



Unique Small Retail for Lease in Downtown Stamford, 673 SF at 13 Spring Street.



Specifications

ASKING RENT: \$2,500 PER MONTH, NNN

PARKING: ON STREET, PUBLIC AND PRIVATE LOTS

AVAILABLE: AUG 1, 2021
SPACE: VERY BRIGHT AND ATTRACTIVE WITH OUTSIDE SIGNAGE.

Exclusive Broker

Norman Lotstein

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Demographic Summary Report

13 Spring St, Stamford, CT 06901

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: - % Leased: **100%**
 GLA: **4,000 SF** Rent/SF/Yr: -
 Year Built: **1917**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	46,495		134,465		178,071	
2021 Estimate	45,685		133,790		177,581	
2010 Census	39,926		125,963		169,352	
Growth 2021 - 2026	1.77%		0.50%		0.28%	
Growth 2010 - 2021	14.42%		6.21%		4.86%	
2021 Population by Hispanic Origin	16,771		38,551		42,224	
2021 Population	45,685		133,790		177,581	
White	26,620	58.27%	94,965	70.98%	133,462	75.16%
Black	10,796	23.63%	21,361	15.97%	22,665	12.76%
Am. Indian & Alaskan	543	1.19%	1,044	0.78%	1,110	0.63%
Asian	6,326	13.85%	12,803	9.57%	15,992	9.01%
Hawaiian & Pacific Island	98	0.21%	220	0.16%	225	0.13%
Other	1,301	2.85%	3,397	2.54%	4,127	2.32%
U.S. Armed Forces	0		14		14	
Households						
2026 Projection	19,910		51,311		67,120	
2021 Estimate	19,545		51,057		66,962	
2010 Census	16,968		48,066		63,974	
Growth 2021 - 2026	1.87%		0.50%		0.24%	
Growth 2010 - 2021	15.19%		6.22%		4.67%	
Owner Occupied	5,846	29.91%	26,281	51.47%	38,619	57.67%
Renter Occupied	13,699	70.09%	24,776	48.53%	28,343	42.33%
2021 Households by HH Income	19,547		51,056		66,964	
Income: <\$25,000	3,522	18.02%	6,808	13.33%	8,184	12.22%
Income: \$25,000 - \$50,000	2,895	14.81%	6,778	13.28%	8,108	12.11%
Income: \$50,000 - \$75,000	2,899	14.83%	7,089	13.88%	8,203	12.25%
Income: \$75,000 - \$100,000	2,293	11.73%	5,074	9.94%	5,975	8.92%
Income: \$100,000 - \$125,000	1,627	8.32%	3,790	7.42%	4,707	7.03%
Income: \$125,000 - \$150,000	1,322	6.76%	3,711	7.27%	4,559	6.81%
Income: \$150,000 - \$200,000	1,897	9.70%	5,236	10.26%	7,064	10.55%
Income: \$200,000+	3,092	15.82%	12,570	24.62%	20,164	30.11%
2021 Avg Household Income	\$112,131		\$136,924		\$150,854	
2021 Med Household Income	\$79,988		\$98,910		\$115,997	