

Demographic Detail Report

83 Harvard Ave, Stamford, CT 06902

Building Type: **Class C Office**
 Class: **C**
 RBA: **40,600 SF**
 Typical Floor: **20,300 SF**

Total Available: **39,166 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	26,205		132,766		192,741	
2025 Estimate	25,798		129,627		188,077	
2020 Census	26,039		125,919		182,217	
Growth 2025 - 2030	1.58%		2.42%		2.48%	
Growth 2020 - 2025	-0.93%		2.94%		3.22%	
2025 Population by Age	25,798		129,627		188,077	
Age 0 - 4	1,543	5.98%	8,172	6.30%	11,195	5.95%
Age 5 - 9	1,670	6.47%	7,842	6.05%	11,249	5.98%
Age 10 - 14	1,773	6.87%	7,462	5.76%	11,208	5.96%
Age 15 - 19	1,818	7.05%	7,329	5.65%	11,217	5.96%
Age 20 - 24	1,707	6.62%	7,378	5.69%	10,951	5.82%
Age 25 - 29	1,661	6.44%	8,696	6.71%	11,753	6.25%
Age 30 - 34	1,779	6.90%	10,344	7.98%	13,230	7.03%
Age 35 - 39	1,879	7.28%	10,564	8.15%	13,695	7.28%
Age 40 - 44	1,904	7.38%	9,933	7.66%	13,532	7.19%
Age 45 - 49	1,731	6.71%	8,561	6.60%	12,333	6.56%
Age 50 - 54	1,578	6.12%	7,748	5.98%	11,688	6.21%
Age 55 - 59	1,407	5.45%	7,158	5.52%	11,143	5.92%
Age 60 - 64	1,361	5.28%	7,286	5.62%	11,460	6.09%
Age 65 - 69	1,232	4.78%	6,834	5.27%	10,751	5.72%
Age 70 - 74	914	3.54%	5,058	3.90%	7,966	4.24%
Age 75 - 79	694	2.69%	3,728	2.88%	5,895	3.13%
Age 80 - 84	505	1.96%	2,647	2.04%	4,210	2.24%
Age 85+	641	2.48%	2,889	2.23%	4,603	2.45%
Age 65+	3,986	15.45%	21,156	16.32%	33,425	17.77%
Median Age	37.50		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	25,798		129,627		188,077
White	7,184	27.85%	57,618	44.45%	97,684 51.94%
Black	6,684	25.91%	23,007	17.75%	27,041 14.38%
Am. Indian & Alaskan	285	1.10%	1,011	0.78%	1,189 0.63%
Asian	1,422	5.51%	10,243	7.90%	14,107 7.50%
Hawaiian & Pacific Island	20	0.08%	64	0.05%	95 0.05%
Other	10,203	39.55%	37,684	29.07%	47,960 25.50%
Population by Hispanic Origin	25,798		129,627		188,077
Non-Hispanic Origin	14,956	57.97%	90,908	70.13%	140,529 74.72%
Hispanic Origin	10,842	42.03%	38,718	29.87%	47,548 25.28%
2025 Median Age, Male	35.70		37.50		38.40
2025 Average Age, Male	36.60		38.00		38.80
2025 Median Age, Female	39.50		39.80		41.20
2025 Average Age, Female	39.70		40.30		41.10
2025 Population by Occupation Classification	20,447		104,679		152,182
Civilian Employed	13,370	65.39%	72,595	69.35%	102,880 67.60%
Civilian Unemployed	360	1.76%	2,126	2.03%	3,097 2.04%
Civilian Non-Labor Force	6,659	32.57%	29,885	28.55%	46,132 30.31%
Armed Forces	58	0.28%	73	0.07%	73 0.05%
Households by Marital Status					
Married	3,547		21,415		33,767
Married No Children	1,700		11,687		18,276
Married w/Children	1,847		9,728		15,491
2025 Population by Education	18,688		96,711		139,492
Some High School, No Diploma	2,741	14.67%	9,321	9.64%	11,135 7.98%
High School Grad (Incl Equivalency)	4,301	23.01%	16,045	16.59%	21,547 15.45%
Some College, No Degree	2,897	15.50%	14,789	15.29%	20,429 14.65%
Associate Degree	1,401	7.50%	5,266	5.45%	7,234 5.19%
Bachelor Degree	3,870	20.71%	27,998	28.95%	42,377 30.38%
Advanced Degree	3,478	18.61%	23,292	24.08%	36,770 26.36%



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Radius	1 Mile		3 Mile		5 Mile		
2025 Population by Occupation	26,395		144,938		206,818		
Real Estate & Finance	1,278	4.84%	11,200	7.73%	18,387	8.89%	
Professional & Management	8,264	31.31%	51,535	35.56%	74,650	36.09%	
Public Administration	236	0.89%	1,223	0.84%	1,785	0.86%	
Education & Health	2,890	10.95%	14,522	10.02%	20,653	9.99%	
Services	3,467	13.14%	11,882	8.20%	15,239	7.37%	
Information	423	1.60%	2,893	2.00%	3,613	1.75%	
Sales	2,746	10.40%	14,470	9.98%	21,387	10.34%	
Transportation	1,715	6.50%	9,471	6.53%	14,268	6.90%	
Retail	1,669	6.32%	6,716	4.63%	8,933	4.32%	
Wholesale	111	0.42%	1,117	0.77%	1,838	0.89%	
Manufacturing	1,060	4.02%	5,210	3.59%	6,641	3.21%	
Production	791	3.00%	3,528	2.43%	4,668	2.26%	
Construction	741	2.81%	4,637	3.20%	5,838	2.82%	
Utilities	321	1.22%	2,584	1.78%	3,269	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	676	2.56%	3,794	2.62%	5,404	2.61%	
2025 Worker Travel Time to Job	11,921		63,587		88,309		
<30 Minutes	7,827	65.66%	40,494	63.68%	55,095	62.39%	
30-60 Minutes	2,606	21.86%	13,601	21.39%	18,446	20.89%	
60+ Minutes	1,488	12.48%	9,492	14.93%	14,768	16.72%	
2020 Households by HH Size	8,941		49,204		69,892		
1-Person Households	2,289	25.60%	14,828	30.14%	19,712	28.20%	
2-Person Households	2,368	26.48%	15,103	30.69%	21,222	30.36%	
3-Person Households	1,529	17.10%	7,597	15.44%	11,094	15.87%	
4-Person Households	1,518	16.98%	6,816	13.85%	10,558	15.11%	
5-Person Households	786	8.79%	3,105	6.31%	4,825	6.90%	
6-Person Households	284	3.18%	1,124	2.28%	1,629	2.33%	
7 or more Person Households	167	1.87%	631	1.28%	852	1.22%	
2025 Average Household Size	2.70		2.40		2.50		
Households							
2030 Projection	9,082		52,621		74,578		
2025 Estimate	8,922		51,231		72,636		
2020 Census	8,941		49,204		69,892		
Growth 2025 - 2030	1.79%		2.71%		2.67%		
Growth 2020 - 2025	-0.21%		4.12%		3.93%		

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Radius	1 Mile		3 Mile		5 Mile
2025 Households by HH Income	8,922		51,231		72,637
<\$25,000	1,580	17.71%	6,482	12.65%	8,802 12.12%
\$25,000 - \$50,000	1,081	12.12%	5,352	10.45%	7,004 9.64%
\$50,000 - \$75,000	1,500	16.81%	6,488	12.66%	8,080 11.12%
\$75,000 - \$100,000	932	10.45%	5,339	10.42%	6,974 9.60%
\$100,000 - \$125,000	828	9.28%	5,546	10.83%	7,054 9.71%
\$125,000 - \$150,000	279	3.13%	3,271	6.38%	4,642 6.39%
\$150,000 - \$200,000	893	10.01%	5,547	10.83%	7,763 10.69%
\$200,000+	1,829	20.50%	13,206	25.78%	22,318 30.73%
2025 Avg Household Income	\$122,312		\$142,296		\$154,086
2025 Med Household Income	\$83,047		\$108,810		\$119,345
2025 Occupied Housing	8,922		51,230		72,636
Owner Occupied	3,186	35.71%	21,733	42.42%	36,673 50.49%
Renter Occupied	5,736	64.29%	29,497	57.58%	35,963 49.51%
2020 Housing Units	9,478		54,487		77,376
1 Unit	3,667	38.69%	20,533	37.68%	37,115 47.97%
2 - 4 Units	2,164	22.83%	8,808	16.17%	11,236 14.52%
5 - 19 Units	756	7.98%	4,558	8.37%	6,179 7.99%
20+ Units	2,891	30.50%	20,588	37.79%	22,846 29.53%
2025 Housing Value	3,185		21,734		36,674
<\$100,000	109	3.42%	281	1.29%	410 1.12%
\$100,000 - \$200,000	75	2.35%	780	3.59%	990 2.70%
\$200,000 - \$300,000	198	6.22%	1,713	7.88%	1,941 5.29%
\$300,000 - \$400,000	185	5.81%	1,529	7.04%	1,801 4.91%
\$400,000 - \$500,000	274	8.60%	2,256	10.38%	3,229 8.80%
\$500,000 - \$1,000,000	998	31.33%	7,893	36.32%	13,599 37.08%
\$1,000,000+	1,346	42.26%	7,282	33.51%	14,704 40.09%
2025 Median Home Value	\$876,502		\$772,899		\$866,423
2025 Housing Units by Yr Built	9,490		54,534		77,432
Built 2010+	1,345	14.17%	9,270	17.00%	11,166 14.42%
Built 2000 - 2010	1,155	12.17%	4,385	8.04%	6,119 7.90%
Built 1990 - 1999	960	10.12%	3,628	6.65%	4,811 6.21%
Built 1980 - 1989	1,182	12.46%	6,202	11.37%	8,079 10.43%
Built 1970 - 1979	1,044	11.00%	6,547	12.01%	8,888 11.48%
Built 1960 - 1969	763	8.04%	6,174	11.32%	8,986 11.61%
Built 1950 - 1959	1,021	10.76%	7,175	13.16%	11,339 14.64%
Built <1949	2,020	21.29%	11,153	20.45%	18,044 23.30%
2025 Median Year Built	1978		1973		1969

