

# MAJOR MIXED USE DEVELOPEMENT SITE FOR SALE



74 Broad Street  
Stamford, CT 06901



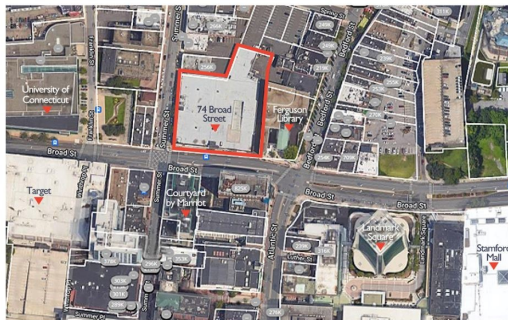
University of Connecticut



Corner of Broad St. & Summer St.

74 Broad Street located at the intersection of Summer Street and Broad Street.

Traffic counts in excess of 16,400 vehicles per day on Broad Street and 15,300 on Summer Street. Benefits from a large working population in vibrant downtown Stamford. Located just to the west of University of Connecticut, Stamford Branch and one block east of the Stamford Mall.

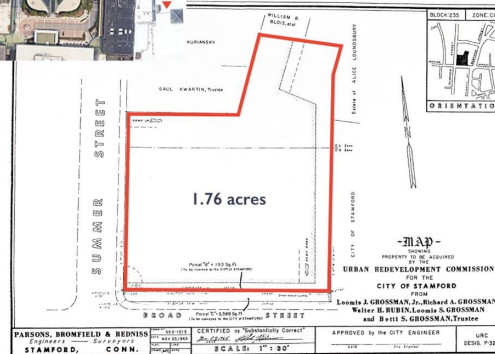


Households in Stamford, CT have a median annual income of **\$96,885** which is more than the median annual income of \$64,994 across the entire United States.

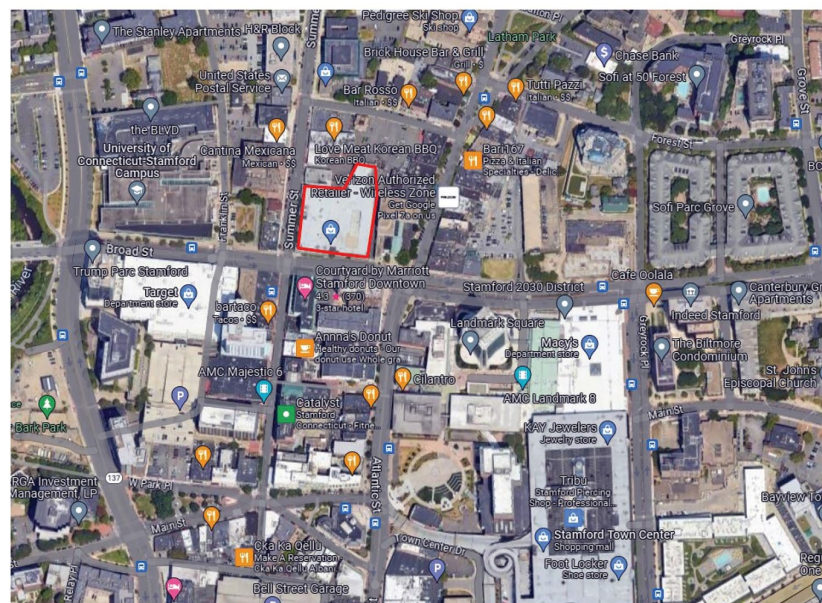
This is in comparison to a median income of \$93,059 in 2019, which represents a 4.11% annual growth.

**Demographics:**

	1 mile	3 miles	5 miles
Total Population:	44,818	177,723	390,781
Households:	19,655	69,025	146,446
Average Income:	\$92,572	\$174,256	\$176,767



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