

1937 WEST MAIN STREET

RETAIL
STAMFORD / CT



MAIN STREET DEVELOPMENT OPPORTUNITY IN A DENSELY POPULATED AREA ON ROUTE 1

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FEATURES

- › Rare land opportunity on the Stamford/Greenwich town line
- › Close proximity to Exit 6 on Interstate 95
- › Signalized entrance and egress on Route 1 and Harvard Avenue
- › Area tenants include: Shop Rite, Stop & Shop, New York Sports Club, Greenwich Hospital, Stamford Hospital, Connecticut Film Center, Dunkin Donuts, Ethan Allen, Subway, Sleepy's and The Hyatt Regency

SPECIFICATIONS

Space	19.0 acres (divisible)	Availability	Please call for details
Rent	Please call for details		

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MARKET AERIAL

1937 WEST MAIN STREET

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
POPULATION			
Total Population	24,916	123,906	177,594
Total Households	8,590	47,854	67,960
Female Population	12,518	62,489	90,409
% Female	50.2%	50.4%	50.9%
Male Population	12,398	61,417	87,185
% Male	49.8%	49.6%	49.1%
Population Density (Per Square Mile)	7,917.44	4,374.70	2,257.29

DAYTIME POPULATION			
Total Daytime Population	9,032	49,988	71,174
Population aged 16 and under (Children)	95.1%	95.7%	95.5%
Daytime Population Age 16+	4.9%	4.3%	4.5%
Civilian 16+, at Workplace	18,326	82,013	122,566
Civilian 16+, Unemployed	1,329	5,012	6,156
Civilian 16+, Work at home	281	2,490	4,301
Homemakers Age 16+	2,048	11,600	18,146
Retired population Age 65+	2,518	11,855	18,021
Student population: Pre-kindergarten to 8th	2,639	12,816	25,019
Student population:9th grade-12th grade	54	7,021	10,513
Student population: Post-secondary students	886	5,830	7,588

POPULATION TREND			
2000	23,738	111,097	161,789
2010	24,209	116,342	168,469
Change 2000 to 2010	2.0%	4.7%	4.1%
2014 Actual	24,916	123,906	177,594
2019 Estimate	25,208	126,324	180,855
Change 2014 Actual to 2019 Estimate	1.2%	2.0%	1.8%



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DEMOGRAPHICS

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HOUSING UNITS			
Total Housing Units	9,032	49,988	71,174
Occupied Housing Units	95.1%	95.7%	95.5%
Vacant Housing Units	4.9%	4.3%	4.5%

HOUSEHOLD INCOME			
Average Household Income	\$102,274	\$139,421	\$158,333
Median Household Income	\$53,692	\$79,566	\$91,183
Per Capita Income	\$35,441	\$53,958	\$60,698
Income \$ 0 - \$9,999	8.4%	5.3%	4.6%
Income \$ 10,000 - \$14,999	5.3%	3.4%	3.2%
Income \$ 15,000 - \$24,999	11.6%	7.3%	6.8%
Income \$ 25,000 - \$34,999	9.4%	6.7%	6.0%
Income \$ 35,000 - \$49,999	12.4%	9.9%	8.8%
Income \$ 50,000 - \$74,999	15.1%	15.0%	13.6%
Income \$ 75,000 - \$99,999	9.8%	11.0%	10.4%
Income \$100,000 - \$124,999	6.7%	8.9%	9.0%
Income \$125,000 - \$149,999	4.4%	6.6%	6.8%
Income \$150,000+	16.9%	25.9%	30.8%

RACE & ETHNICITY			
Asian	6.3%	10.1%	9.2%
Black	26.9%	14.3%	11.3%
White	42.8%	59.6%	66.9%
Other	19.9%	12.0%	9.2%
Multi-Race	4.1%	4.1%	3.5%
Hispanic Ethnicity	42.2%	28.6%	23.1%
Not of Hispanic Ethnicity	57.8%	71.4%	76.9%



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	1 Mile Radius	3 Mile Radius	5 Mile Radius
AGE DISTRIBUTION			
Median Age	34.7	36.6	38.1
Age 0 - 4	7.2%	6.7%	6.5%
Age 5 - 14	13.8%	12.2%	13.0%
Age 15 - 19	5.9%	5.3%	5.8%
Age 20 - 24	7.3%	6.1%	5.5%
Age 25 - 34	16.2%	17.0%	14.5%
Age 35 - 44	14.7%	15.3%	14.7%
Age 45 - 54	13.0%	13.6%	14.5%
Age 55 - 64	9.5%	11.0%	11.6%
Age 65 - 74	5.9%	6.6%	7.1%
Age 75 - 84	3.9%	3.9%	4.3%
Age 85 +	2.4%	2.2%	2.4%

EDUCATIONAL ATTAINMENT			
Of Total Population - Age 25+	16,379	86,378	122,793
Grade K - 8	15.0%	8.0%	6.3%
Grade 9 - 12	10.2%	6.5%	5.3%
High School Graduate	22.9%	19.2%	18.0%
Associates Degree	4.1%	4.3%	4.1%
Bachelor's Degree	17.5%	26.1%	28.4%
Graduate Degree	12.2%	19.8%	22.7%
Some College, No Degree	16.3%	14.9%	14.2%
No Schooling Completed	1.8%	1.3%	1.0%

MARITAL STATUS			
Of Total Population - Age 15+	19,679	100,484	142,835
Divorced	11.2%	10.2%	9.7%
Never Married	39.5%	35.6%	32.9%
Now Married	43.5%	49.2%	52.1%
Now Married - Separated	2.5%	1.9%	1.7%
Widowed	5.8%	4.9%	5.3%

