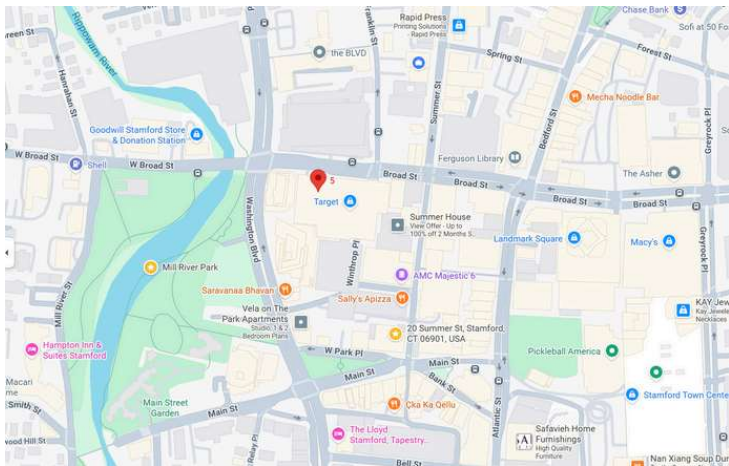


5 Broad Street 2B, Stamford, CT

- **5,060SF**
- **Divisible to 2,000SF & 3,060SF**
- **\$42.00 Per Square Foot, NNN \$10**
- **550 Attached Car Garage**
Parking Available Immediately



Exclusive Broker

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PYRAMID

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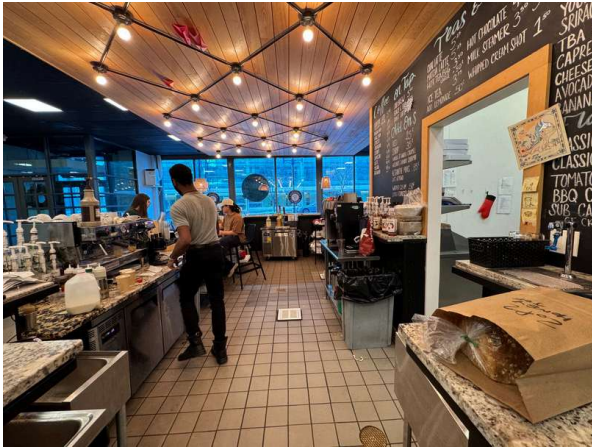
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Overview

5 Broad Street offers up to $\pm 5,060$ square feet of prime ground-floor retail/commercial space in the heart of Downtown Stamford. The space is currently built out as a café/restaurant (formerly Honey Joe's) and is available in multiple configurations, allowing tenants to lease approximately $\pm 2,000$ SF, $\pm 3,060$ SF, or the full $\pm 5,060$ SF. The full footprint can be demised into two separate spaces of approximately $\pm 2,000$ SF and $\pm 3,060$ SF, providing flexibility for both single-tenant and multi-tenant occupancy.

The premises feature existing food and beverage infrastructure, including kitchen build-out and seating areas, making it particularly well-suited for restaurant, café, or food-service users, while remaining adaptable for a wide range of retail, service, or experiential concepts.

Located along one of Stamford's most active commercial corridors, the property benefits from exceptional visibility, strong pedestrian traffic, and immediate proximity to major downtown demand drivers, including national retailers, residential towers, office buildings, and the University of Connecticut Stamford campus.

This is a rare opportunity to secure high-profile, flexible retail space in a proven downtown location serving shoppers, students, office workers, and nearby residents.

Key Features

- $\pm 5,060$ SF Total | Divisible to $\pm 2,000$ SF and $\pm 3,060$ SF (one or two units)
- Existing Café / Restaurant Build-Out with kitchen infrastructure, venting, and seating
- Prime Broad Street Location directly across from UConn Stamford
- Strong Co-Tenancy beneath Target, near Stamford Town Center, offices, and residential towers
- 550-Space Attached Parking Garage | Walkable to Metro-North | Minutes to I-95 (Exit 7)
- High Visibility with large storefront windows, signage opportunities, and active day-to-night foot traffic

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Location Advantages

Downtown Stamford Hub: The property's location offers unparalleled access to downtown Stamford's dynamic retail and institutional anchors. It is across from UConn Stamford, a growing campus with roughly 2,500+ students enrolled (and about 3,000 total campus enrollment) – providing a built-in customer base of students, faculty, and staff. Steps away is Stamford Town Center, a 761,000 SF regional mall with ~130 stores and restaurants. Stamford Town Center is a major shopping destination that recently saw patronage surge by over 50% during the holiday season, highlighting the retail vibrancy of this area. Surrounding blocks also feature popular national and local retailers, restaurants, entertainment venues, and hotels that keep the district active.

Strong Daytime and Evening Traffic: The site benefits from an exceptional mix of daytime and evening traffic drivers. Over 52,000 office workers are employed in Downtown Stamford's business district, and many of Stamford's 5,000+ businesses lie within a few blocks – translating to lunchtime crowds and after-work shoppers. In addition, downtown is home to more than 8,000 modern apartment and condo units, contributing to a lively residential community. Thousands of residents live within walking distance, including young professionals and families who fuel demand for dining, services, and everyday retail. The adjacent UConn campus, multiple high-rise residences, and nearby cultural attractions (e.g. Stamford's Avon Theatre and public library) ensure a steady flow of pedestrians throughout the day, evenings, and weekends.

Transit & Connectivity: Positioned just 0.5 miles from the Stamford Transportation Center, the location draws from regional foot traffic as well. Commuters and visitors frequently walk to Broad Street from the train/bus hub, and a free downtown trolley and ample rideshare activity further boost accessibility. By car, the property is minutes from I-95 and the Merritt Parkway, making it convenient for customers coming from across Stamford and Fairfield County. The combination of transit accessibility and on-site parking makes this an ideal spot for destination businesses and impulse stops alike.

Demographics & Foot Traffic

Downtown Stamford's demographics underscore its attractiveness for retail and service businesses:

- **Dense Population:** Over 53,000 people live within a 1-mile radius of 5 Broad St, and about 135,000 within 3 miles – many of them young professionals, students, and families. The surrounding neighborhood is one of the most densely populated and fastest-growing in Connecticut. Stamford's citywide population is ~139,000 and growing.
- **Affluent Customer Base:** The area boasts strong purchasing power. The average household income is \$106,000 within 1 mile (and \$137,000 within 3 miles). Stamford's median household income is about \$107,000, well above national averages. This affluence supports demand for quality retail, dining, and services.
- **Robust Daytime Activity:** An estimated 52,465 office workers populate downtown on weekdays, supplementing the resident base and driving lunchtime and after-work commerce. Additionally, UConn Stamford's ~2,300 students (plus faculty) energize the immediate block during the academic year. The influx of remote/hybrid workers living locally has further boosted daytime foot traffic in cafes, gyms, and shops.
- **High Foot Traffic Counts:** According to Placer.ai analytics, Downtown Stamford attracted ~1.3 million visitors who made 10.5 million visits in 2023 – a clear indicator of the heavy foot traffic and draw of the district. The Broad Street corridor, in particular, sees consistent pedestrian flow, bolstered by the Target above, the university across the street, and the mall and parking garage next door. In short, any business at this location will benefit from a constant stream of potential customers circulating nearby.

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2025 Town Profile

Stamford, Connecticut

1 / 2

General

	Stamford	State
ACS, 2019-2023		
Current Population	135,806	3,598,348
Land Area <i>mi</i> ²	38	4,842
Population Density <i>people per mi</i> ²	3,610	743
Number of Households	54,165	1,420,170
Median Age	38	41
Median Household Income	\$107,474	\$93,760
Poverty Rate	10%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Hospitals</i>	10,227	38%
2 Finance and Insurance <i>Securities, Commodities, & Financial Inv.</i>	8,354	59%
3 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i>	8,168	100%
4 Information <i>Telecommunications</i>	6,971	33%
5 Admin and Support and Waste Mgt <i>Administrative and Support Services</i>	5,639	94%
Total Jobs, All Industries	70,757	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	1,848	2,233	2,345	2,486	2,335
Total Active Businesses	17,579				

Key Employers

Data from Municipalities, 2025

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

Demographics

ACS, 2019-2023

Age Distribution

Age Group	Stamford	State
Under 10	14,136	10%
10 to 19	13,922	10%
20 to 29	22,458	13%
30 to 39	21,188	13%
40 to 49	16,055	12%
50 to 59	18,022	13%
60 to 69	16,274	12%
70 to 79	8,408	6%
80 and over	5,343	4%

Race and Ethnicity

Race/Ethnicity	Stamford	State
Asian	7%	5%
Black	19%	10%
Hispanic or Latino/a	26%	18%
White Other	43%	63%
Other	5%	5%

Hispanic includes those of any race. Remaining races include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home

Language	Stamford	State
English	77%	59%
Spanish	23%	13%

Educational Attainment

Attainment Level	Stamford	State
High School Diploma Only	18%	26%
Associate Degree	6%	8%
Bachelor's Degree	23%	29%
Master's Degree or Higher	19%	23%

Housing

ACS, 2019-2023

	Stamford	State
Median Home Value	\$614,300	\$343,200
Median Rent	\$2,207	\$1,431
Housing Units	57,958	1,536,049

Owner-Occupied

Category	Stamford	State
Owner-Occupied	48%	66%
Detached or Semi-Detached	42%	65%
Vacant	8%	7%

Schools

CT Department of Education, 2024-25

School Districts

School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad. Rate (2022-23)
Stamford Charter School for Excellence PK-8	543	0	364	
Stamford School District	PK-12	16,185	20,762	78%
Statewide	-	508,402		88%

Smarter Balanced Assessments

Assessment	Math	ELA
Met or Exceeded Expectations, 2023-24	69%	74%
Stamford Charter School for Excellence	32%	36%
Stamford School District	44%	49%
Statewide		



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Stamford, Connecticut

Labor Force

CT Department of Labor, 2024

Employed
Unemployed
Unemployment Rate
Self-Employment Rate*
*ACS, 2019-2023

Stamford	State
69,651	1,842,285
2,495	67,181



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



Access

ACS, 2019-2023

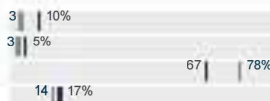
Mean Commute Time *
No Access to a Car
No Internet Access

Stamford	State
27 min	26 min



Commute Mode

Public Transport
Walking or Cycling
Driving
Working From Home *



Public Transit

CT transit Service
Other Public Bus Operations
Train Service

Local, Stamford metro
-
Amtrak, Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	\$671,404,924
Property Tax Revenue	\$583,553,177
<i>per capita</i>	\$4,285 131%
<i>per capita, as % of state avg.</i>	\$58,259,308 112%
Intergovernmental Revenue	
Revenue to Expenditure Ratio	

Municipal Expenditure

Total Expenditure	\$599,317,100
Educational	\$336,545,453
Other	\$262,771,647

Grand List

Equalized Net Grand List	\$36,221,552,565
<i>per capita</i>	\$265,967
<i>per capita, as % of state avg.</i>	149%

Commercial/Industrial	26%
Share of Net Grand List	27.25
Actual Mill Rate	16.45

Municipal Debt

Moody's Rating (2024)	Aa1
S&P Rating (2024)	AAA
Total Indebtedness	\$400,683,667
<i>per capita</i>	\$2,942
<i>per capita, as % of state avg.</i>	100%
<i>as percent of expenditures</i>	67%

Annual Debt Service	\$53,909,237
<i>as % of expenditures</i>	9%

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

Feedback is welcome, and should be directed to info@ctdata.org.

These Profiles can be used free of charge by external organizations, as long as

AdvanceCT and CTData Collaborative are cited. No representation or warranties, expressed or implied, are given regarding the accuracy of this information.

Daytime Employment Report

Stamford Place			
3-33 Broad St, Stamford, CT 06901			
Building Type: General Retail	Total Available: 7,000 SF		
Secondary: Storefront Retail/Office	% Leased: 96.11%		
GLA: 180,000 SF	Rent/SF/Yr: Negotiable		
Year Built: 2004			
Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	5,958	60,502	10
Retail & Wholesale Trade	755	8,474	11
Hospitality & Food Service	277	5,442	20
Real Estate, Renting, Leasing	307	2,540	8
Finance & Insurance	565	6,083	11
Information	114	2,150	19
Scientific & Technology Services	1,175	8,482	7
Management of Companies	12	141	12
Health Care & Social Assistance	1,342	11,973	9
Educational Services	73	1,451	20
Public Administration & Sales	120	3,454	29
Arts, Entertainment, Recreation	58	472	8
Utilities & Waste Management	310	3,749	12
Construction	298	1,636	5
Manufacturing	112	2,475	22
Agriculture, Mining, Fishing	4	17	4
Other Services	436	1,963	5

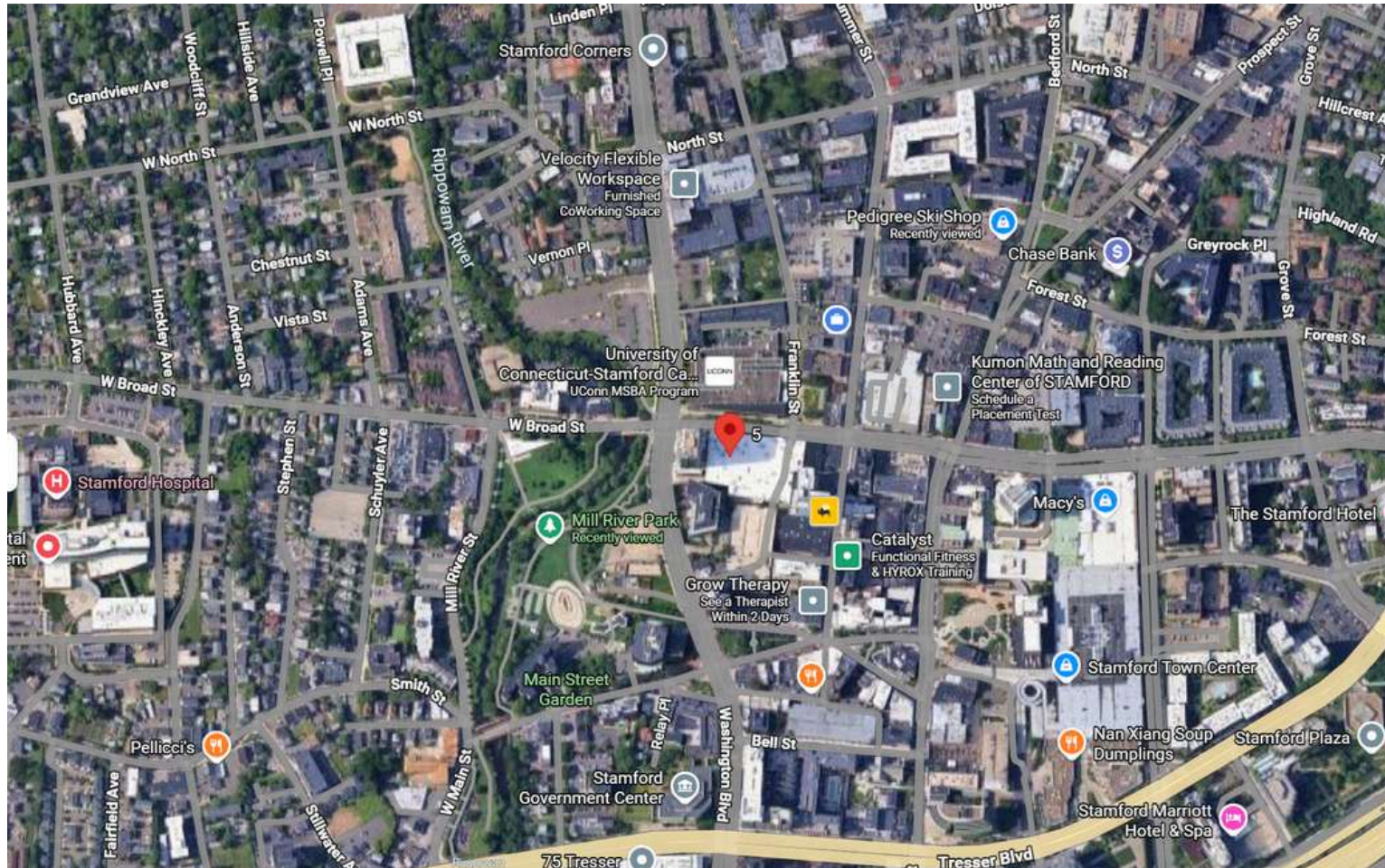
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Aerial View



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