Demographic Detail Report

Harbor View

45-85 Harbor View Ave, Stamford, CT 06902

Building Type: **Flex**
RBA: **120,000 SF**
Typical Floor: **120,000 SF**
Total **18,000 SF**

Warehse Avail: **18,000 SF**
Office Avail: **-**
% Leased: **85%**
Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	44,395		136,449		189,044	
2025 Estimate	43,058		133,209		184,405	
2020 Census	40,507		129,341		178,357	
Growth 2025 - 2030	3.11%		2.43%		2.52%	
Growth 2020 - 2025	6.30%		2.99%		3.39%	
2025 Population by Age	**43,058**		**133,209**		**184,405**	
Age 0 - 4	3,154	7.33%	8,497	6.38%	10,997	5.96%
Age 5 - 9	2,517	5.85%	8,229	6.18%	11,165	6.05%
Age 10 - 14	1,970	4.58%	7,807	5.86%	11,224	6.09%
Age 15 - 19	1,901	4.41%	7,610	5.71%	11,239	6.09%
Age 20 - 24	2,330	5.41%	7,575	5.69%	10,867	5.89%
Age 25 - 29	3,575	8.30%	8,863	6.65%	11,515	6.24%
Age 30 - 34	4,706	10.93%	10,596	7.95%	12,884	6.99%
Age 35 - 39	4,579	10.63%	10,933	8.21%	13,355	7.24%
Age 40 - 44	3,753	8.72%	10,317	7.74%	13,259	7.19%
Age 45 - 49	2,774	6.44%	8,866	6.66%	12,153	6.59%
Age 50 - 54	2,194	5.10%	7,972	5.98%	11,524	6.25%
Age 55 - 59	1,915	4.45%	7,316	5.49%	10,920	5.92%
Age 60 - 64	1,953	4.54%	7,416	5.57%	11,152	6.05%
Age 65 - 69	1,877	4.36%	6,914	5.19%	10,394	5.64%
Age 70 - 74	1,398	3.25%	5,092	3.82%	7,676	4.16%
Age 75 - 79	1,027	2.39%	3,724	2.80%	5,674	3.08%
Age 80 - 84	717	1.67%	2,618	1.97%	4,041	2.19%
Age 85+	719	1.67%	2,863	2.15%	4,367	2.37%
Age 65+	5,738	13.33%	21,211	15.92%	32,152	17.44%
Median Age	**36.50**		**38.40**		**39.60**	
Average Age	**37.40**		**38.90**		**39.80**	

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Radius	1 Mile		3 Mile		5 Mile	
2025 Population By Race	**43,058**		**133,209**		**184,405**	
White	14,981	34.79%	59,903	44.97%	97,255	52.74%
Black	9,923	23.05%	23,572	17.70%	26,339	14.28%
Am. Indian & Alaskan	331	0.77%	1,028	0.77%	1,154	0.63%
Asian	3,511	8.15%	10,425	7.83%	13,517	7.33%
Hawaiian & Pacific Island	21	0.05%	65	0.05%	90	0.05%
Other	14,292	33.19%	38,214	28.69%	46,051	24.97%
Population by Hispanic Origin	**43,058**		**133,209**		**184,405**	
Non-Hispanic Origin	27,620	64.15%	93,775	70.40%	138,610	75.17%
Hispanic Origin	15,438	35.85%	39,434	29.60%	45,796	24.83%
2025 Median Age, Male	**36.00**		**37.30**		**38.30**	
2025 Average Age, Male	**36.40**		**37.70**		**38.60**	
2025 Median Age, Female	**37.10**		**39.60**		**41.00**	
2025 Average Age, Female	**38.30**		**40.00**		**40.90**	
2025 Population by Occupation Classification	**35,037**		**107,150**		**148,769**	
Civilian Employed	25,535	72.88%	74,944	69.94%	100,732	67.71%
Civilian Unemployed	857	2.45%	2,241	2.09%	2,917	1.96%
Civilian Non-Labor Force	8,635	24.65%	29,893	27.90%	45,047	30.28%
Armed Forces	10	0.03%	72	0.07%	73	0.05%
Households by Marital Status						
Married	5,685		22,104		33,417	
Married No Children	3,475		11,835		17,792	
Married w/Children	2,210		10,269		15,625	
2025 Population by Education	**33,216**		**98,974**		**135,865**	
Some High School, No Diploma	4,180	12.58%	9,403	9.50%	10,810	7.96%
High School Grad (Incl Equivalency)	5,409	16.28%	16,199	16.37%	20,566	15.14%
Some College, No Degree	5,338	16.07%	15,126	15.28%	19,676	14.48%
Associate Degree	2,031	6.11%	5,484	5.54%	6,951	5.12%
Bachelor Degree	9,910	29.84%	29,493	29.80%	42,110	30.99%
Advanced Degree	6,348	19.11%	23,269	23.51%	35,752	26.31%

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2025 Population by Occupation	**50,137**		**149,852**		**203,002**	
Real Estate & Finance	3,509	7.00%	11,596	7.74%	18,549	9.14%
Professional & Management	17,419	34.74%	53,032	35.39%	73,285	36.10%
Public Administration	293	0.58%	1,359	0.91%	1,882	0.93%
Education & Health	4,826	9.63%	15,010	10.02%	19,597	9.65%
Services	4,406	8.79%	12,109	8.08%	14,646	7.21%
Information	1,087	2.17%	2,792	1.86%	3,633	1.79%
Sales	5,076	10.12%	15,528	10.36%	21,352	10.52%
Transportation	3,117	6.22%	9,913	6.62%	14,297	7.04%
Retail	2,184	4.36%	7,118	4.75%	8,834	4.35%
Wholesale	418	0.83%	1,224	0.82%	1,804	0.89%
Manufacturing	2,028	4.04%	5,211	3.48%	6,487	3.20%
Production	1,464	2.92%	3,568	2.38%	4,390	2.16%
Construction	1,827	3.64%	4,611	3.08%	5,682	2.80%
Utilities	787	1.57%	2,684	1.79%	3,222	1.59%
Agriculture & Mining	60	0.12%	89	0.06%	109	0.05%
Farming, Fishing, Forestry	63	0.13%	92	0.06%	111	0.05%
Other Services	1,573	3.14%	3,916	2.61%	5,122	2.52%
2025 Worker Travel Time to Job	**23,033**		**65,617**		**86,097**	
<30 Minutes	15,204	66.01%	41,360	63.03%	53,570	62.22%
30-60 Minutes	4,877	21.17%	14,349	21.87%	17,850	20.73%
60+ Minutes	2,952	12.82%	9,908	15.10%	14,677	17.05%
2020 Households by HH Size	**17,757**		**50,187**		**67,720**	
1-Person Households	6,964	39.22%	14,930	29.75%	18,673	27.57%
2-Person Households	5,639	31.76%	15,247	30.38%	20,506	30.28%
3-Person Households	2,206	12.42%	7,801	15.54%	10,785	15.93%
4-Person Households	1,586	8.93%	7,097	14.14%	10,432	15.40%
5-Person Households	786	4.43%	3,286	6.55%	4,868	7.19%
6-Person Households	339	1.91%	1,163	2.32%	1,622	2.40%
7 or more Person Households	237	1.33%	663	1.32%	834	1.23%
2025 Average Household Size	**2.10**		**2.40**		**2.50**	
Households						
2030 Projection	20,105		53,709		72,343	
2025 Estimate	19,387		52,284		70,445	
2020 Census	17,757		50,187		67,719	
Growth 2025 - 2030	3.70%		2.73%		2.69%	
Growth 2020 - 2025	9.18%		4.18%		4.03%	

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Radius	1 Mile		3 Mile		5 Mile	
2025 Households by HH Income	**19,386**		**52,284**		**70,445**	
<$25,000	3,068	15.83%	6,700	12.81%	8,297	11.78%
$25,000 - $50,000	2,312	11.93%	5,404	10.34%	6,753	9.59%
$50,000 - $75,000	2,894	14.93%	6,537	12.50%	7,758	11.01%
$75,000 - $100,000	1,966	10.14%	5,498	10.52%	6,809	9.67%
$100,000 - $125,000	2,309	11.91%	5,446	10.42%	6,835	9.70%
$125,000 - $150,000	1,077	5.56%	3,286	6.28%	4,331	6.15%
$150,000 - $200,000	2,415	12.46%	5,749	11.00%	7,543	10.71%
$200,000+	3,345	17.25%	13,664	26.13%	22,119	31.40%
2025 Avg Household Income	**$120,984**		**$143,042**		**$155,808**	
2025 Med Household Income	**$93,044**		**$109,194**		**$120,502**	
2025 Occupied Housing	**19,387**		**52,284**		**70,446**	
Owner Occupied	3,693	19.05%	22,588	43.20%	36,796	52.23%
Renter Occupied	15,694	80.95%	29,696	56.80%	33,650	47.77%
2020 Housing Units	**20,686**		**55,547**		**74,907**	
1 Unit	2,310	11.17%	21,582	38.85%	37,051	49.46%
2 - 4 Units	2,848	13.77%	8,659	15.59%	10,098	13.48%
5 - 19 Units	1,927	9.32%	4,746	8.54%	5,642	7.53%
20+ Units	13,601	65.75%	20,560	37.01%	22,116	29.52%
2025 Housing Value	**3,693**		**22,587**		**36,796**	
<$100,000	33	0.89%	309	1.37%	389	1.06%
$100,000 - $200,000	148	4.01%	780	3.45%	955	2.60%
$200,000 - $300,000	689	18.66%	1,763	7.81%	1,938	5.27%
$300,000 - $400,000	524	14.19%	1,580	7.00%	1,783	4.85%
$400,000 - $500,000	661	17.90%	2,471	10.94%	3,145	8.55%
$500,000 - $1,000,000	1,326	35.91%	8,500	37.63%	13,656	37.11%
$1,000,000+	312	8.45%	7,184	31.81%	14,930	40.58%
2025 Median Home Value	**$468,456**		**$758,264**		**$873,022**	
2025 Housing Units by Yr Built	**20,687**		**55,596**		**74,960**	
Built 2010+	6,116	29.56%	9,471	17.04%	11,139	14.86%
Built 2000 - 2010	1,833	8.86%	4,531	8.15%	5,835	7.78%
Built 1990 - 1999	1,185	5.73%	3,696	6.65%	4,695	6.26%
Built 1980 - 1989	2,644	12.78%	6,087	10.95%	7,666	10.23%
Built 1970 - 1979	2,418	11.69%	6,474	11.64%	8,539	11.39%
Built 1960 - 1969	1,927	9.32%	6,081	10.94%	8,832	11.78%
Built 1950 - 1959	1,532	7.41%	7,507	13.50%	11,184	14.92%
Built <1949	3,032	14.66%	11,749	21.13%	17,070	22.77%
2025 Median Year Built	**1984**		**1973**		**1969**	

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