



35 West Broad Street

Stamford, Connecticut

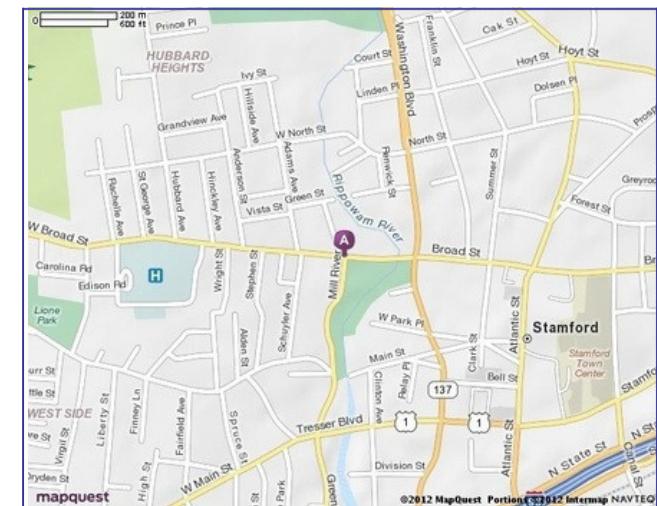
Office/Medical Commercial Condo For Sale Between Stamford Hospital and UCONN Stamford



Specifications

Size: 1,282 Square Feet
Unit: Commercial Condo 35 West Broad Street, Unit 1
Sale Price: \$550,000.00
Common Charge: \$413.71 Per Month
Utilities: Electric, and Water
Taxes: \$3,687.04 City of Stamford
Parking: 6 Dedicated Covered Parking Spaces -
100+ Residential Parking Generally
Available Between 7AM thru 6PM

Map



Contact Exclusive Agent:

Chris Mailler
203-984-1822
chris@pyramidregroup.com

Jack Daniel
203-399-4366
jdaniel@pyramidregroup.com

Pyramid Real Estate Group

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500 Summer Street #502, Stamford, CT 06901

(203) 348-8566 Fax (203) 358-9763

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Brokerage

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MAIN LOBBY - GARAGE

CONCRETE STEPS &
LANDING, 7th RISERS
MAX 11th TREADS

MAIN LOBBY - GARAGE 1/4" A.2.8

1 / 4

2001-2002

This architectural floor plan illustrates the layout of a commercial space and its adjacent lobby area. The commercial space, located at ELEV. 24.5, features a rectangular room with a central entrance. The entrance is marked with a hexagonal symbol containing the letter 'A'. The room contains a 'GRAB BARS' fixture. The plan includes dimensions for various rooms and areas, such as 5'-10" and 8'-10" widths, and 11'-0" and 13'-0" depths. The lobby area, located at ELEV. 24.5, is connected to the commercial space. It includes a 'POWER OPER. DOOR CONTROLS' unit, an 'INTERCOM PANEL', and a 'HANDED LEAN' fixture. The lobby floor plan also shows dimensions for rooms and areas, such as 4'-0" and 5'-10" widths, and 11'-10" and 13'-0" depths. The plan also includes a 'CONC. RAMP' and 'HANDED RAMP UP' with a 'MAX SLOPE' of 1:12. Handrails are specified as 1-1/2" DIA. both sides. The plan is oriented with a North arrow and includes a legend for symbols like hexagons and triangles.

LOBB
ELEV. 2

Stamford, Connecticut

General

	Stamford	State
ACS, 2019–2023		
Current Population	135,806	3,598,348
Land Area mi^2	38.3,610	4,842
Population Density people per mi^2	54,165	743
Number of Households	38	1,420,170
Median Age	\$107,474	41
Median Household Income	10%	\$93,760
Poverty Rate		10%

Economy

Top Industries

	Jobs	Share of Industry
1 Health Care and Social Assistance Hospitals	10,227	38%
2 Finance and Insurance Securities, Commodities, & Financial Inv.	8,354	59%
3 Professional, Scientific, and Tech Svc Professional, Scientific, and Tech Svc	8,168	100%
4 Information Telecommunications	6,971	33%
5 Admin and Support and Waste Mgt Administrative and Support Services	5,639	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 Active Businesses	1,848	2,233	2,345	2,486	2,335
Total Businesses	17,579				

Key Employers

Data from Municipalities, 2025

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

Schools

CT Department of Education, 2024-25

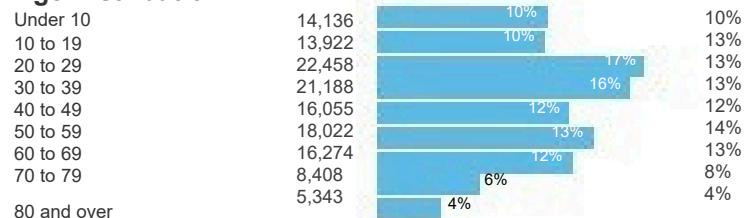
School Districts

	GAvraadilaebst	Fontraollmen	Enrero-Klmen	R4-aYteea(r2 G02ra2d-23)
Stamford Charter School for Excellence	PK-8	543	0	364
Stamford School District	PK-12	16,185	20,762	
Statewide	-	508,402	78%	88%

Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity



Hispanic includes those of any race. Remaining races include only non-Hispanic. 'Other' 5% includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



Educational Attainment



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

Owner-Occupied



Smarter Balanced Assessments

	Met or Exceeded Expectations, 2023-24	Math	ELA
Stamford Charter School for Excellence	69%	74%	
Stamford School District	32%	36%	
Statewide	44%	49%	

Stamford, Connecticut

Labor Force

CT Department of Labor, 2024

Employed

Unemployed

Unemployment Rate

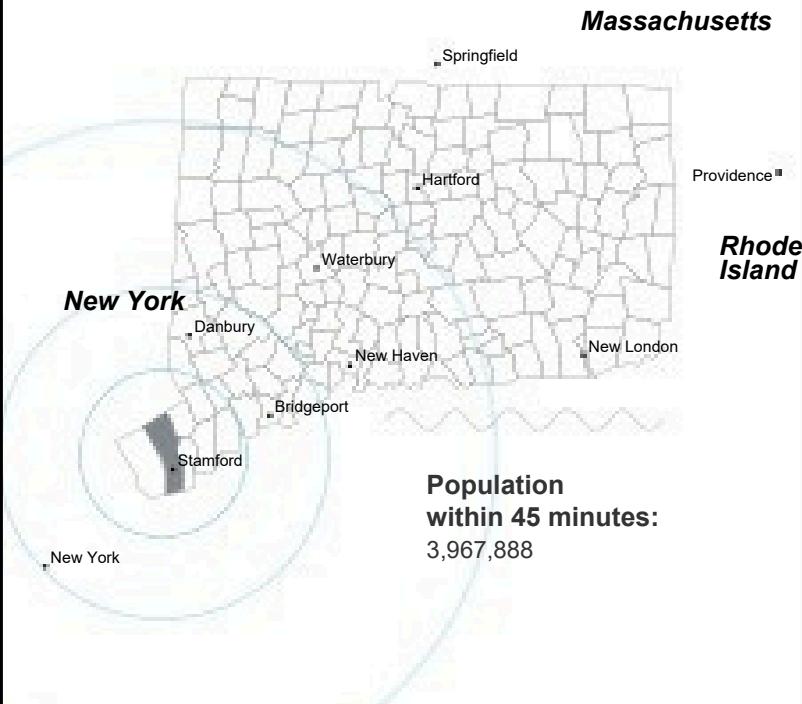
Self-Employment Rate*

*ACS, 2019–2023

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



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



Access

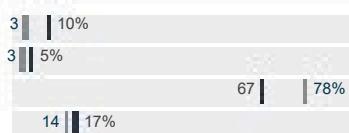
ACS, 2019–2023

Mean Commute Time *

No Access to a Car

No Internet Access

Stamford	State
27 min	26 min
9 10%	



Public Transit

CTtransit Service

Other Public Bus Operations

Train Service

Local, Stamford metro

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	\$4,285 131%
per capita, as % of state avg.	\$58,259,308
Intergovernmental Revenue	112%
Revenue to Expenditure Ratio	

Municipal Expenditure

Total Expenditure	\$599,317,100
Educational	\$336,545,453
Other	\$262,771,647

Grand List

Equalized Net Grand List	
per capita	\$36,221,552,565
per capita, as % of state avg.	\$265,967
149%	
Commercial/Industrial	26%

Share of Net Grand List	27.25
Actual Mill Rate	16.45

Equalized Mill Rate

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%

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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