

# Demographic Detail Report

45-85 Harbor View Ave, Stamford, CT 06902

Building Type: **General Retail**      Total Available: **0 SF**  
 Secondary: -      % Leased: **100%**  
 GLA: **101,893 SF**      Rent/SF/Yr: -  
 Year Built: **2008**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2030 Projection	41,291		135,340		188,405	
2025 Estimate	40,049		132,133		183,781	
2020 Census	37,680		128,326		177,748	
Growth 2025 - 2030	3.10%		2.43%		2.52%	
Growth 2020 - 2025	6.29%		2.97%		3.39%	
<b>2025 Population by Age</b>						
	<b>40,049</b>		<b>132,133</b>		<b>183,781</b>	
Age 0 - 4	2,939	7.34%	8,436	6.38%	10,968	5.97%
Age 5 - 9	2,317	5.79%	8,163	6.18%	11,131	6.06%
Age 10 - 14	1,798	4.49%	7,741	5.86%	11,184	6.09%
Age 15 - 19	1,747	4.36%	7,546	5.71%	11,196	6.09%
Age 20 - 24	2,170	5.42%	7,516	5.69%	10,827	5.89%
Age 25 - 29	3,357	8.38%	8,808	6.67%	11,482	6.25%
Age 30 - 34	4,422	11.04%	10,536	7.97%	12,857	7.00%
Age 35 - 39	4,282	10.69%	10,865	8.22%	13,328	7.25%
Age 40 - 44	3,485	8.70%	10,243	7.75%	13,225	7.20%
Age 45 - 49	2,570	6.42%	8,794	6.66%	12,115	6.59%
Age 50 - 54	2,035	5.08%	7,901	5.98%	11,483	6.25%
Age 55 - 59	1,783	4.45%	7,247	5.48%	10,875	5.92%
Age 60 - 64	1,820	4.54%	7,344	5.56%	11,103	6.04%
Age 65 - 69	1,748	4.36%	6,844	5.18%	10,347	5.63%
Age 70 - 74	1,300	3.25%	5,039	3.81%	7,641	4.16%
Age 75 - 79	952	2.38%	3,684	2.79%	5,648	3.07%
Age 80 - 84	664	1.66%	2,591	1.96%	4,023	2.19%
Age 85+	661	1.65%	2,835	2.15%	4,347	2.37%
Age 65+	5,325	13.30%	20,993	15.89%	32,006	17.42%
<b>Median Age</b>	<b>36.50</b>		<b>38.40</b>		<b>39.60</b>	
<b>Average Age</b>	<b>37.40</b>		<b>38.80</b>		<b>39.70</b>	

# Demographic Detail Report

45-85 Harbor View Ave, Stamford, CT 06902

Radius	1 Mile	3 Mile	5 Mile
<b>2025 Population By Race</b>	<b>40,049</b>	<b>132,133</b>	<b>183,781</b>
White	14,262 35.61%	59,217 44.82%	96,785 52.66%
Black	9,069 22.64%	23,475 17.77%	26,313 14.32%
Am. Indian & Alaskan	306 0.76%	1,024 0.77%	1,154 0.63%
Asian	3,081 7.69%	10,339 7.82%	13,479 7.33%
Hawaiian & Pacific Island	21 0.05%	65 0.05%	88 0.05%
Other	13,310 33.23%	38,013 28.77%	45,962 25.01%
<b>Population by Hispanic Origin</b>	<b>40,049</b>	<b>132,133</b>	<b>183,781</b>
Non-Hispanic Origin	25,671 64.10%	92,873 70.29%	138,055 75.12%
Hispanic Origin	14,378 35.90%	39,260 29.71%	45,726 24.88%
<b>2025 Median Age, Male</b>	<b>36.00</b>	<b>37.30</b>	<b>38.30</b>
<b>2025 Average Age, Male</b>	<b>36.50</b>	<b>37.70</b>	<b>38.60</b>
<b>2025 Median Age, Female</b>	<b>37.10</b>	<b>39.50</b>	<b>41.00</b>
<b>2025 Average Age, Female</b>	<b>38.30</b>	<b>40.00</b>	<b>40.80</b>
<b>2025 Population by Occupation Classification</b>	<b>32,646</b>	<b>106,280</b>	<b>148,256</b>
Civilian Employed	23,804 72.92%	74,367 69.97%	100,415 67.73%
Civilian Unemployed	816 2.50%	2,226 2.09%	2,908 1.96%
Civilian Non-Labor Force	8,022 24.57%	29,615 27.87%	44,860 30.26%
Armed Forces	4 0.01%	72 0.07%	73 0.05%
<b>Households by Marital Status</b>			
Married	5,262	21,879	33,267
Married No Children	3,254	11,716	17,706
Married w/Children	2,008	10,163	15,561
<b>2025 Population by Education</b>	<b>30,945</b>	<b>98,168</b>	<b>135,417</b>
Some High School, No Diploma	3,914 12.65%	9,357 9.53%	10,794 7.97%
High School Grad (Incl Equivalency)	5,068 16.38%	16,068 16.37%	20,516 15.15%
Some College, No Degree	4,957 16.02%	15,006 15.29%	19,619 14.49%
Associate Degree	1,868 6.04%	5,438 5.54%	6,942 5.13%
Bachelor Degree	9,257 29.91%	29,262 29.81%	41,963 30.99%
Advanced Degree	5,881 19.00%	23,037 23.47%	35,583 26.28%



# Demographic Detail Report

## 45-85 Harbor View Ave, Stamford, CT 06902

Radius	1 Mile		3 Mile		5 Mile	
<b>2025 Population by Occupation</b>	<b>46,853</b>		<b>148,707</b>		<b>202,327</b>	
Real Estate & Finance	3,353	7.16%	11,512	7.74%	18,455	9.12%
Professional & Management	16,254	34.69%	52,590	35.36%	73,028	36.09%
Public Administration	246	0.53%	1,341	0.90%	1,876	0.93%
Education & Health	4,466	9.53%	14,857	9.99%	19,514	9.64%
Services	4,093	8.74%	12,043	8.10%	14,616	7.22%
Information	1,046	2.23%	2,772	1.86%	3,624	1.79%
Sales	4,666	9.96%	15,419	10.37%	21,288	10.52%
Transportation	2,965	6.33%	9,849	6.62%	14,236	7.04%
Retail	2,072	4.42%	7,069	4.75%	8,811	4.35%
Wholesale	382	0.82%	1,216	0.82%	1,797	0.89%
Manufacturing	1,943	4.15%	5,180	3.48%	6,476	3.20%
Production	1,335	2.85%	3,545	2.38%	4,382	2.17%
Construction	1,681	3.59%	4,583	3.08%	5,674	2.80%
Utilities	695	1.48%	2,662	1.79%	3,220	1.59%
Agriculture & Mining	60	0.13%	89	0.06%	109	0.05%
Farming, Fishing, Forestry	62	0.13%	92	0.06%	111	0.05%
Other Services	1,534	3.27%	3,888	2.61%	5,110	2.53%
<b>2025 Worker Travel Time to Job</b>	<b>21,332</b>		<b>65,130</b>		<b>85,852</b>	
<30 Minutes	14,051	65.87%	41,028	62.99%	53,457	62.27%
30-60 Minutes	4,455	20.88%	14,267	21.91%	17,786	20.72%
60+ Minutes	2,826	13.25%	9,835	15.10%	14,609	17.02%
<b>2020 Households by HH Size</b>	<b>16,620</b>		<b>49,819</b>		<b>67,511</b>	
1-Person Households	6,582	39.60%	14,844	29.80%	18,638	27.61%
2-Person Households	5,283	31.79%	15,141	30.39%	20,437	30.27%
3-Person Households	2,034	12.24%	7,732	15.52%	10,749	15.92%
4-Person Households	1,454	8.75%	7,028	14.11%	10,389	15.39%
5-Person Households	731	4.40%	3,261	6.55%	4,849	7.18%
6-Person Households	315	1.90%	1,154	2.32%	1,617	2.40%
7 or more Person Households	221	1.33%	659	1.32%	832	1.23%
<b>2025 Average Household Size</b>	<b>2.10</b>		<b>2.40</b>		<b>2.50</b>	
<b>Households</b>						
2030 Projection	18,837		53,307		72,125	
2025 Estimate	18,160		51,893		70,232	
2020 Census	16,619		49,818		67,511	
Growth 2025 - 2030	3.73%		2.72%		2.70%	
Growth 2020 - 2025	9.27%		4.17%		4.03%	



# Demographic Detail Report

45-85 Harbor View Ave, Stamford, CT 06902

Radius	1 Mile	3 Mile	5 Mile
<b>2025 Households by HH Income</b>	<b>18,160</b>	<b>51,892</b>	<b>70,233</b>
<\$25,000	2,868 15.79%	6,680 12.87%	8,287 11.80%
\$25,000 - \$50,000	2,127 11.71%	5,357 10.32%	6,745 9.60%
\$50,000 - \$75,000	2,680 14.76%	6,511 12.55%	7,738 11.02%
\$75,000 - \$100,000	1,795 9.88%	5,456 10.51%	6,800 9.68%
\$100,000 - \$125,000	2,177 11.99%	5,402 10.41%	6,824 9.72%
\$125,000 - \$150,000	993 5.47%	3,264 6.29%	4,315 6.14%
\$150,000 - \$200,000	2,285 12.58%	5,701 10.99%	7,512 10.70%
\$200,000+	3,235 17.81%	13,521 26.06%	22,012 31.34%
<b>2025 Avg Household Income</b>	<b>\$122,497</b>	<b>\$142,815</b>	<b>\$155,646</b>
<b>2025 Med Household Income</b>	<b>\$94,567</b>	<b>\$108,987</b>	<b>\$120,319</b>
<b>2025 Occupied Housing</b>	<b>18,161</b>	<b>51,893</b>	<b>70,232</b>
Owner Occupied	3,349 18.44%	22,298 42.97%	36,612 52.13%
Renter Occupied	14,812 81.56%	29,595 57.03%	33,620 47.87%
<b>2020 Housing Units</b>	<b>19,375</b>	<b>55,134</b>	<b>74,680</b>
1 Unit	2,193 11.32%	21,265 38.57%	36,836 49.33%
2 - 4 Units	2,619 13.52%	8,622 15.64%	10,094 13.52%
5 - 19 Units	1,829 9.44%	4,737 8.59%	5,641 7.55%
20+ Units	12,734 65.72%	20,510 37.20%	22,109 29.60%
<b>2025 Housing Value</b>	<b>3,349</b>	<b>22,298</b>	<b>36,612</b>
<\$100,000	27 0.81%	308 1.38%	388 1.06%
\$100,000 - \$200,000	120 3.58%	768 3.44%	954 2.61%
\$200,000 - \$300,000	593 17.71%	1,756 7.88%	1,937 5.29%
\$300,000 - \$400,000	447 13.35%	1,573 7.05%	1,782 4.87%
\$400,000 - \$500,000	597 17.83%	2,453 11.00%	3,141 8.58%
\$500,000 - \$1,000,000	1,228 36.67%	8,336 37.38%	13,569 37.06%
\$1,000,000+	337 10.06%	7,104 31.86%	14,841 40.54%
<b>2025 Median Home Value</b>	<b>\$481,657</b>	<b>\$757,377</b>	<b>\$872,319</b>
<b>2025 Housing Units by Yr Built</b>	<b>19,375</b>	<b>55,184</b>	<b>74,734</b>
Built 2010+	5,947 30.69%	9,427 17.08%	11,130 14.89%
Built 2000 - 2010	1,793 9.25%	4,505 8.16%	5,814 7.78%
Built 1990 - 1999	1,059 5.47%	3,677 6.66%	4,682 6.26%
Built 1980 - 1989	2,476 12.78%	6,064 10.99%	7,655 10.24%
Built 1970 - 1979	2,244 11.58%	6,422 11.64%	8,522 11.40%
Built 1960 - 1969	1,652 8.53%	6,012 10.89%	8,780 11.75%
Built 1950 - 1959	1,428 7.37%	7,404 13.42%	11,143 14.91%
Built <1949	2,776 14.33%	11,673 21.15%	17,008 22.76%
<b>2025 Median Year Built</b>	<b>1985</b>	<b>1973</b>	<b>1970</b>

