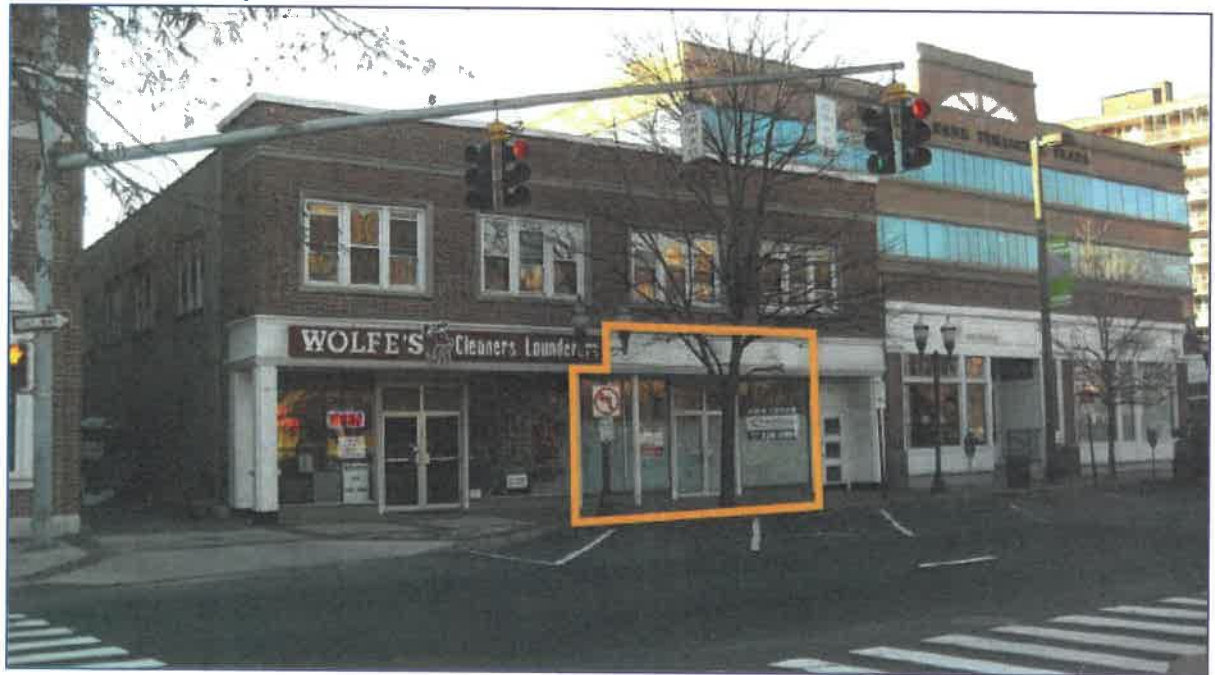


## Bedford Street Retail for Lease Next to the Avon Theater 296 Bedford Street, Stamford, CT

Size: 2,082 Square feet  
Rent: \$39 PSF NNN  
Parking: On Street and in Rear  
Availability: Immediate  
Use: Food Users Accepted



Exclusive Broker

**Norman Lotstein**

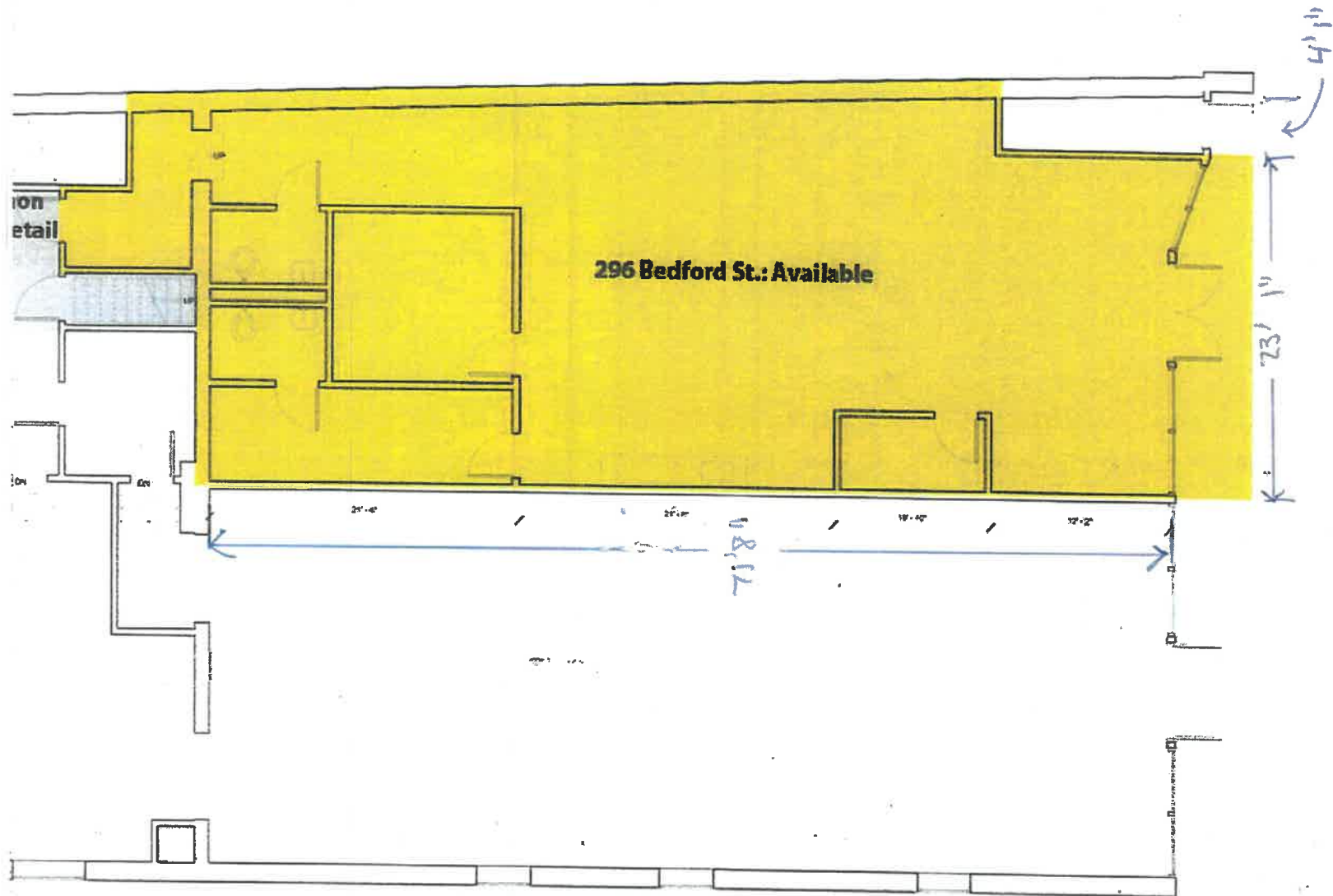
203-391-6822

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Pyramid Real Estate Group • 20 Summer Street, Stamford, CT 06901

phone: 203.348-8566 • fax: 203.358-9763

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## Demographic Summary


296 Bedford St, Stamford, CT 06901			
<b>Building Type:</b> General Retail	<b>Total Available:</b> 0 SF		
<b>Secondary:</b> Storefront Retail/Office	<b>% Leased:</b> 100%		
<b>GLA:</b> 14,128 SF	<b>Rent/SF/Yr:</b> -		
<b>Year Built:</b> 1953			
<b>Radius</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population</b>			
2023 Projection	46,783	134,793	176,278
2018 Estimate	45,829	133,365	176,680
2010 Census	40,973	126,440	169,079
Growth 2018 - 2023	2.08%	1.07%	0.90%
Growth 2010 - 2018	11.85%	5.48%	4.50%
<b>2018 Population by Hispanic Origin</b>			
2018 Population	16,361	36,554	39,870
2018 Population	45,829	133,365	176,680
White	27,356 59.69%	96,196 72.13%	134,720 76.25%
Black	10,346 22.58%	20,371 15.27%	21,487 12.16%
Am. Indian & Alaskan	503 1.10%	945 0.71%	1,004 0.57%
Asian	6,246 13.63%	12,441 9.33%	15,372 8.70%
Hawaiian & Pacific Island	95 0.21%	218 0.16%	223 0.13%
Other	1,281 2.80%	3,194 2.39%	3,873 2.19%
U.S. Armed Forces	44	66	70
<b>Households</b>			
2023 Projection	19,878	51,371	66,982
2018 Estimate	19,457	50,831	66,408
2010 Census	17,319	48,253	63,748
Growth 2018 - 2023	2.16%	1.06%	0.86%
Growth 2010 - 2018	12.34%	5.34%	4.17%
Owner Occupied	5,942 30.54%	26,625 52.38%	38,903 58.58%
Renter Occupied	13,515 69.46%	24,205 47.62%	27,505 41.42%
<b>2018 Households by HH Income</b>			
Income: <\$25,000	3,216 16.53%	6,842 13.07%	7,828 11.79%
Income: \$25,000 - \$50,000	3,742 19.23%	8,565 16.85%	9,883 14.88%
Income: \$50,000 - \$75,000	3,171 16.30%	7,414 14.56%	8,631 13.00%
Income: \$75,000 - \$100,000	2,272 11.68%	5,287 10.40%	6,425 9.68%
Income: \$100,000 - \$125,000	1,802 9.28%	4,354 8.57%	5,446 8.20%
Income: \$125,000 - \$150,000	1,394 7.16%	3,896 7.66%	5,041 7.59%
Income: \$150,000 - \$200,000	1,757 9.03%	4,522 8.90%	6,033 9.08%
Income: \$200,000+	2,104 10.81%	10,149 19.97%	17,121 25.78%
2018 Avg Household Income	\$99,268	\$123,899	\$139,209
2018 Med Household Income	\$71,855	\$88,209	\$102,006

PRESENTED BY:

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## Daytime Employment Summary

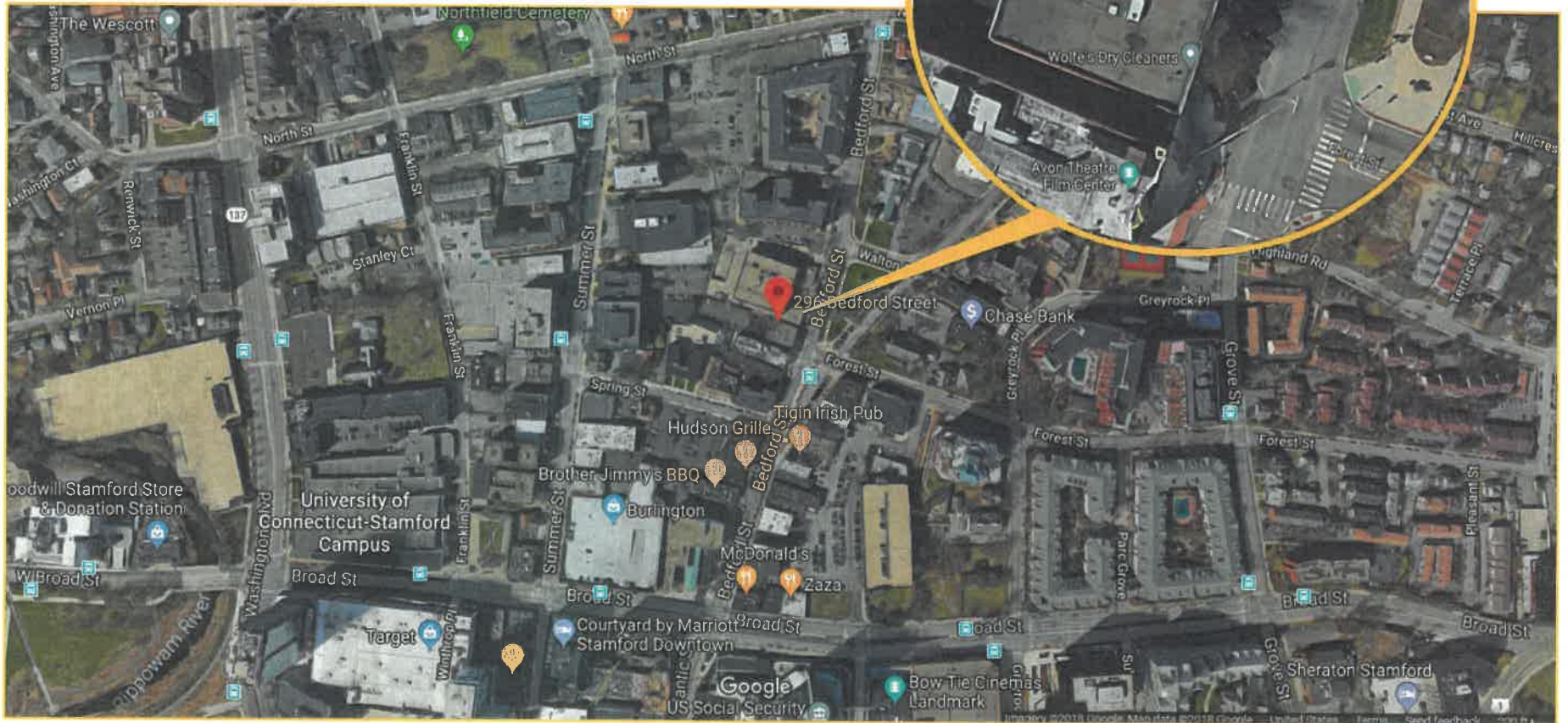
298 Bedford St, Stamford, CT 06901			
<b>Building Type:</b> General Retail	Total Available:	0 SF	
<b>Secondary:</b> Storefront Retail/Office	% Leased:	100%	
GLA: 14,128 SF	Rent/SF/Yr:	-	
Year Built: 1953			
			
Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	5,223	57,262	11
Retail & Wholesale Trade	550	7,575	14
Hospitality & Food Service	267	5,836	22
Real Estate, Renting, Leasing	294	2,113	7
Finance & Insurance	484	5,624	12
Information	105	2,062	20
Scientific & Technology Services	955	7,724	8
Management of Companies	13	123	9
Health Care & Social Assistance	1,397	14,085	10
Educational Services	59	1,161	20
Public Administration & Sales	112	3,285	29
Arts, Entertainment, Recreation	50	388	8
Utilities & Waste Management	251	3,236	13
Construction	227	1,239	5
Manufacturing	88	1,197	14
Agriculture, Mining, Fishing	1	2	2
Other Services	370	1,612	4

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## Aerial View



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