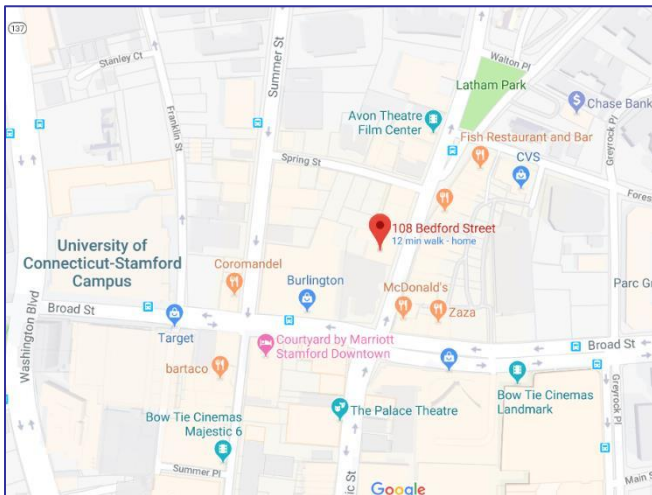


## 96 Bedford Street, Stamford, CT Located on Downtown Stamford's Best Retail Block

**Size:** 1,525 SF + Full Basement  
**Rent:** \$47 PSF NNN (\$13.49 PSF)  
**Parking:** On Street and Rear Lot  
**Availability:** Immediately



Exclusive  
Broker

**Norman Lotstein**  
203-391-6822

[norman@pyramidregroup.com](mailto:norman@pyramidregroup.com)

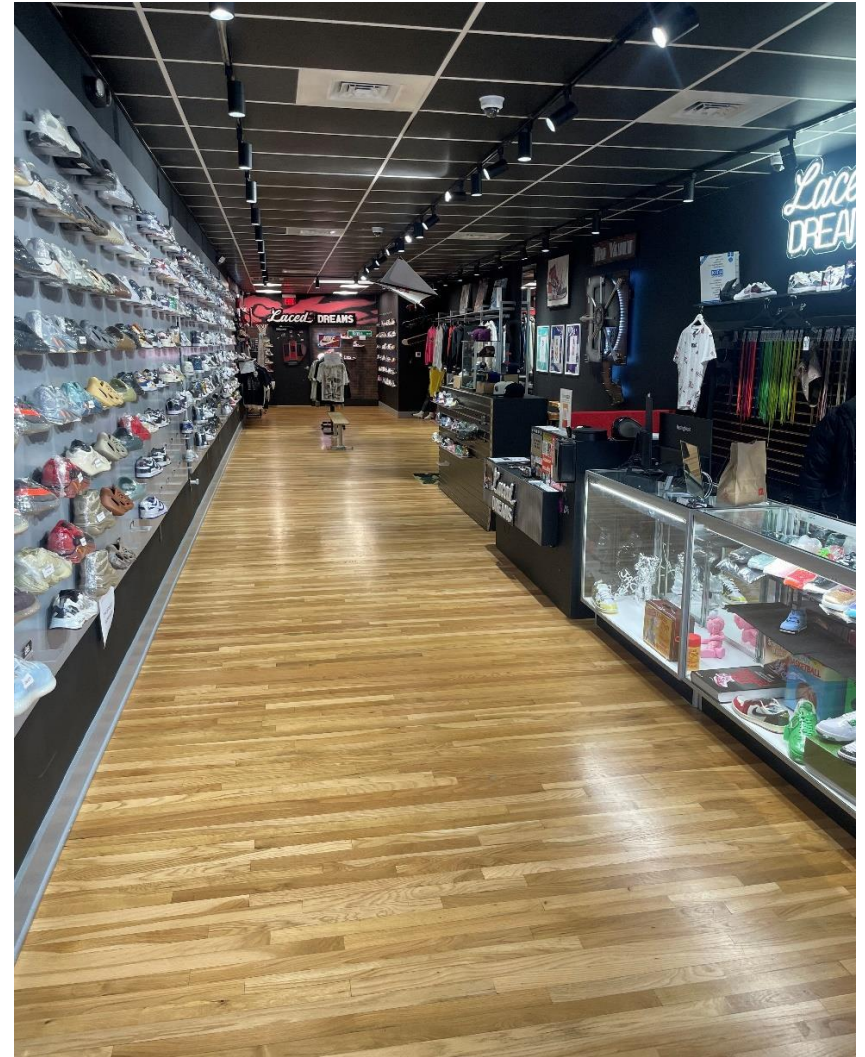
**Jeff Snell**  
203-551-1375

[jeff@pyramidregroup.com](mailto:jeff@pyramidregroup.com)

Pyramid Real Estate Group • 20 Summer Street, Stamford, CT 06901  
phone: 203.348-8566 • fax: 203.358-9763  
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# PYRAMID

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**Norman Lotstein**

203-391-6822

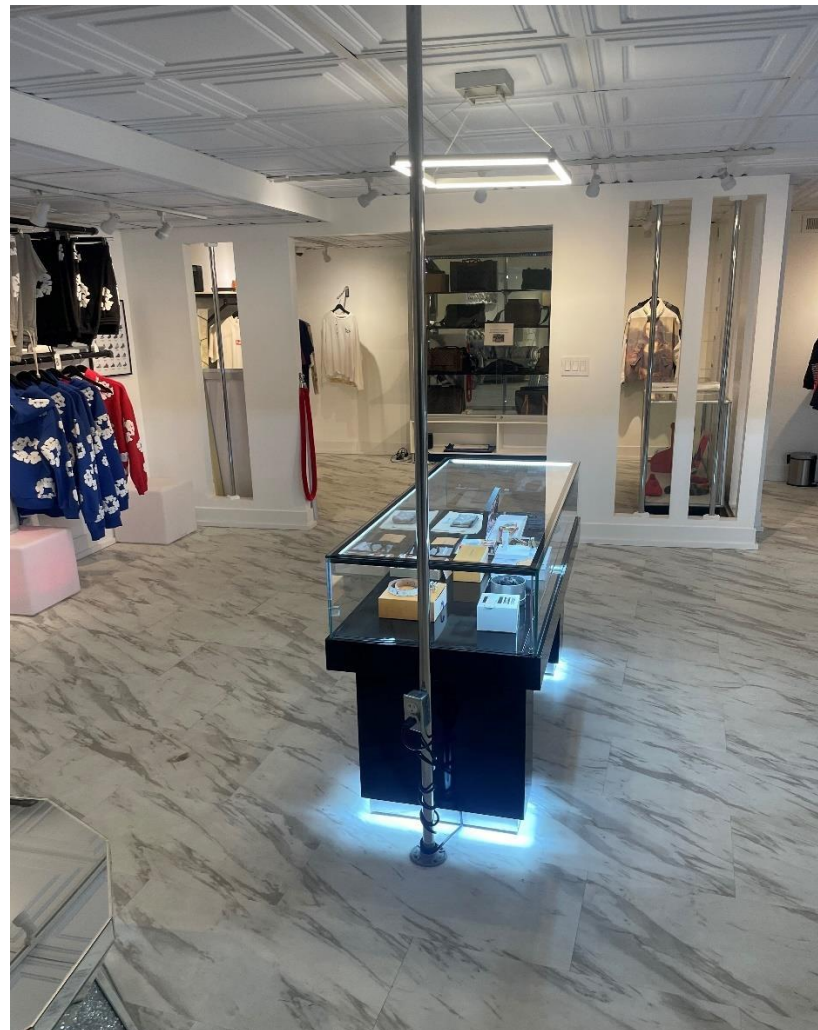
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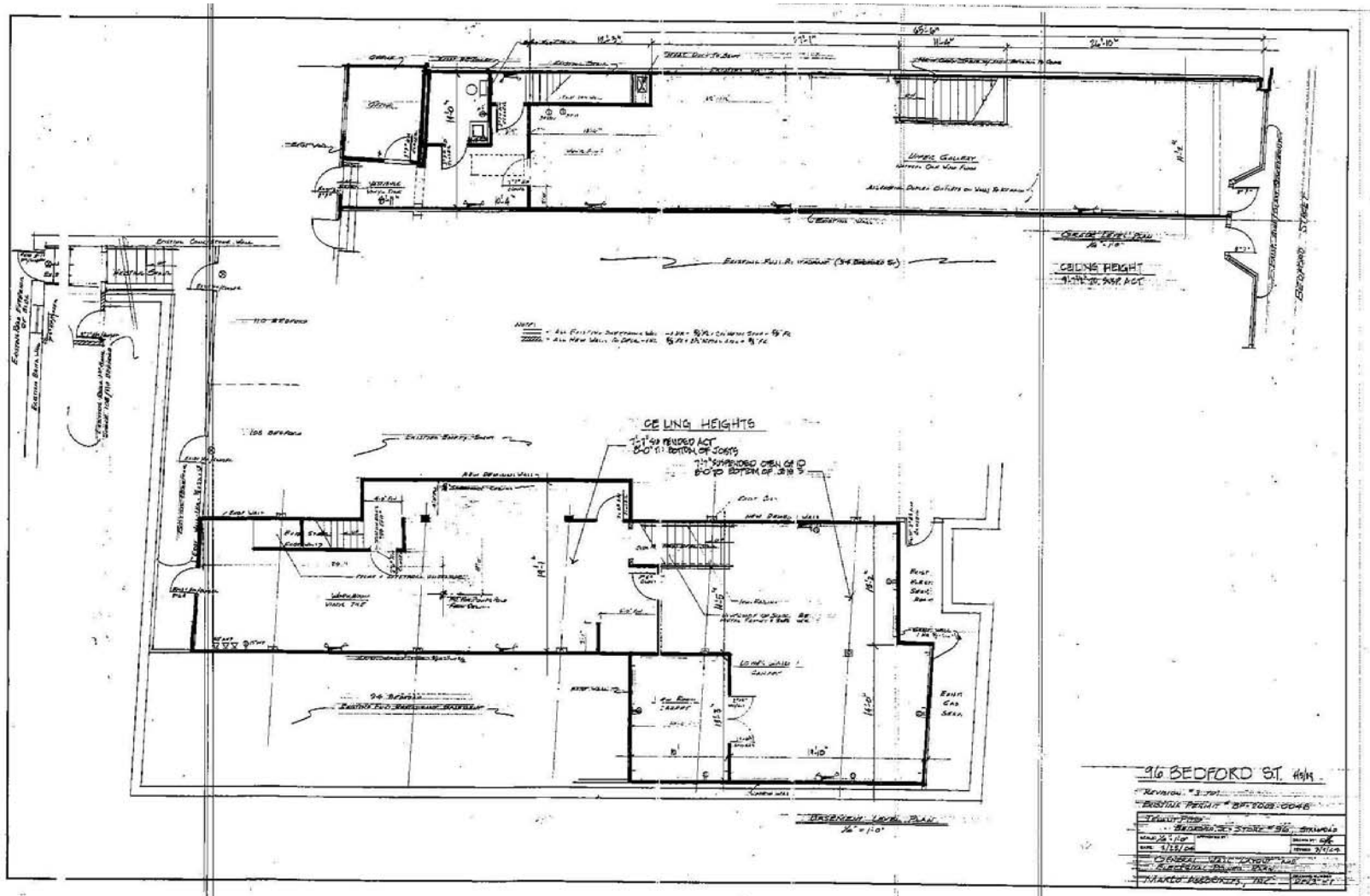
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## Demographic Summary Report

The Brennan Building				
95-115 Bedford St, Stamford, CT 06901				
Building Type: <b>General Retail</b>	Total Available: <b>0 SF</b>			
Secondary: <b>Storefront Retail/Office</b>	% Leased: <b>100%</b>			
GLA: <b>6,400 SF</b>	Rent/SF/Yr: <b>-</b>			
Year Built: <b>1927</b>				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	53,103	143,956	190,603	
2024 Estimate	52,240	142,993	189,292	
2020 Census	48,087	138,955	183,748	
Growth 2024 - 2029	1.65%	0.67%	0.69%	
Growth 2020 - 2024	8.64%	2.91%	3.02%	
2024 Population by Hispanic Origin	17,112	38,312	42,968	
2024 Population	52,240	142,993	189,292	
White	20,074 38.43%	74,728 52.26%	111,287 58.79%	
Black	9,242 17.69%	17,199 12.03%	18,306 9.67%	
Am. Indian & Alaskan	439 0.84%	972 0.68%	1,039 0.55%	
Asian	6,435 12.32%	12,838 8.98%	15,625 8.25%	
Hawaiian & Pacific Island	23 0.04%	45 0.03%	54 0.03%	
Other	16,026 30.68%	37,212 26.02%	42,981 22.71%	
U.S. Armed Forces	0	31	31	
Households				
2029 Projection	23,213	56,497	73,042	
2024 Estimate	22,742	55,964	72,399	
2020 Census	20,487	53,692	69,712	
Growth 2024 - 2029	2.07%	0.95%	0.89%	
Growth 2020 - 2024	11.01%	4.23%	3.85%	
Owner Occupied	4,943 21.74%	24,926 44.54%	37,733 52.12%	
Renter Occupied	17,799 78.26%	31,038 55.46%	34,666 47.88%	
2024 Households by HH Income	22,741	55,963	72,398	
Income: <\$25,000	4,129 18.16%	7,537 13.47%	9,016 12.45%	
Income: \$25,000 - \$50,000	3,942 17.33%	7,939 14.19%	9,314 12.86%	
Income: \$50,000 - \$75,000	2,706 11.90%	5,813 10.39%	6,890 9.52%	
Income: \$75,000 - \$100,000	2,512 11.05%	5,669 10.13%	6,564 9.07%	
Income: \$100,000 - \$125,000	2,619 11.52%	5,900 10.54%	7,019 9.70%	
Income: \$125,000 - \$150,000	2,026 8.91%	4,205 7.51%	4,972 6.87%	
Income: \$150,000 - \$200,000	2,088 9.18%	5,575 9.96%	7,112 9.82%	
Income: \$200,000+	2,719 11.96%	13,325 23.81%	21,511 29.71%	
2024 Avg Household Income	\$104,092	\$135,831	\$149,927	
2024 Med Household Income	\$80,906	\$104,337	\$115,725	

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## Daytime Employment Report

1 Mile Radius

### The Brennan Building 95-115 Bedford St, Stamford, CT 06901

Building Type: **General Retail**      Total Available: **0 SF**  
 Secondary: **Storefront Retail/Office**      % Leased: **100%**  
 GLA: **6,400 SF**      Rent/SF/Yr: **-**  
 Year Built: **1927**



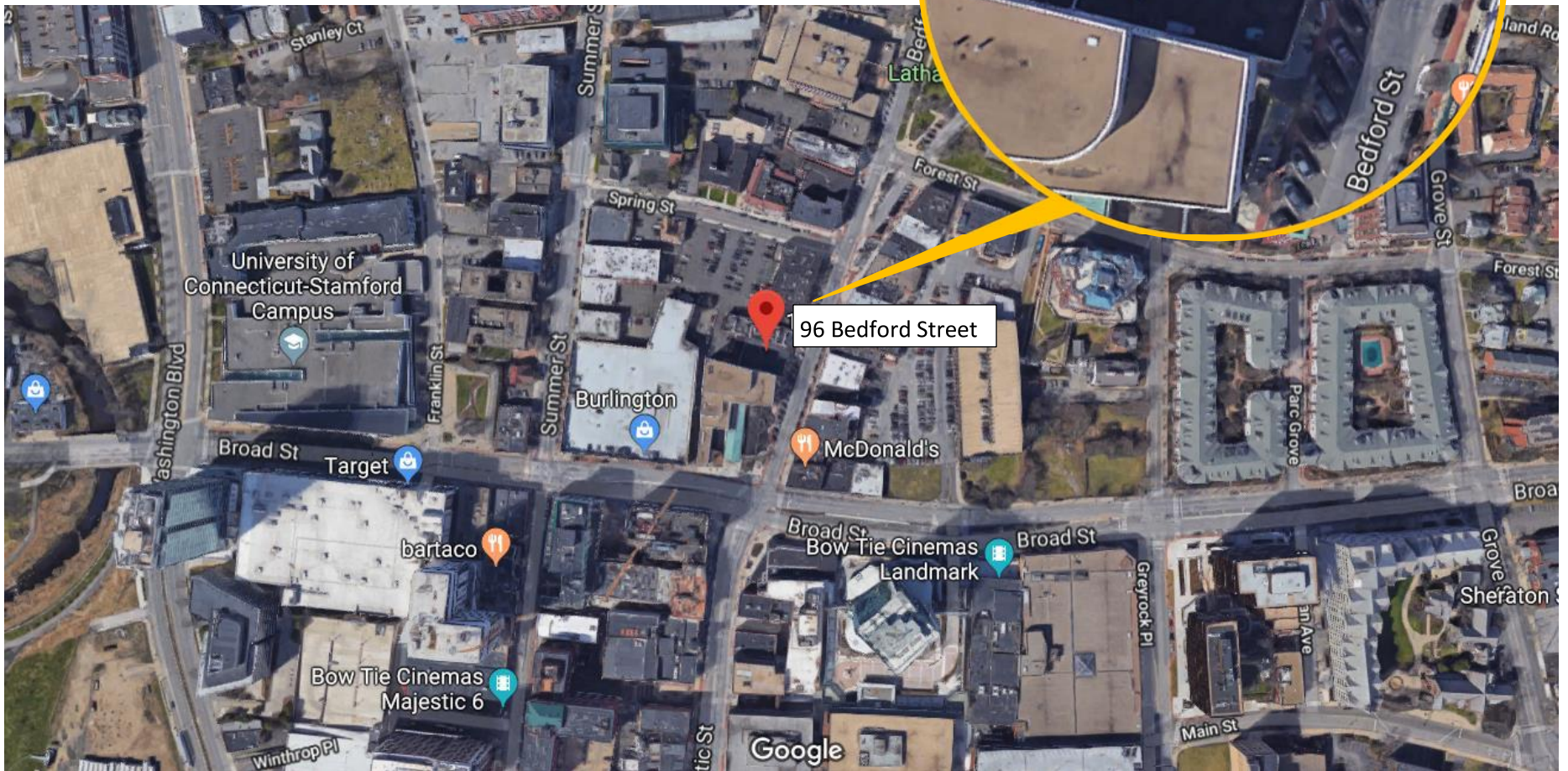
Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>6,064</b>	<b>53,167</b>	<b>9</b>
Retail & Wholesale Trade	465	5,296	11
Hospitality & Food Service	269	3,152	12
Real Estate, Renting, Leasing	306	2,525	8
Finance & Insurance	631	4,782	8
Information	142	2,519	18
Scientific & Technology Services	950	11,390	12
Management of Companies	20	302	15
Health Care & Social Assistance	1,924	10,508	5
Educational Services	66	1,226	19
Public Administration & Sales	104	3,008	29
Arts, Entertainment, Recreation	64	453	7
Utilities & Waste Management	298	2,392	8
Construction	320	1,515	5
Manufacturing	83	2,301	28
Agriculture, Mining, Fishing	6	20	3
Other Services	416	1,778	4

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## Aerial View



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