

## 700 Summer Street, Stamford FOR SALE - Professional Condo



LOCATION: Suite 1C, First Floor  
SIZE: 986 sf  
PRICE: \$230,000.00  
HOA: \$721.66/month  
TAXES: \$4,388.94

Ideally located in the heart of downtown business district. Walking distance to Bedford Street restaurants, pubs, and shops.

Versatile layout that can be configured to your requirements.

Great space for professional service provider.

Condos comes with 2 reserved parking spaces.

Beautifully landscaped outdoor courtyard

Exclusive Broker

Chris Mailler

203-984-1822

[chris@pyramidregroup.com](mailto:chris@pyramidregroup.com)

Pyramid Real Estate Group • 20 Summer Street, Stamford, CT 06901  
phone: 203.348-8566 • fax: 203.358-9763  
[www.pyramidregroup.com](http://www.pyramidregroup.com)

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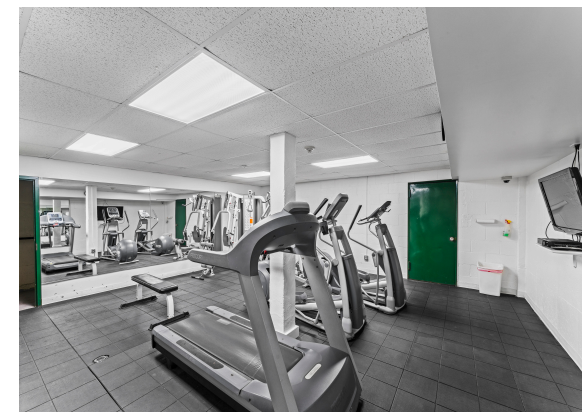
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# PYRAMID

Real Estate Group



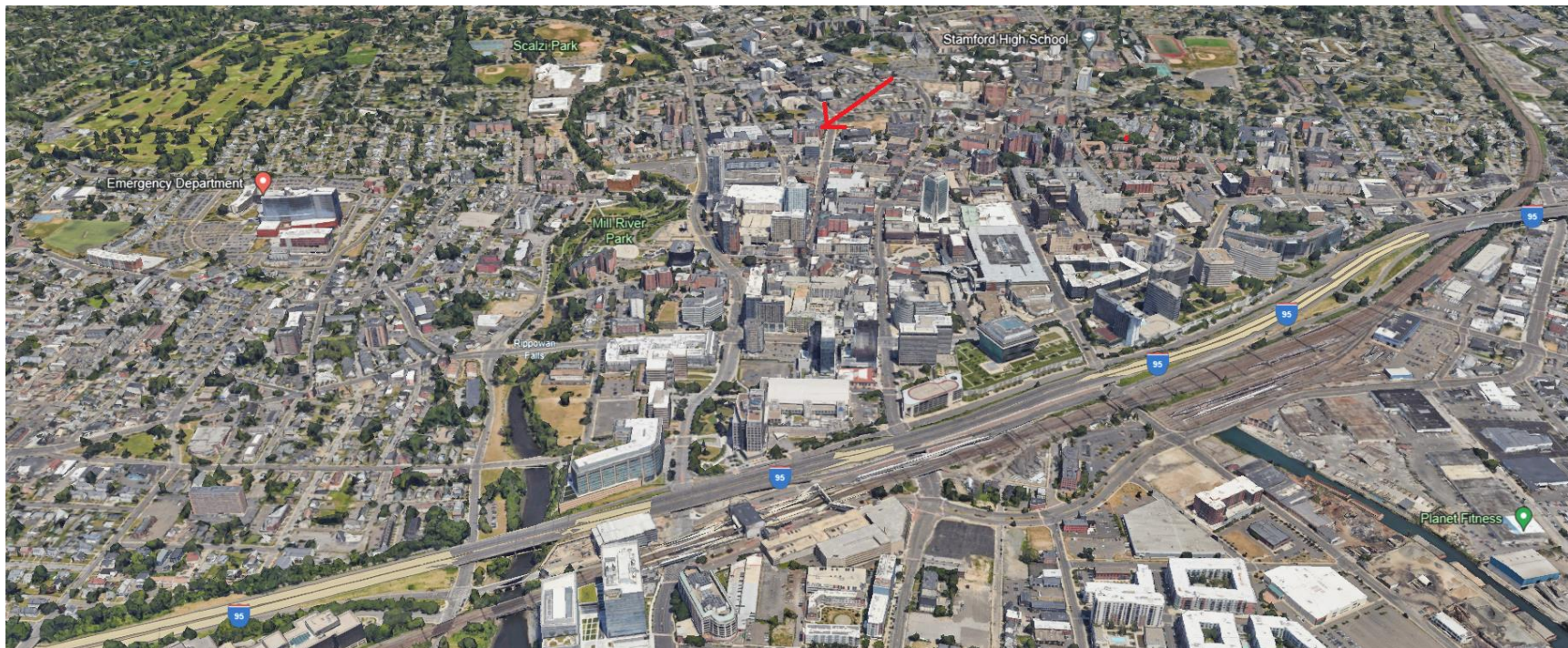
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## FOR SALE - Professional Condo



Aerial Photo – Downtown Stamford, Connecticut

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## FOR SALE - Professional Condo



Aerial Photo – Subject Property – 700 Summer Street, Stamford, Connecticut

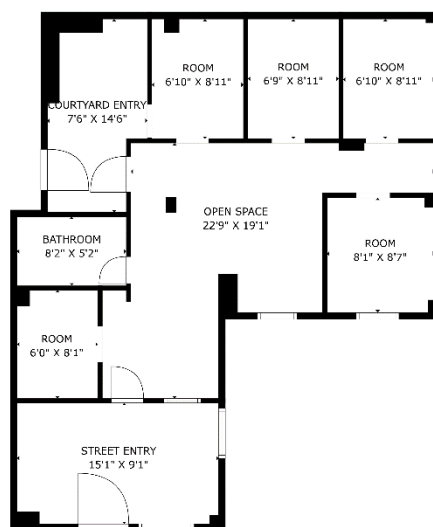
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## FOR SALE - Professional Condo



Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

Floor Plan – Dentist/Orthodontist/Medical Floor Plan - 4 Examining Rooms and Front Office  
Open to Courtyard on the southwest side of suite and glass windows to Summer Street on the East Side

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# Stamford, Connecticut

## General

| ACS, 2018–2022                                       | Stamford  | State     |
|------------------------------------------------------|-----------|-----------|
| Current Population                                   | 135,413   | 3,611,317 |
| Land Area <i>mi</i> <sup>2</sup>                     | 38        | 4,842     |
| Population Density <i>people per mi</i> <sup>2</sup> | 3,599     | 746       |
| Number of Households                                 | 53,520    | 1,409,807 |
| Median Age                                           | 38        | 41        |
| Median Household Income                              | \$100,718 | \$90,213  |
| Poverty Rate                                         | 10%       | 10%       |

## Economy

### Top Industries

| Lightcast, 2022 (2 and 3 digit NAICS)                                                     | Jobs   | Share of Industry |
|-------------------------------------------------------------------------------------------|--------|-------------------|
| 1 Professional, Scientific, and Tech Svc<br><i>Professional, Scientific, and Tech Svc</i> | 10,338 | 100%              |
| 2 Health Care and Social Assistance<br><i>Ambulatory Health Care Services</i>             | 9,088  | 37%               |
| 3 Finance and Insurance<br><i>Securities, Commodities, &amp; Financial Inv.</i>           | 9,079  | 61%               |
| 4 Information<br><i>Publishing Industries</i>                                             | 7,318  | 32%               |
| 5 Admin and Support and Waste Mgt<br><i>Administrative and Support Services</i>           | 6,792  | 95%               |
| Total Jobs, All Industries                                                                | 80,118 |                   |

### SOTS Business Registrations

Secretary of the State, March 2024

#### New Business Registrations by Year

| Year  | 2019  | 2020  | 2021  | 2022  | 2023  |
|-------|-------|-------|-------|-------|-------|
| Total | 1,684 | 1,865 | 2,243 | 2,349 | 2,479 |

Total Active Businesses 17,779

### Key Employers

Data from Municipalities, 2024

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

## Demographics

ACS, 2018–2022

### Age Distribution

|             | Stamford   | State |
|-------------|------------|-------|
| Under 10    | 14,754 11% | 11%   |
| 10 to 19    | 14,332 11% | 13%   |
| 20 to 29    | 22,194 16% | 13%   |
| 30 to 39    | 21,283 16% | 12%   |
| 40 to 49    | 15,841 12% | 14%   |
| 50 to 59    | 18,330 14% | 13%   |
| 60 to 69    | 15,050 11% | 7%    |
| 70 to 79    | 8,532 6%   | 4%    |
| 80 and over | 5,097 4%   |       |

### Race and Ethnicity

|                      | Stamford | State |
|----------------------|----------|-------|
| Asian                | 7%       | 5%    |
| Black                | 18%      | 10%   |
| Hispanic or Latino/a | 30%      | 17%   |
| White                | 42%      | 64%   |
| Other                | 3%       | 4%    |

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 | 58       | 77%   |
| Spanish | 12       | 24%   |

### Educational Attainment

|                           | Stamford | State |
|---------------------------|----------|-------|
| High School Diploma Only  | 19       | 26%   |
| Associate Degree          | 6        | 8%    |
| Bachelor's Degree         | 23       | 29%   |
| Master's Degree or Higher | 19       | 22%   |

## Housing

ACS, 2018–2022

|                   | Stamford  | State     |
|-------------------|-----------|-----------|
| Median Home Value | \$584,700 | \$323,700 |
| Median Rent       | \$2,129   | \$1,374   |
| Housing Units     | 57,319    | 1,531,332 |

|                           | Stamford | State |
|---------------------------|----------|-------|
| Owner-Occupied            | 46       | 66%   |
| Detached or Semi-Detached | 40       | 65%   |
| Vacant                    | 7        | 8%    |

## Schools

CT Department of Education, 2023-24

### School Districts

|                                        | Available Grades | Total Enrollment | Pre-K Enrollment | 4-Year Grad Rate (2021-22) |
|----------------------------------------|------------------|------------------|------------------|----------------------------|
| Stamford Charter School for Excellence | PK-8             | 540              | 0                |                            |
| Stamford School District               | PK-12            | 16,339           | 304              | 83%                        |
| Statewide                              | -                | 512,652          | 19,530           | 89%                        |

### Smarter Balanced Assessments

Met or Exceeded Expectations, 2022-23

|                                        | Math | ELA |
|----------------------------------------|------|-----|
| Stamford Charter School for Excellence | 72%  | 75% |
| Stamford School District               | 32%  | 38% |
| Statewide                              | 42%  | 48% |

# Stamford, Connecticut

## Labor Force

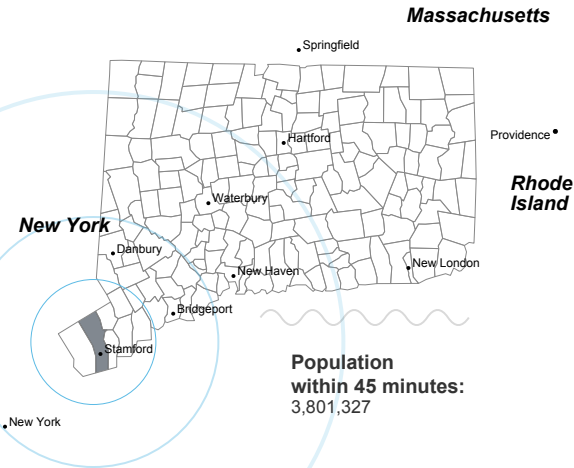
CT Department of Labor, 2023

|            | Stamford | State     |
|------------|----------|-----------|
| Employed   | 68,940   | 1,822,090 |
| Unemployed | 2,637    | 71,113    |

|                       |     |
|-----------------------|-----|
| Unemployment Rate     | 4%  |
| Self-Employment Rate* | 10% |

\*ACS, 2018–2022

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



## Access

ACS, 2018–2022

|                     | Stamford | State  |
|---------------------|----------|--------|
| Mean Commute Time * | 27 min   | 26 min |
| No Access to a Car  | 9%       | 9%     |
| No Internet Access  | 6%       | 8%     |

## Commute Mode

|                     |    |     |
|---------------------|----|-----|
| Public Transport    | 4  | 10% |
| Walking or Cycling  | 3  | 5%  |
| Driving             | 69 | 80% |
| Working From Home * | 13 | 14% |

## Public Transit

|                             |                     |
|-----------------------------|---------------------|
| CT <i>transit</i> Service   | Local               |
| 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 2020-21

### Municipal Revenue

|                                |               |
|--------------------------------|---------------|
| Total Revenue                  | \$651,710,412 |
| Property Tax Revenue           | \$563,418,664 |
| per capita                     | \$4,224       |
| per capita, as % of state avg. | 132%          |
| Intergovernmental Revenue      | \$60,241,601  |
| Revenue to Expenditure Ratio   | 114%          |

### Municipal Expenditure

|                   |               |
|-------------------|---------------|
| Total Expenditure | \$572,163,863 |
| Educational       | \$325,601,264 |
| Other             | \$246,562,599 |

### Grand List

|                                               |                  |
|-----------------------------------------------|------------------|
| Equalized Net Grand List                      | \$33,016,329,131 |
| per capita                                    | \$242,217        |
| per capita, as % of state avg.                | 149%             |
| Commercial/Industrial Share of Net Grand List | 25%              |
| Actual Mill Rate                              | 27.20            |
| Equalized Mill Rate                           | 17.44            |

### Municipal Debt

|                                |               |
|--------------------------------|---------------|
| Moody's Rating (2023)          | Aa1           |
| S&P Rating (2023)              | AAA           |
| Total Indebtedness             | \$405,309,968 |
| per capita                     | \$2,973       |
| per capita, as % of state avg. | 109%          |
| as percent of expenditures     | 71%           |
| Annual Debt Service            | \$54,608,188  |
| as % of expenditures           | 10%           |



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[advancect.org/site-selection/ct-sitefinder](https://advancect.org/site-selection/ct-sitefinder)

## 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](https://profiles.ctdata.org)

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org)

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