PYRAMID
Real Estate Group

172 Bedford Street, Stamford
In the Middle of One of Stamford Downtown's Best Retail Blocks

Size:	1,235 SF w/Full Basement
Rent:	$43 PSF NNN
Parking:	On Street and in Rear
Availability:	Immediate

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

172 Bedford St, Stamford, CT 06901

Building Type: **General Retail**
Secondary: **Restaurant**
GLA: **8,186 SF**
Year Built: **1949**

Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: **-**

Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	46,547		133,540		177,822	
2018 Estimate	45,548		132,123		176,227	
2010 Census	40,452		125,247		168,636	
Growth 2018 - 2023	2.19%		1.07%		0.91%	
Growth 2010 - 2018	12.60%		5.49%		4.50%	
2018 Population by Hispanic Origin	16,789		36,395		39,889	
2018 Population	45,548		132,123		176,227	
White	27,012	59.30%	95,184	72.04%	134,250	76.18%
Black	10,520	23.10%	20,262	15.34%	21,495	12.20%
Am. Indian & Alaskan	519	1.14%	945	0.72%	1,004	0.57%
Asian	6,105	13.40%	12,338	9.34%	15,387	8.73%
Hawaiian & Pacific Island	103	0.23%	217	0.16%	222	0.13%
Other	1,289	2.83%	3,176	2.40%	3,869	2.20%
U.S. Armed Forces	46		66		70	
Households						
2023 Projection	19,650		50,901		66,932	
2018 Estimate	19,215		50,365		66,357	
2010 Census	17,001		47,800		63,691	
Growth 2018 - 2023	2.26%		1.06%		0.87%	
Growth 2010 - 2018	13.02%		5.37%		4.19%	
Owner Occupied	5,626	29.28%	26,235	52.09%	38,725	58.36%
Renter Occupied	13,589	70.72%	24,130	47.91%	27,631	41.64%
2018 Households by HH Income	19,215		50,365		66,356	
Income: <$25,000	3,237	16.85%	6,611	13.13%	7,853	11.83%
Income: $25,000 - $50,000	3,735	19.44%	8,503	16.88%	9,887	14.90%
Income: $50,000 - $75,000	3,162	16.46%	7,372	14.64%	8,645	13.03%
Income: $75,000 - $100,000	2,235	11.63%	5,214	10.35%	6,430	9.69%
Income: $100,000 - $125,000	1,748	9.10%	4,280	8.50%	5,439	8.20%
Income: $125,000 - $150,000	1,357	7.06%	3,829	7.60%	5,029	7.58%
Income: $150,000 - $200,000	1,731	9.01%	4,462	8.86%	6,033	9.09%
Income: $200,000+	2,010	10.46%	10,094	20.04%	17,040	25.68%
2018 Avg Household Income	$97,976		$123,913		$138,927	
2018 Med Household Income	$70,567		$87,929		$101,668	

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Daytime Employment Summary

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Building Type: **General Retail**
Secondary: **Restaurant**
GLA: **8,186 SF**
Year Built: **1949**

Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: **-**

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	**5,309**	**61,214**	**12**
Retail & Wholesale Trade	558	8,497	15
Hospitality & Food Service	272	5,935	22
Real Estate, Renting, Leasing	309	2,771	9
Finance & Insurance	506	7,023	14
Information	107	2,070	19
Scientific & Technology Services	966	7,904	8
Management of Companies	14	126	9
Health Care & Social Assistance	1,395	14,108	10
Educational Services	54	1,126	21
Public Administration & Sales	113	3,289	29
Arts, Entertainment, Recreation	50	395	8
Utilities & Waste Management	260	3,332	13
Construction	232	1,351	6
Manufacturing	93	1,663	18
Agriculture, Mining, Fishing	1	2	2
Other Services	379	1,622	4

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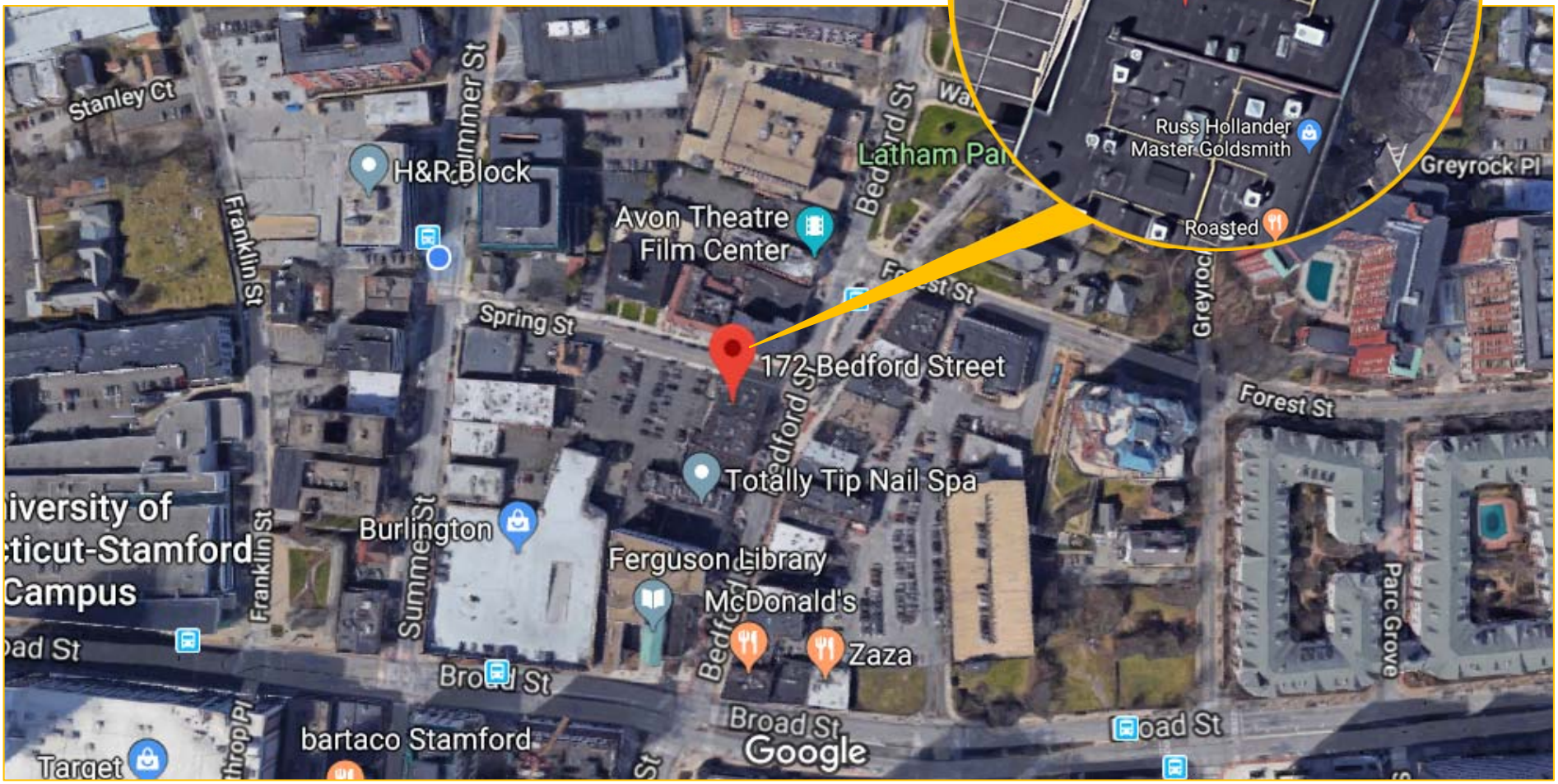
Aerial View



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