

Demographic Detail Report

44 Commerce Rd, Stamford, CT 06902

Building Type: **Industrial**
 RBA: **36,516 SF**
 Land Area: **2.6 AC**
 Total **16,444 SF**

Warehse Avail: **2,772 SF**
 Office Avail: **13,672 SF**
 % Leased: **54.97%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	26,121		133,502		193,293	
2025 Estimate	25,717		130,343		188,616	
2020 Census	25,964		126,604		182,743	
Growth 2025 - 2030	1.57%		2.42%		2.48%	
Growth 2020 - 2025	-0.95%		2.95%		3.21%	
2025 Population by Age	25,717		130,343		188,616	
Age 0 - 4	1,527	5.94%	8,209	6.30%	11,220	5.95%
Age 5 - 9	1,671	6.50%	7,884	6.05%	11,276	5.98%
Age 10 - 14	1,784	6.94%	7,506	5.76%	11,238	5.96%
Age 15 - 19	1,828	7.11%	7,373	5.66%	11,250	5.96%
Age 20 - 24	1,708	6.64%	7,420	5.69%	10,984	5.82%
Age 25 - 29	1,637	6.37%	8,732	6.70%	11,782	6.25%
Age 30 - 34	1,735	6.75%	10,378	7.96%	13,255	7.03%
Age 35 - 39	1,842	7.16%	10,601	8.13%	13,719	7.27%
Age 40 - 44	1,890	7.35%	9,973	7.65%	13,560	7.19%
Age 45 - 49	1,730	6.73%	8,604	6.60%	12,364	6.56%
Age 50 - 54	1,578	6.14%	7,795	5.98%	11,722	6.21%
Age 55 - 59	1,412	5.49%	7,208	5.53%	11,181	5.93%
Age 60 - 64	1,368	5.32%	7,340	5.63%	11,504	6.10%
Age 65 - 69	1,237	4.81%	6,885	5.28%	10,795	5.72%
Age 70 - 74	918	3.57%	5,098	3.91%	7,999	4.24%
Age 75 - 79	699	2.72%	3,758	2.88%	5,920	3.14%
Age 80 - 84	509	1.98%	2,668	2.05%	4,228	2.24%
Age 85+	645	2.51%	2,912	2.23%	4,621	2.45%
Age 65+	4,008	15.59%	21,321	16.36%	33,563	17.79%
Median Age	37.60		38.60		39.80	
Average Age	38.20		39.10		40.00	

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Radius	1 Mile	3 Mile	5 Mile
2025 Population By Race	25,717	130,343	188,616
White	7,234 28.13%	58,169 44.63%	98,087 52.00%
Black	6,611 25.71%	23,026 17.67%	27,065 14.35%
Am. Indian & Alaskan	278 1.08%	1,012 0.78%	1,190 0.63%
Asian	1,503 5.84%	10,308 7.91%	14,143 7.50%
Hawaiian & Pacific Island	20 0.08%	64 0.05%	95 0.05%
Other	10,070 39.16%	37,765 28.97%	48,036 25.47%
Population by Hispanic Origin	25,717	130,343	188,616
Non-Hispanic Origin	15,050 58.52%	91,575 70.26%	141,013 74.76%
Hispanic Origin	10,667 41.48%	38,769 29.74%	47,604 25.24%
2025 Median Age, Male	35.70	37.50	38.50
2025 Average Age, Male	36.60	38.00	38.80
2025 Median Age, Female	39.70	39.80	41.30
2025 Average Age, Female	39.80	40.30	41.10
2025 Population by Occupation Classification	20,369	105,263	152,634
Civilian Employed	13,274 65.17%	72,961 69.31%	103,168 67.59%
Civilian Unemployed	372 1.83%	2,130 2.02%	3,105 2.03%
Civilian Non-Labor Force	6,661 32.70%	30,099 28.59%	46,288 30.33%
Armed Forces	62 0.30%	73 0.07%	73 0.05%
Households by Marital Status			
Married	3,577	21,584	33,898
Married No Children	1,702	11,778	18,357
Married w/Children	1,875	9,805	15,542
2025 Population by Education	18,599	97,237	139,896
Some High School, No Diploma	2,714 14.59%	9,345 9.61%	11,149 7.97%
High School Grad (Incl Equivalency)	4,266 22.94%	16,110 16.57%	21,586 15.43%
Some College, No Degree	2,822 15.17%	14,830 15.25%	20,483 14.64%
Associate Degree	1,400 7.53%	5,285 5.44%	7,246 5.18%
Bachelor Degree	3,859 20.75%	28,191 28.99%	42,510 30.39%
Advanced Degree	3,538 19.02%	23,476 24.14%	36,922 26.39%



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Radius	1 Mile		3 Mile		5 Mile	
2025 Population by Occupation	26,185		145,673		207,397	
Real Estate & Finance	1,305	4.98%	11,283	7.75%	18,453	8.90%
Professional & Management	8,232	31.44%	51,827	35.58%	74,890	36.11%
Public Administration	230	0.88%	1,241	0.85%	1,797	0.87%
Education & Health	2,850	10.88%	14,630	10.04%	20,712	9.99%
Services	3,436	13.12%	11,912	8.18%	15,264	7.36%
Information	442	1.69%	2,906	1.99%	3,620	1.75%
Sales	2,723	10.40%	14,556	9.99%	21,446	10.34%
Transportation	1,709	6.53%	9,497	6.52%	14,297	6.89%
Retail	1,622	6.19%	6,752	4.64%	8,954	4.32%
Wholesale	130	0.50%	1,122	0.77%	1,847	0.89%
Manufacturing	1,020	3.90%	5,206	3.57%	6,657	3.21%
Production	785	3.00%	3,546	2.43%	4,677	2.26%
Construction	710	2.71%	4,634	3.18%	5,847	2.82%
Utilities	327	1.25%	2,595	1.78%	3,273	1.58%
Agriculture & Mining	7	0.03%	77	0.05%	134	0.06%
Farming, Fishing, Forestry	0	0.00%	79	0.05%	111	0.05%
Other Services	657	2.51%	3,810	2.62%	5,418	2.61%
2025 Worker Travel Time to Job	11,806		63,904		88,535	
<30 Minutes	7,756	65.70%	40,725	63.73%	55,232	62.38%
30-60 Minutes	2,566	21.73%	13,642	21.35%	18,494	20.89%
60+ Minutes	1,484	12.57%	9,537	14.92%	14,809	16.73%
2020 Households by HH Size	8,862		49,425		70,080	
1-Person Households	2,246	25.34%	14,859	30.06%	19,745	28.17%
2-Person Households	2,322	26.20%	15,165	30.68%	21,289	30.38%
3-Person Households	1,523	17.19%	7,647	15.47%	11,128	15.88%
4-Person Households	1,535	17.32%	6,864	13.89%	10,593	15.12%
5-Person Households	787	8.88%	3,124	6.32%	4,838	6.90%
6-Person Households	286	3.23%	1,133	2.29%	1,633	2.33%
7 or more Person Households	163	1.84%	633	1.28%	854	1.22%
2025 Average Household Size	2.70		2.40		2.50	
Households						
2030 Projection	8,995		52,857		74,775	
2025 Estimate	8,837		51,461		72,828	
2020 Census	8,861		49,425		70,081	
Growth 2025 - 2030	1.79%		2.71%		2.67%	
Growth 2020 - 2025	-0.27%		4.12%		3.92%	



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Radius	1 Mile	3 Mile	5 Mile
2025 Households by HH Income	8,839	51,461	72,830
<\$25,000	1,559 17.64%	6,489 12.61%	8,816 12.10%
\$25,000 - \$50,000	1,085 12.28%	5,365 10.43%	7,015 9.63%
\$50,000 - \$75,000	1,517 17.16%	6,500 12.63%	8,094 11.11%
\$75,000 - \$100,000	937 10.60%	5,336 10.37%	6,986 9.59%
\$100,000 - \$125,000	767 8.68%	5,573 10.83%	7,063 9.70%
\$125,000 - \$150,000	275 3.11%	3,276 6.37%	4,651 6.39%
\$150,000 - \$200,000	855 9.67%	5,582 10.85%	7,790 10.70%
\$200,000+	1,844 20.86%	13,340 25.92%	22,415 30.78%
2025 Avg Household Income	\$122,562	\$142,681	\$154,220
2025 Med Household Income	\$81,897	\$109,153	\$119,481
2025 Occupied Housing	8,837	51,461	72,828
Owner Occupied	3,262 36.91%	21,959 42.67%	36,841 50.59%
Renter Occupied	5,575 63.09%	29,502 57.33%	35,987 49.41%
2020 Housing Units	9,383	54,733	77,583
1 Unit	3,745 39.91%	20,790 37.98%	37,311 48.09%
2 - 4 Units	2,144 22.85%	8,796 16.07%	11,241 14.49%
5 - 19 Units	745 7.94%	4,561 8.33%	6,184 7.97%
20+ Units	2,749 29.30%	20,586 37.61%	22,847 29.45%
2025 Housing Value	3,261	21,957	36,842
<\$100,000	110 3.37%	281 1.28%	410 1.11%
\$100,000 - \$200,000	86 2.64%	771 3.51%	992 2.69%
\$200,000 - \$300,000	196 6.01%	1,716 7.82%	1,941 5.27%
\$300,000 - \$400,000	186 5.70%	1,535 6.99%	1,802 4.89%
\$400,000 - \$500,000	277 8.49%	2,273 10.35%	3,233 8.78%
\$500,000 - \$1,000,000	1,022 31.34%	8,028 36.56%	13,680 37.13%
\$1,000,000+	1,384 42.44%	7,353 33.49%	14,784 40.13%
2025 Median Home Value	\$879,402	\$774,196	\$867,068
2025 Housing Units by Yr Built	9,393	54,779	77,638
Built 2010+	1,267 13.49%	9,282 16.94%	11,174 14.39%
Built 2000 - 2010	1,062 11.31%	4,401 8.03%	6,131 7.90%
Built 1990 - 1999	939 10.00%	3,627 6.62%	4,827 6.22%
Built 1980 - 1989	1,177 12.53%	6,220 11.35%	8,094 10.43%
Built 1970 - 1979	1,050 11.18%	6,565 11.98%	8,916 11.48%
Built 1960 - 1969	866 9.22%	6,221 11.36%	9,031 11.63%
Built 1950 - 1959	1,007 10.72%	7,253 13.24%	11,379 14.66%
Built <1949	2,025 21.56%	11,210 20.46%	18,086 23.30%
2025 Median Year Built	1977	1973	1969

