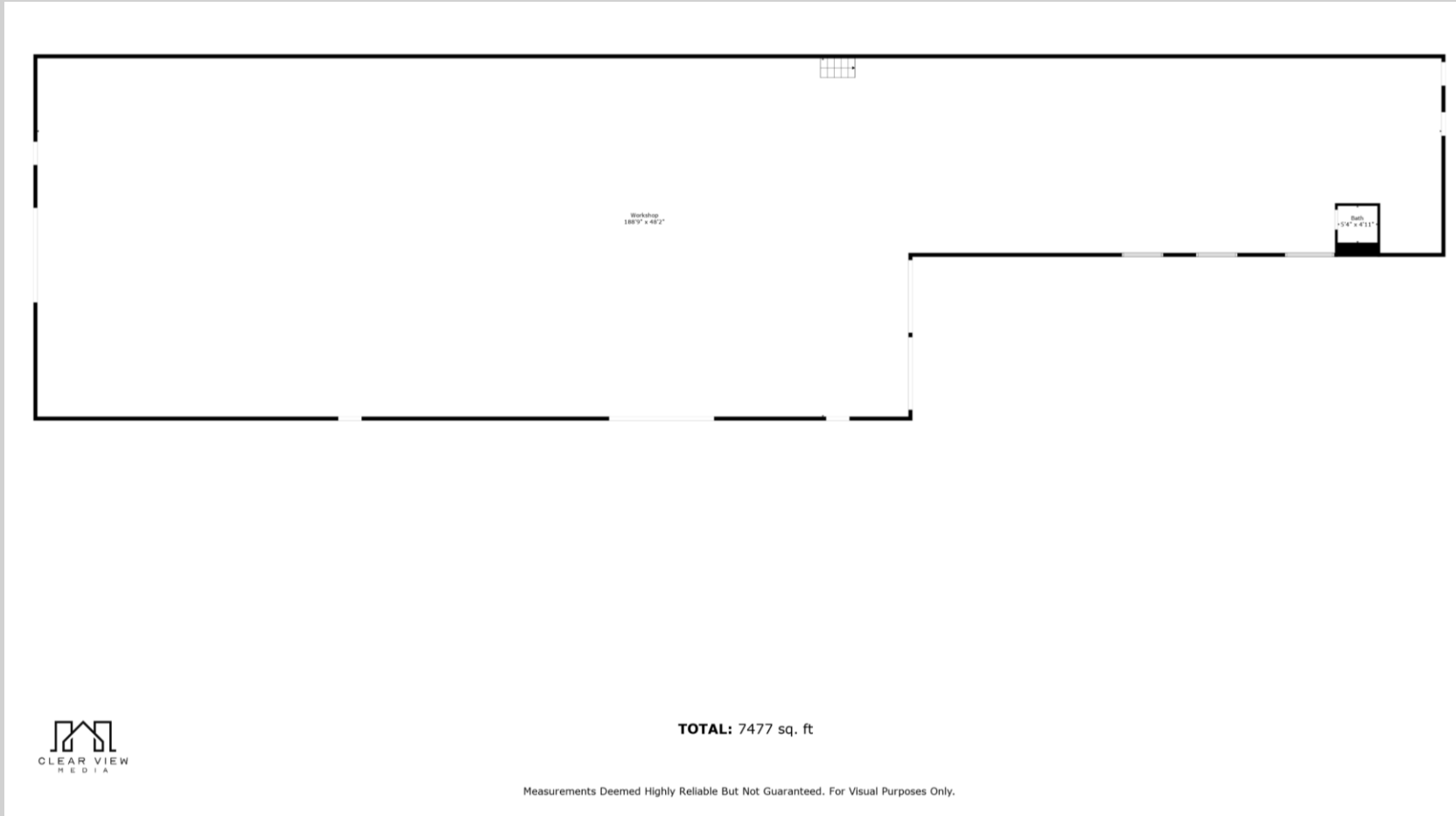
Aerial View



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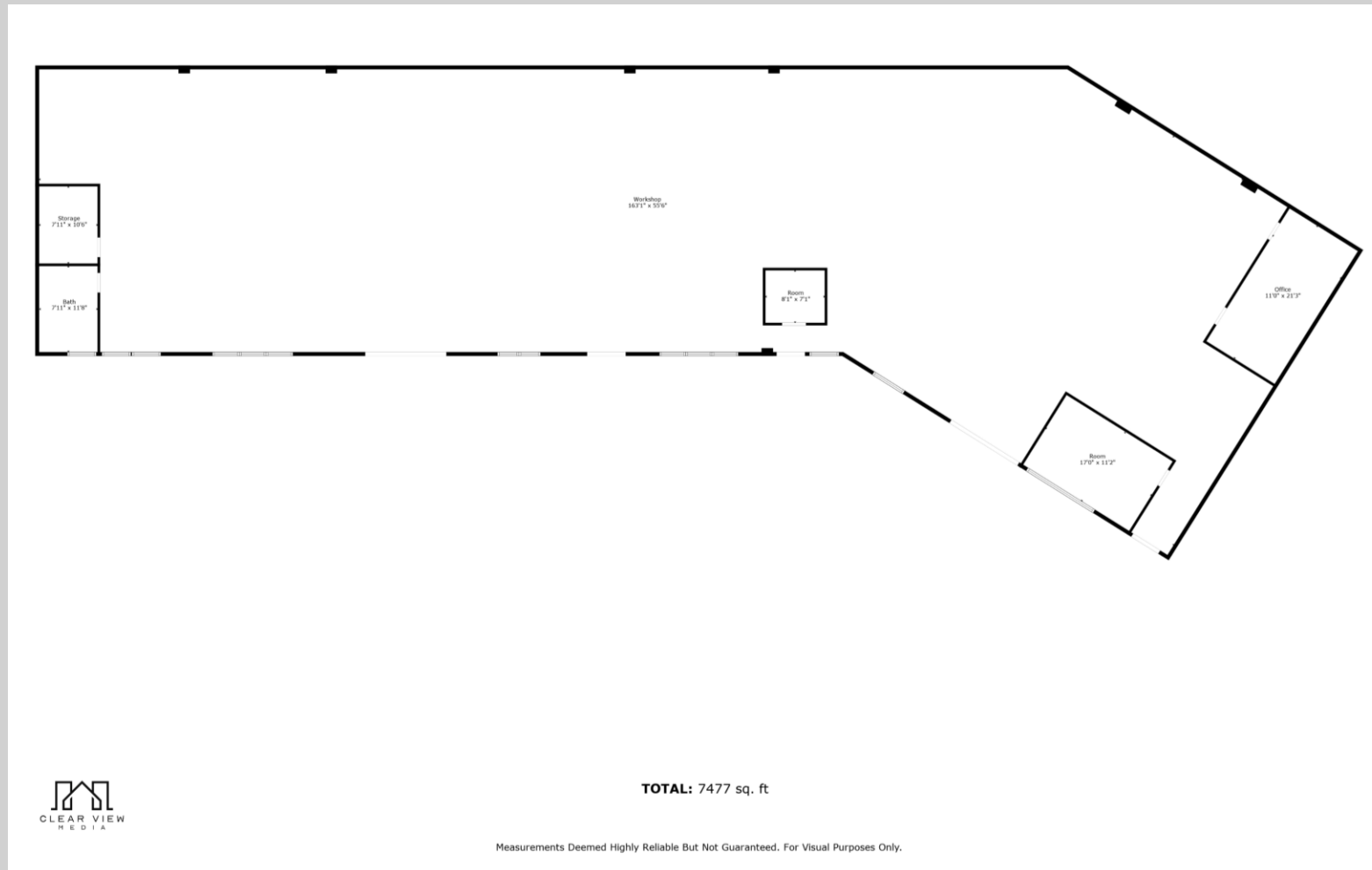
Floor Plans



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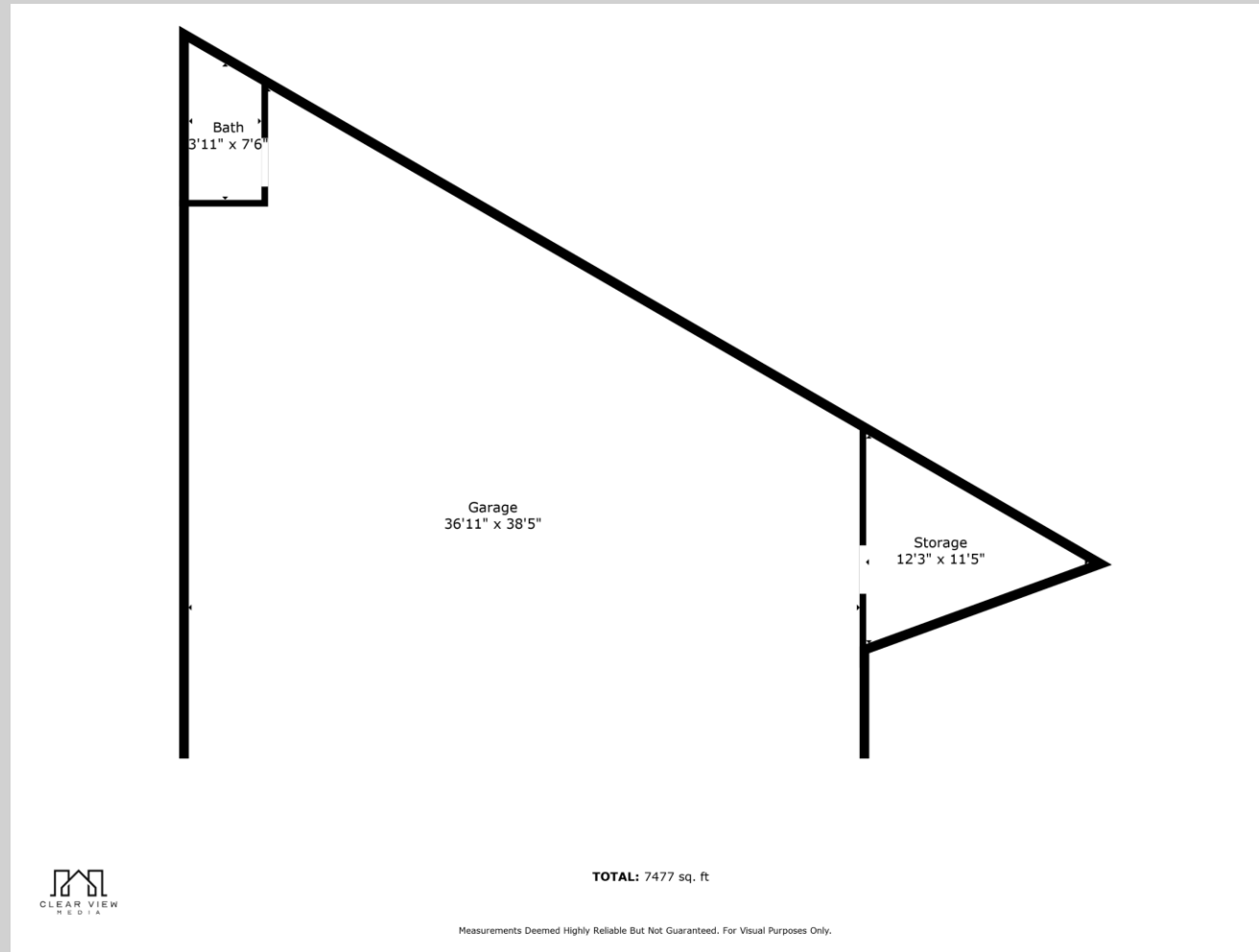
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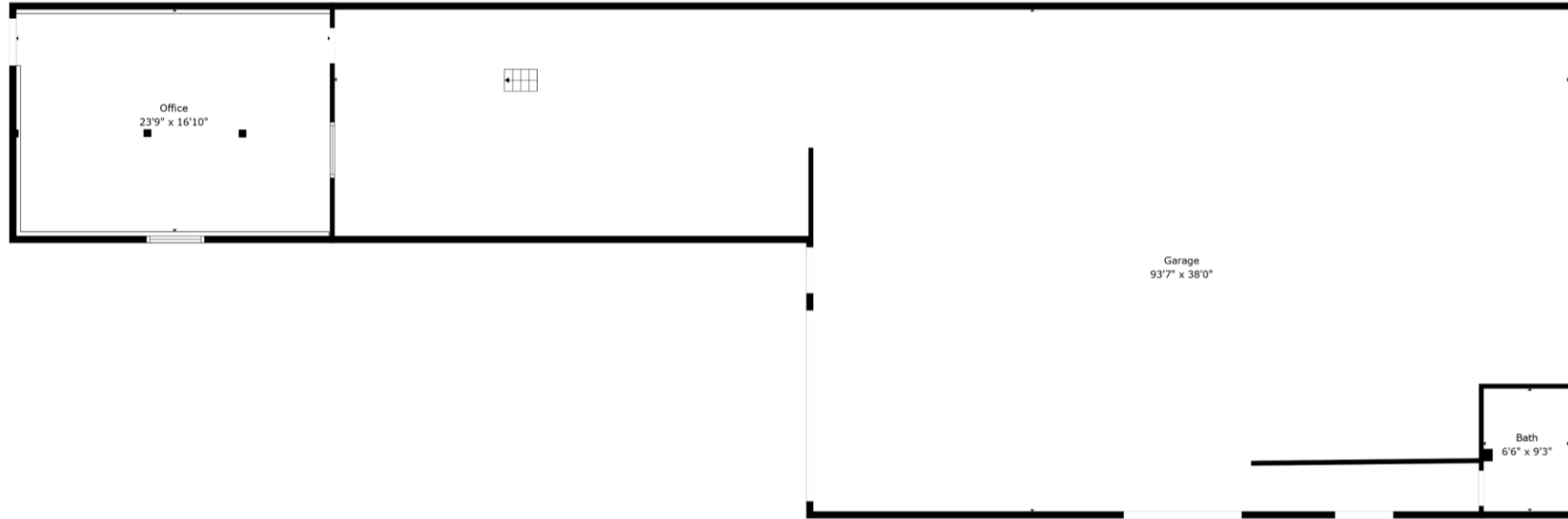
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Floor Plans



TOTAL: 7477 sq. ft

Measurements Deemed Highly Reliable But Not Guaranteed. For Visual Purposes Only.

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City of Stamford

Economy

Top Industries		
Lightcast, 2023 (2 and 3 digit NAICS)		
1 Health Care and Social Assistance	10,227	Share of Industry
Hospitals		38%
2 Finance and Insurance	8,354	
Securities, Commodities, & Financial Inv.		59%
3 Professional, Scientific, and Tech Svc	8,168	
Professional, Scientific, and Tech Svc		100%
4 Information	6,971	
Telecommunications		33%
5 Admin and Support and Waste Mgt	5,639	
Administrative and Support Services		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
- 2 NBC Sports Group
- 3 Gartner
- 4 Deloitte
- 5 Charter Communications

Demographics

ACS, 2019–2023

Age Distribution

		State
Under 10	14,136	10%
10 to 19	13,922	10%
20 to 29	22,458	17%
30 to 39	21,188	16%
40 to 49	16,055	12%
50 to 59	18,022	13%
60 to 69	16,274	12%
70 to 79	8,408	6%
80 and over	5,343	4%

Race and Ethnicity

		State
Asian	7%	5%
Black	19%	10%
Hispanic or Latino/a	28%	18%
White	43%	63%
Other	3%	5%

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

	Stamford	State
English	13	59
Spanish	23	77%

Educational Attainment

	Stamford	State
High School Diploma Only	18	26%
Associate Degree	6	8%
Bachelor's Degree	23	29%
Master's Degree or Higher	19	23%

Labor Force

CT Department of Labor, 2024

	Stamford	State
Employed	69,651	1,842,285
Unemployed	2,495	67,181

	Stamford	State
Unemployment Rate	4%	11%
Self-Employment Rate*	10	11%

*ACS, 2019–2023

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



Access

ACS, 2019–2023

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

Commute Mode

	Stamford	State
Public Transport	3	10%
Walking or Cycling	3	9%
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
per capita, as % of state avg.	131%
Intergovernmental Revenue	\$58,259,308
Revenue to Expenditure Ratio	112%

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%
Actual Mill Rate	27.25
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%

Housing

ACS, 2019–2023

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

	Stamford	State
Owner-Occupied	48	66%
Detached or Semi-Detached	42	65%
Vacant	7	8%

** Information gathered from CT Town Profiles Database

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Contact



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