

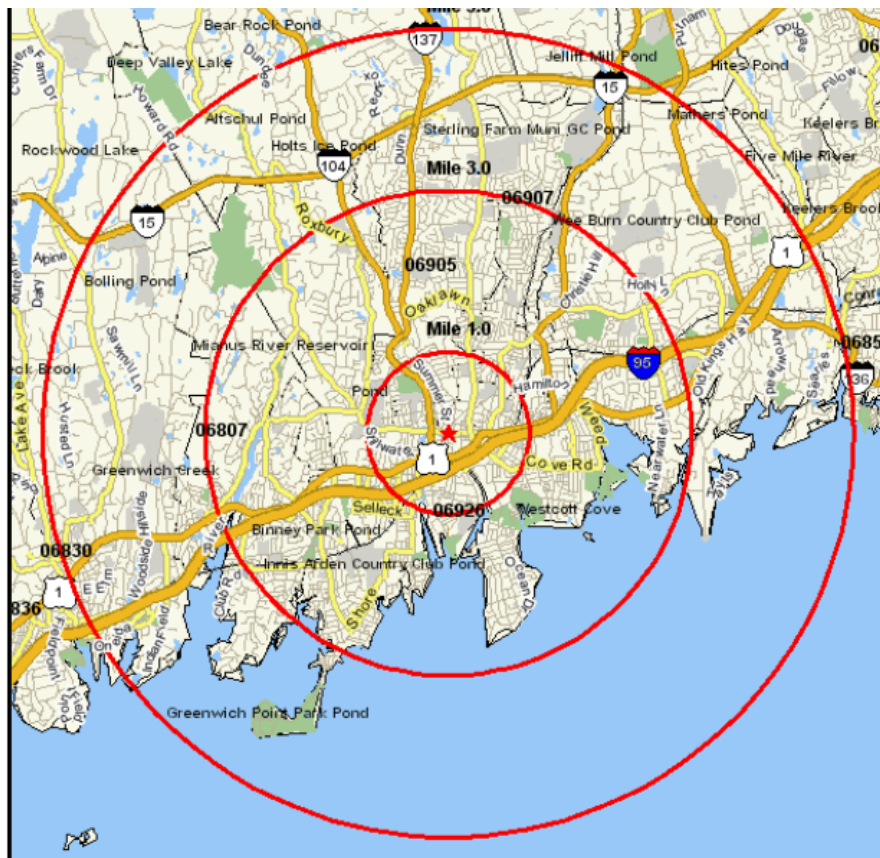
# STAMFORD DOWNTOWN

Special Services  
District

# 2021 DEMOGRAPHIC REPORT







Map provided by The Nielsen Company (Site Report) –  
1, 3 & 5 mile Trade area rings from center of Stamford Downtown

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# OVERVIEW

The Stamford Downtown Special Services District (Stamford Downtown) attracts over 350,000 people Downtown annually through its 18 signature events which include the *Parade Spectacular*, *Alive@Five*, and its renowned *Art in Public Places* outdoor sculpture exhibit.

In addition to activating the public realm, a central component of Stamford Downtown's mission is to maintain and enhance the Downtown physical environment through landscaping and environmental maintenance. Stamford Downtown is proud to provide an inviting atmosphere with our Ambassador services.





# POPULATION PROFILE



2021 Estimate	1 mile	3 mile	5 mile
<b>Population</b>	48,078	132,726	176,849
<b>Avg. Household Income</b>	\$110,443	\$136,766	\$150,548

Note: Trade area rings start at the corner of Atlantic Street & Broad Street in Stamford Downtown.

## Did You Know?

An **18.5%** population growth occurred in 2010-2021 within a one-mile radius of **Stamford Downtown. Fairfield County** experienced a **2.87%** change in population between 2010-2021.

## 2021 Education Attainment (Age 25+)

	1 mile	3 mile	5 mile
Advanced Degree	19%	21%	24%
Bachelor's Degree	26%	27%	29%
Associate's Degree & Some College	23%	23%	22%
High School Diploma or GED	19%	18%	16%
High School Non-Graduates	13%	10%	9%

Sources: CoStar Demographic Report and U.S. Census Bureau

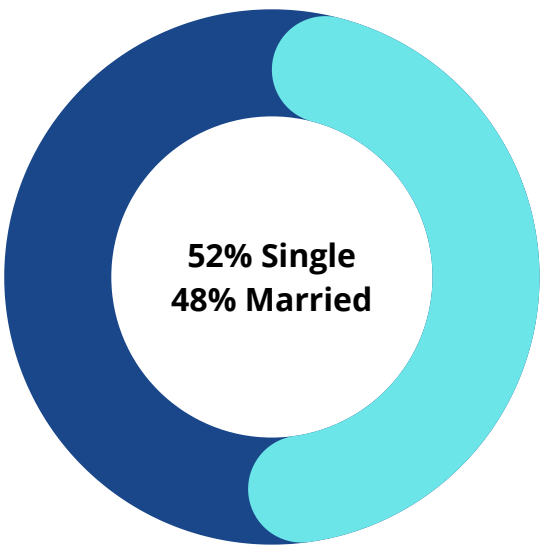


# POPULATION PROFILE

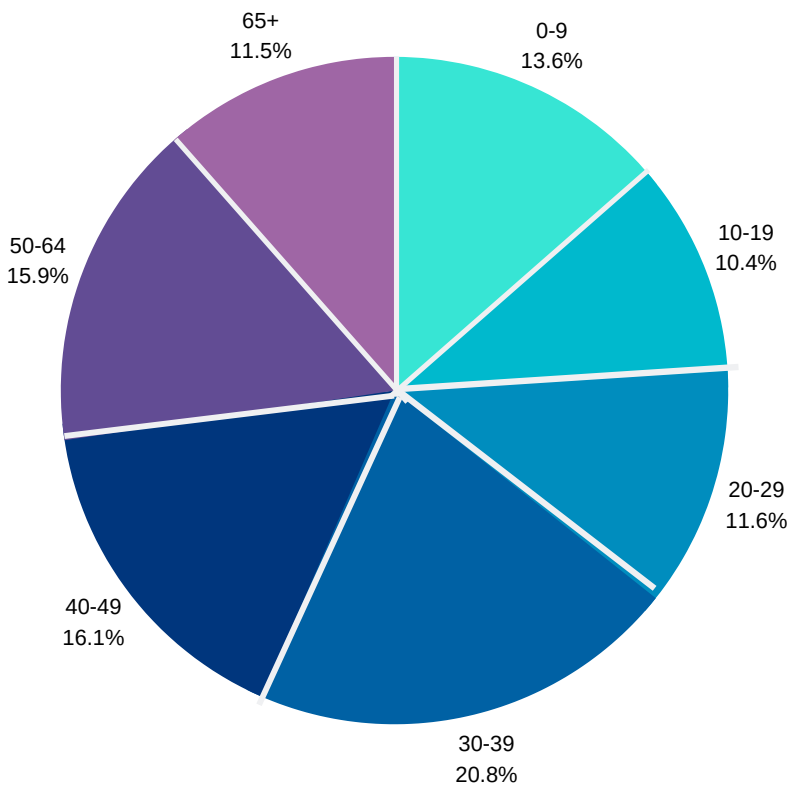
2021 AVERAGE AGE: **36**  
(1 MILE RADIUS)

AVERAGE HOUSEHOLD INCOME: **\$110,443**  
MEDIAN HOUSEHOLD INCOME: **\$77,822**  
(1 mile radius)

## City's Marital Status



## 2021 Age Distribution (1 Mile Radius)



Source: CoStar Demographic Report & Census Reporter



# DAYTIME PROFILE STUDENTS

## UConn Stamford

### Located in the heart of Stamford Downtown

- Over 750+ internships, 12 Bachelor's Degree Programs
- Undergraduate Enrollment as of Fall 2021: 2,405
- Graduate Enrollment as of Fall 2021: 466
- Students Living in University-Sponsored Housing: 427
- Full-time Faculty and Staff: 116



### Since Fall 2014

- 43% increase in undergraduate enrollment
- 51% increase in graduate enrollment

**UConn Stamford awarded  
“Connecticut’s Most Affordable College  
with the Best Outcomes” that was  
determined by data from the from the  
U.S. Department of Education**

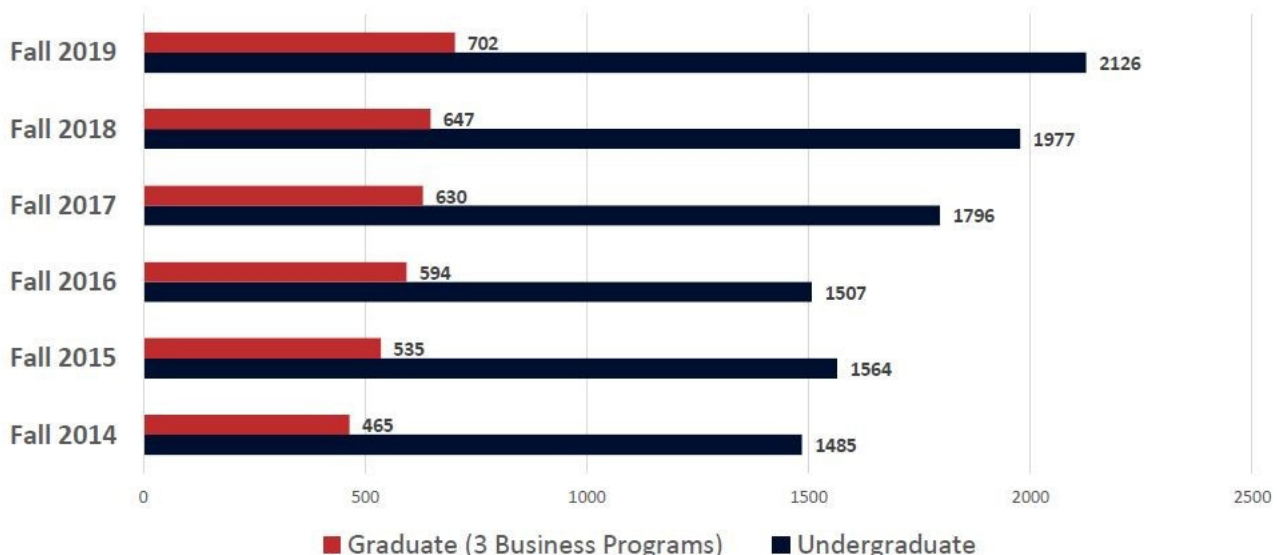
**UConn Stamford was ranked  
top 3% for return on  
investment in a study of more  
than 4,500 degree-granting  
institutions in the U.S.**

24/7 WALL STREET

GEORGETOWN UNIVERSITY'S CENTER  
ON EDUCATION AND THE WORKFORCE

## Enrollment Data

### STAMFORD CAMPUS ENROLLMENT



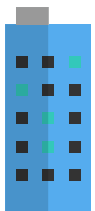
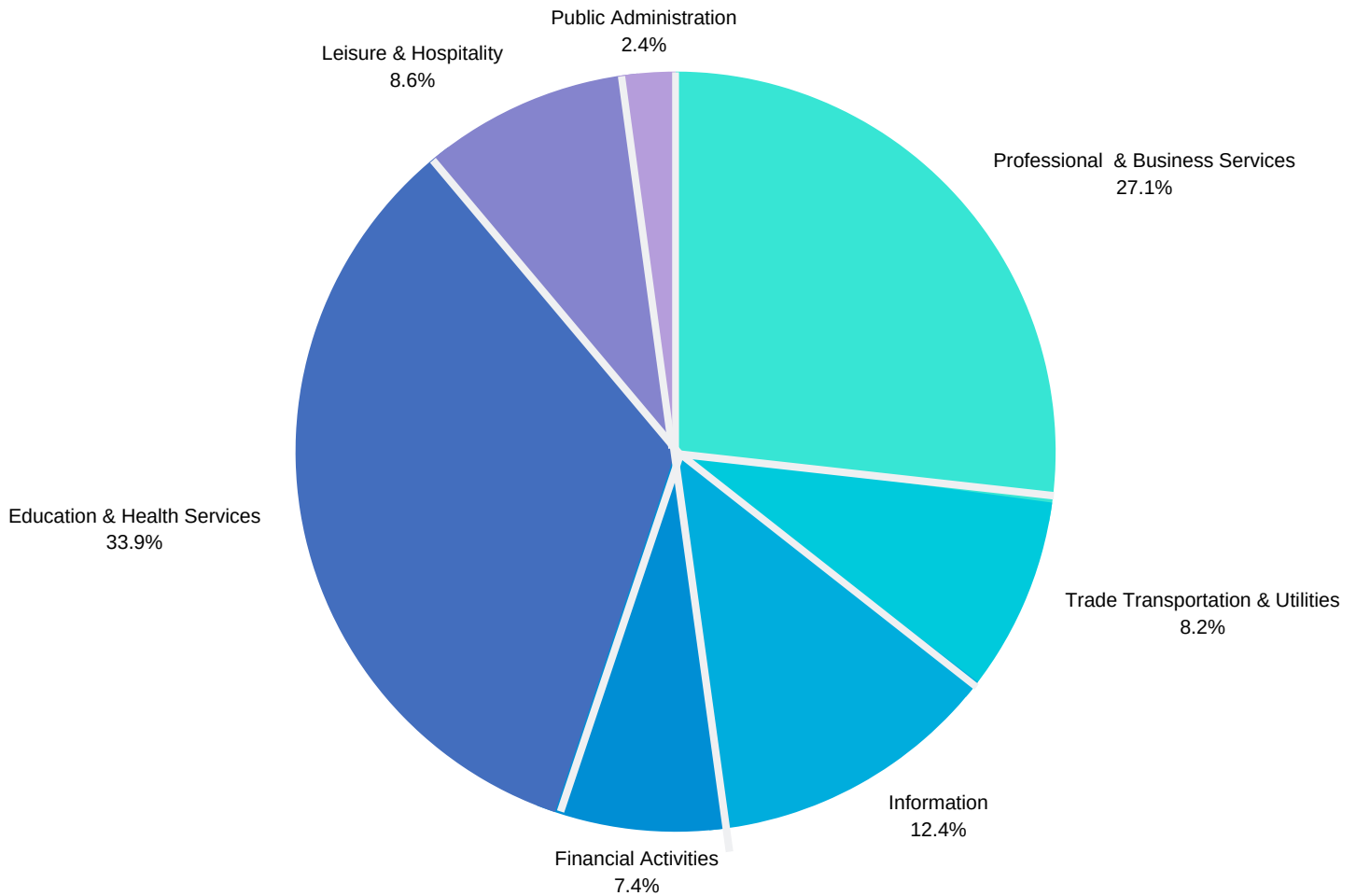
Source: UConn Stamford 2021



# DAYTIME PROFILE

## BUSINESS EMPLOYMENT & CORPORATE PROFILE

### Business Sectors in Stamford Downtown



**5,126**

**TOTAL NUMBER OF  
BUSINESSES**

**1 MILE RADIUS**



**53,160**

**OFFICE EMPLOYEES IN  
STAMFORD DOWNTOWN**

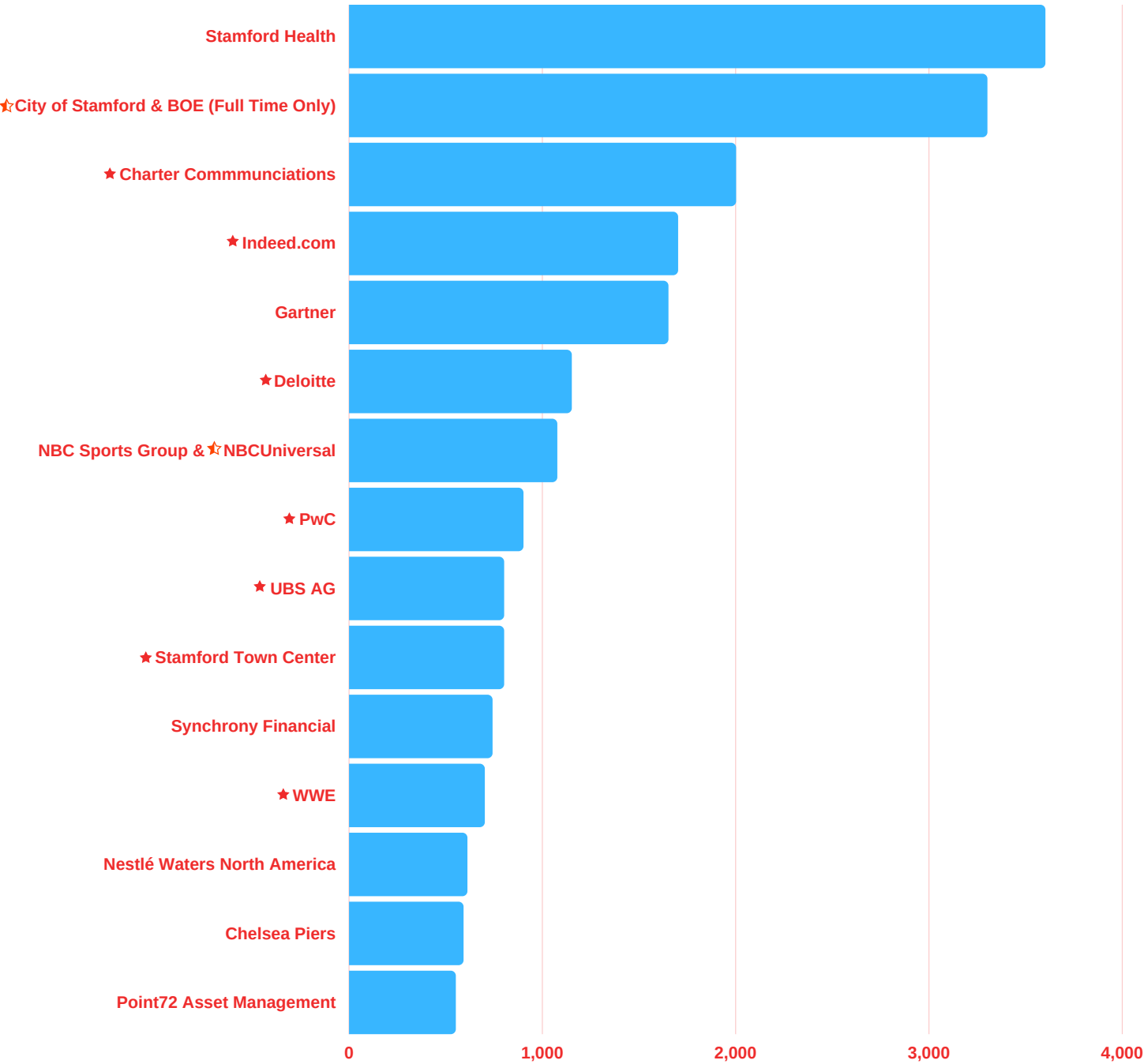
**1 MILE RADIUS**



# DAYTIME PROFILE

## BUSINESS EMPLOYMENT & CORPORATE PROFILE

2021 Top 15 Stamford Employers



TOTAL EMPLOYEES

20,815

★ = Downtown Business  
★ = Partial Business in Downtown

Source: City of Stamford's Economic Development Department



# TRANSPORTATION



## Stamford Transportation Center

- As of 2016, STC has an annual ridership of over 8.4 million for Metro-North and 410,600 passengers on Amtrak
- The Stamford station is the 2nd busiest Metro-North station after Grand Central Terminal. Stamford Transportation Center makes up 21% of the ridership on the New Haven Line.

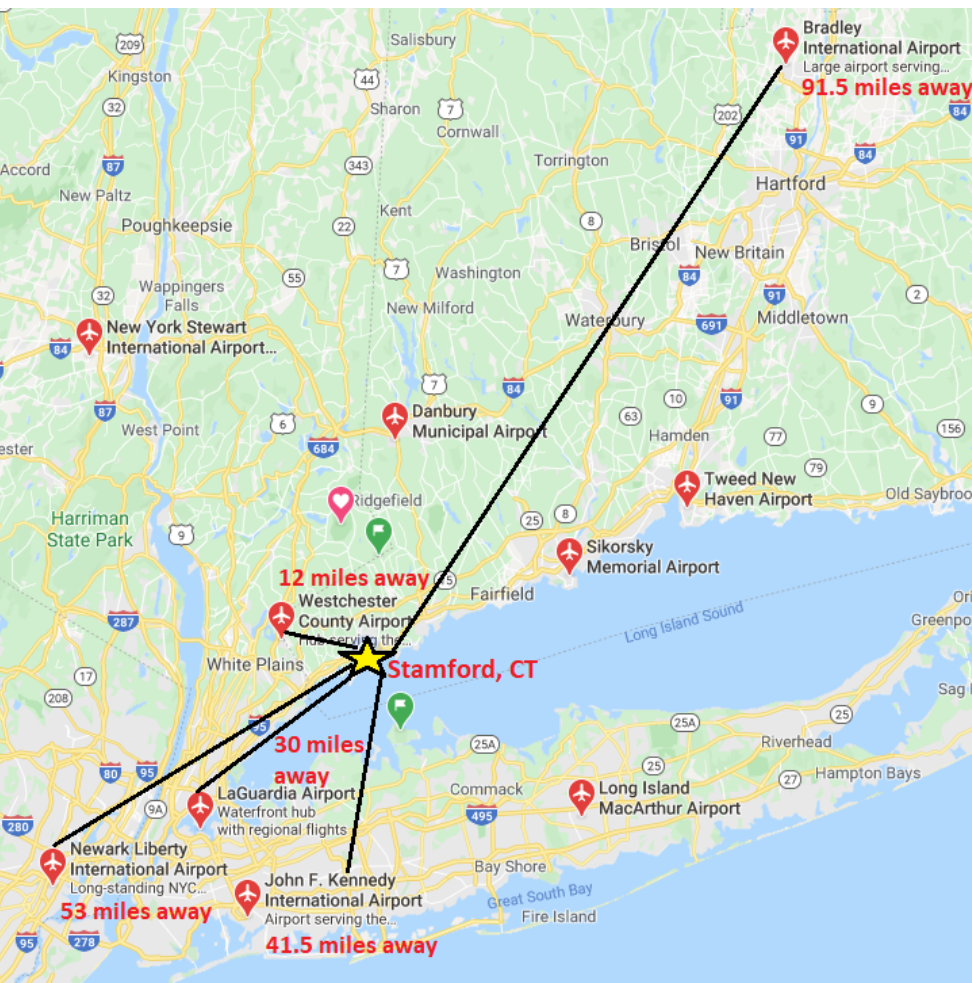
## METRO-NORTH

- 25 minutes to Fairfield
- 26 minutes to New Rochelle
- 39 minutes to Harlem-125 Street
- 47 minutes to Grand Central
- 55 minutes to Yankee Stadium
- 64 minutes to New Haven

## AMTRAK

- 1 hour 25 minutes to Newark Airport
- 2 hours to Philadelphia
- 2 hours to Providence
- 2 hours 50 minutes to Boston
- 3 hours 50 minutes to Washington, DC

## AIRPORTS



Source: City of Stamford's Economic Development Department

## HIGHWAYS BUSES

- Interstate 95
- Merritt Parkway
- Greyhound
- Peter Pan
- CT Transit

## DRIVING TIMES FROM STAMFORD DOWNTOWN

- 15 minutes - Norwalk, CT
- 22 minutes - Fairfield, CT
- 45 minutes - New Haven, CT
- 50 minutes - New York, NY
- 90 minutes - Hartford, CT

## Over 65%

Of workers in Stamford travel less than 30 minutes to get work each day

# OFFICE MARKET PROFILE

CENTRAL BUSINESS  
OFFICE SPACE:  
CLASS A & B  
**EXISTING: 53 BUILDINGS**  
**9,742,562 SF**

## CBD Class A & B Office Quarter 2 2021

Total Inventory: 10,422,471 sf  
Total Available: 3,155,440 sf  
Availability Rate: 30.3%  
Vacancy Rate: 28.4%  
Net Absorption: -25,605 sf  
Leasing Activity: 141,788 sf  
Average Asking Rent: \$46.31 s/sf/yr

## Recent Office Sales in Stamford 2020 - 2021

June 2021	84 West Park Place	40,981 sf	\$4.1 MM (\$100 psf)
Dec. 2020	1055 Washington Blvd	183,000 sf	\$24 MM (\$131 psf)
Jan. 2020	400 Main Street	12,588 sf	\$3.15 MM (\$250 psf)

## Existing Buildings Over 100,000 sf

300 Atlantic Street	Class A	272,400 sf
400 Atlantic Square	Class A	472,687 sf
177 Broad Street	Class A	187,000 sf
9 W. Broad Street	Class B	201,000 sf
Canterbury Green	Class A	224,400 sf
695 East Main Street (Former GenRe)	Class A	581,765 sf
750 East Main Street	Class A	103,367 sf
Landmark Square	Class A	766,861 sf
1 Stamford Forum (One Stamford Realty)	Class A	513,500 sf
1,2,3,4 Stamford Plaza	Class A	967,802 sf
1 Station Place	Class A	280,074 sf
600 Summer Street	Class B	101,070 sf
600 Washington Blvd	Class A	574,831 sf
677 Washington Blvd	Class A	686,332 sf
680 Washington Blvd	Class A	133,000 sf
750 Washington Blvd	Class A	186,148 sf
888 Washington Blvd (Government Center)		230,000 sf
1010 Washington Blvd	Class A	135,000 sf
1055 Washington Blvd	Class A	178,000 sf

Sources: City of Stamford Tax Assessor Office, CBRE Inc. *Fairfield County 2021 Quarter 2 Report* and Cushman & Wakefield Research Services





# RETAIL PROFILE

## Stamford Downtown Retail Inventory:

**1,754,922 sf**

Total CBD Retail Square Footage

**768,000 sf**

Stamford Town Center

**986,922 sf**

Downtown Retail Streets

**902,353 sf**

Retail Square Footage Occupied

**91.4%**

Occupancy Rate

**8.5%**

Vacancy Rate

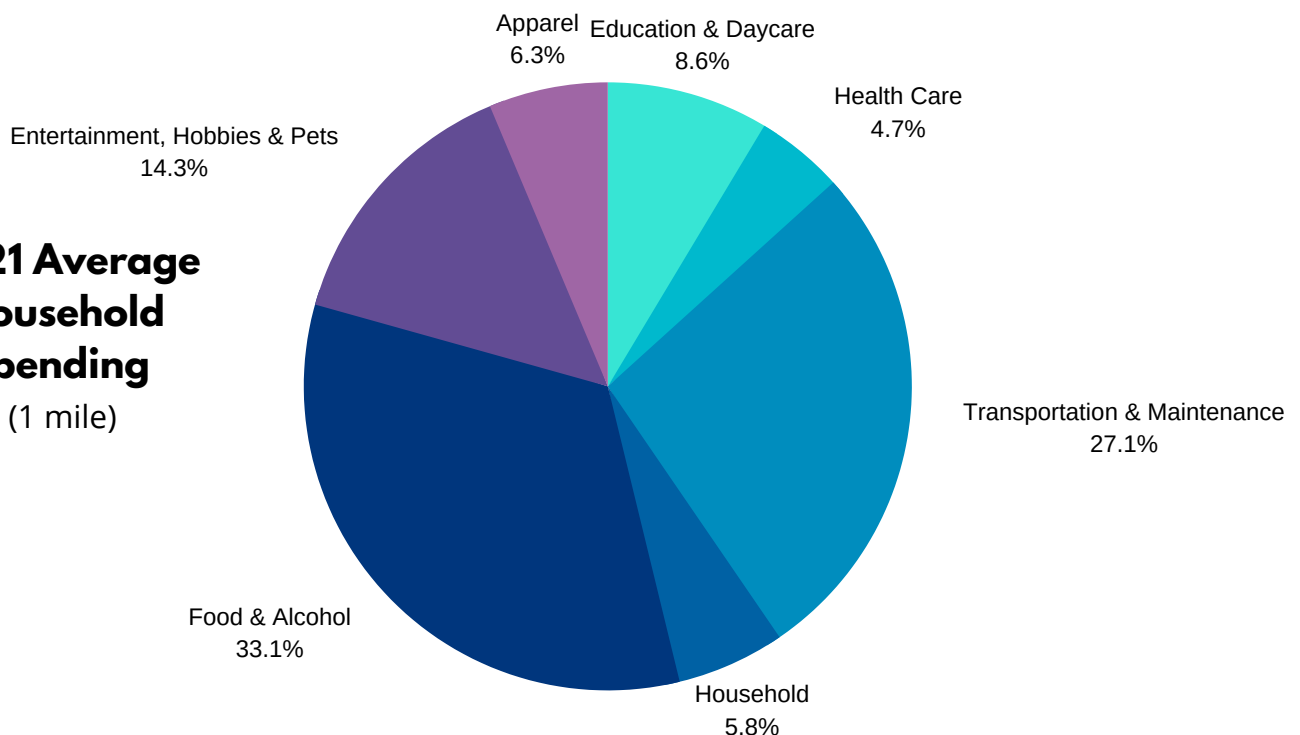
Numbers above reflects only Downtown streets



## STAMFORD DOWNTOWN ANCHORS

	(square footage)
Macy's	225,000
Target	164,000
Burlington	123,000
Safavieh	85,000
Saks Fifth Ave. Off Fifth	78,000
Barnes & Noble	40,000

## **2021 Average Household Spending** (1 mile)



Sources: Stamford Downtown, CoStar and Taubman Company



# RESIDENTIAL PROFILE



## Recent Residential Complex Sales in the Downtown

**\$154 MM**

Parc Grove  
July 2021

**\$105 MM**

AVA Stamford  
July 2019

**\$60 MM**

Stamford Corners  
April 2019

## 2021 Occupied Households

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2021 Occupied Households	19,998	50,683	66,789
2021 Average Household Size	2.30	2.60	2.60
2021 Median Home Value	\$361,403	\$581,684	706,626
Owner Occupied	5,506 28%	25,950 51%	38,370 57%
Renter Occupied	14,491 72%	24,733 49%	28,419 43%



# RESIDENTIAL PROFILE

## Recently Completed

	2019 - 2021 Units
URBY Stamford (Phase I)	465
36 Atlantic Street	20
Atlantic Station West	325
<b>Total Completed Units</b>	<b>810</b>

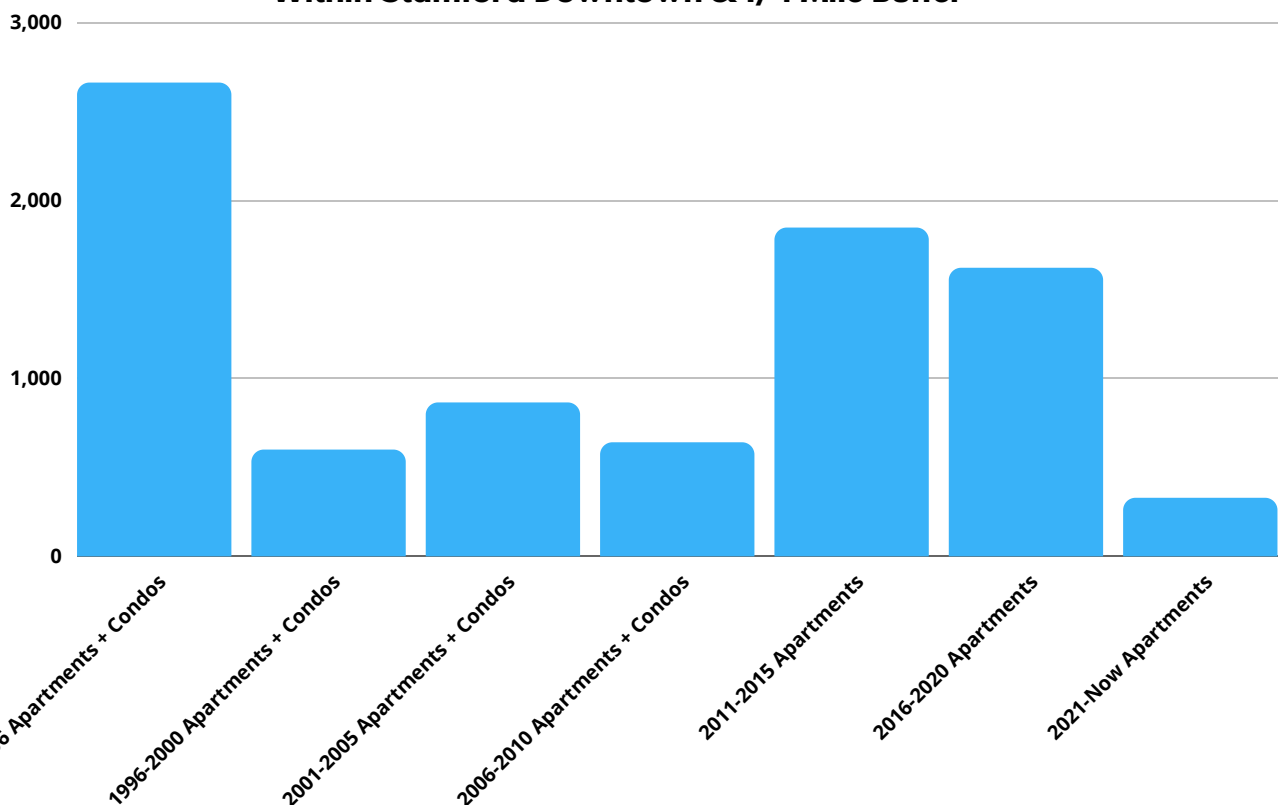
## Under Construction

	2021 - 2022 Units
True North	212
The Smyth	414
1 Atlantic Street	77
URBY Stamford (Phase II)	186
<b>Total Under Construction Units</b>	<b>889</b>

## Planned w/Land Use Approvals

	2021 - 2023 Units
733-777 Summer Street	376
Division St. & Clinton Ave.	456
780 Summer Street	73
677-707 Washington Blvd	406
154 Greyrock	228
<b>Total Planned Units</b>	<b>1,539</b>

## Apartments & Condominiums Built Within Stamford Downtown & 1/4 Mile Buffer



# ECONOMIC GENERATORS: DINING & ENTERTAINMENT



## Annual Attendance in the Downtown (pre-COVID)

**960,000** Movie Theater Attendees  
(Bowtie Cinemas & Avon Theater Film Center)

**350,000** Downtown Special Events

**80,000** Stamford Media Center Attendees

**60,000** Palace Theater Attendees

# 101

Restaurants, Bars and  
Clubs in Stamford  
Downtown

## Did You Know?

Connecticut's nonprofit arts and culture industry generates **\$797.3 million** in annual economic activity in the state, supporting **over 23,000** full-time equivalent jobs and generating **\$72.3 million** in local and state government revenues.

- **Nationally:** Event attendees spend an average of \$31.47 on event-related expenses, not including the ticket price
- **Connecticut:** The figure is \$27.70 per event attendee. Residents spending \$23.78 on average and visitors spending 53% more than residents – \$49.78 per event attendee.
- 69% of visitors come for arts and cultural offerings in Connecticut

# ECONOMIC GENERATORS: HOTELS (2,321 ROOMS)



## Downtown

### **Courtyard by Marriott Stamford Downtown**

275 Summer Street

115 guest rooms

2 meeting Rooms (largest holds 40)

### **Stamford Marriott Hotel & Spa**

243 Tresser Boulevard

500 guest rooms

23 meeting rooms—largest 9,000 sq. ft.

2 restaurants

### **Residence Inn by Marriott**

25 Atlantic Street

156 extended stay suites

### **The Lloyd**

909 Washington Boulevard

94 guest rooms

### **The Stamford**

700 East Main Street

380 guest rooms

## Nearby

### **Hampton Inn & Suites Stamford**

26 Mill River Street

99 guest rooms

4 meeting rooms—largest 2,150 sq. ft.

1 restaurant

### **Hilton Stamford Hotel & Executive Meeting Center**

1 First Stamford Place

484 guest rooms

30 meeting Rooms—largest 10,000 sq. ft.

1 restaurant

### **Stamford Plaza Hotel & Conference Center**

2701 Summer Street

448 guest rooms

33 meeting Rooms—largest 9080 sq. ft.

1 restaurant

### **Stamford Suites Hotel**

720 Bedford Street

45 extended stay suites



# STAMFORD DOWNTOWN SPECIAL SERVICES DISTRICT

