

## 633 Hope Street, Stamford CT High Traffic Retail Location

2,665 RSF column free

Great street frontage, visibility, signage and parking

Ideal for retail, showroom and fitness uses

\$29 PSF NNN (\$5), plus utilities

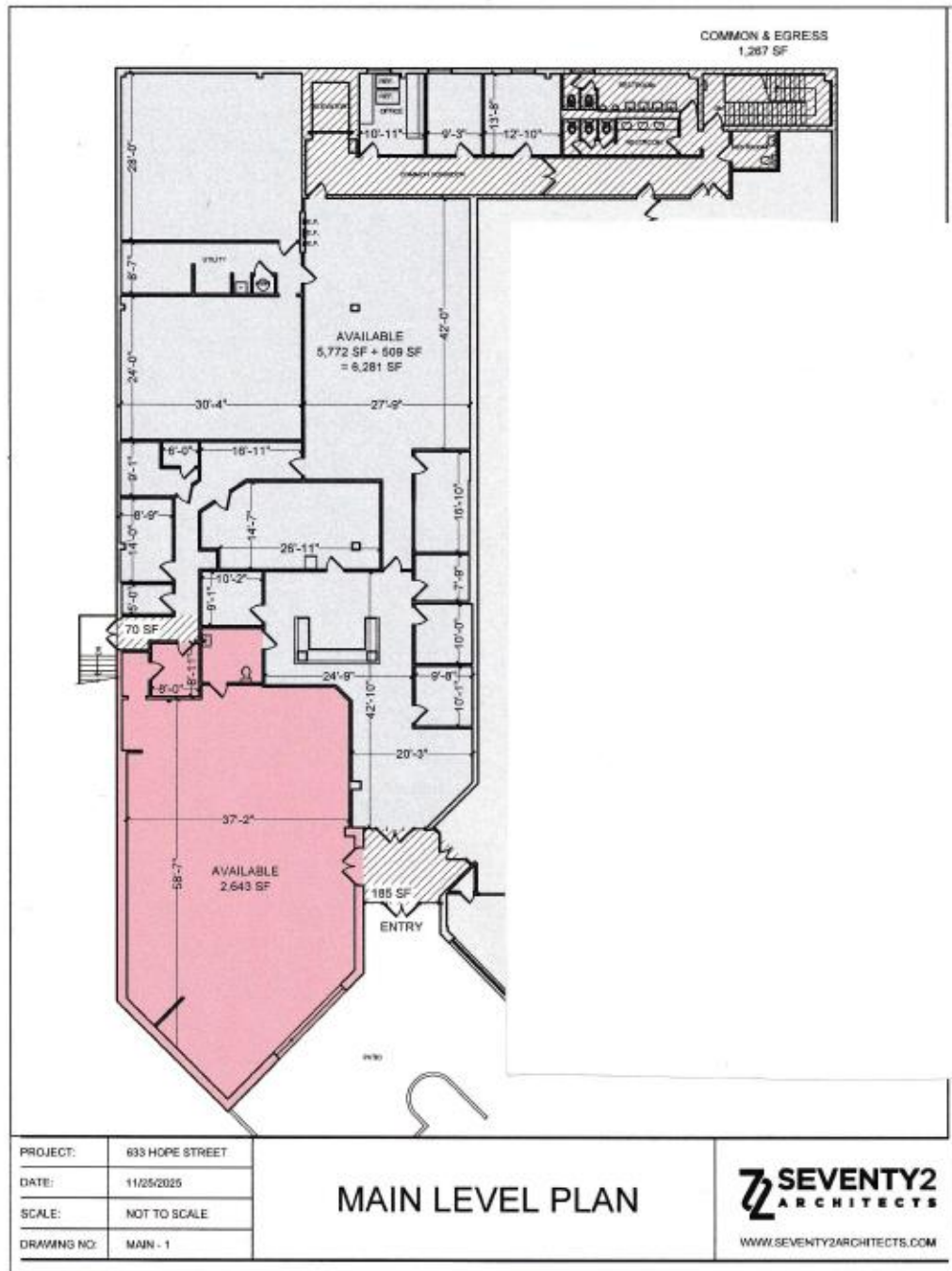
Ceiling Height – Approx. 12 feet



Norman Lotstein  
203-391-6822  
[norman@pyramidregroup.com](mailto:norman@pyramidregroup.com)

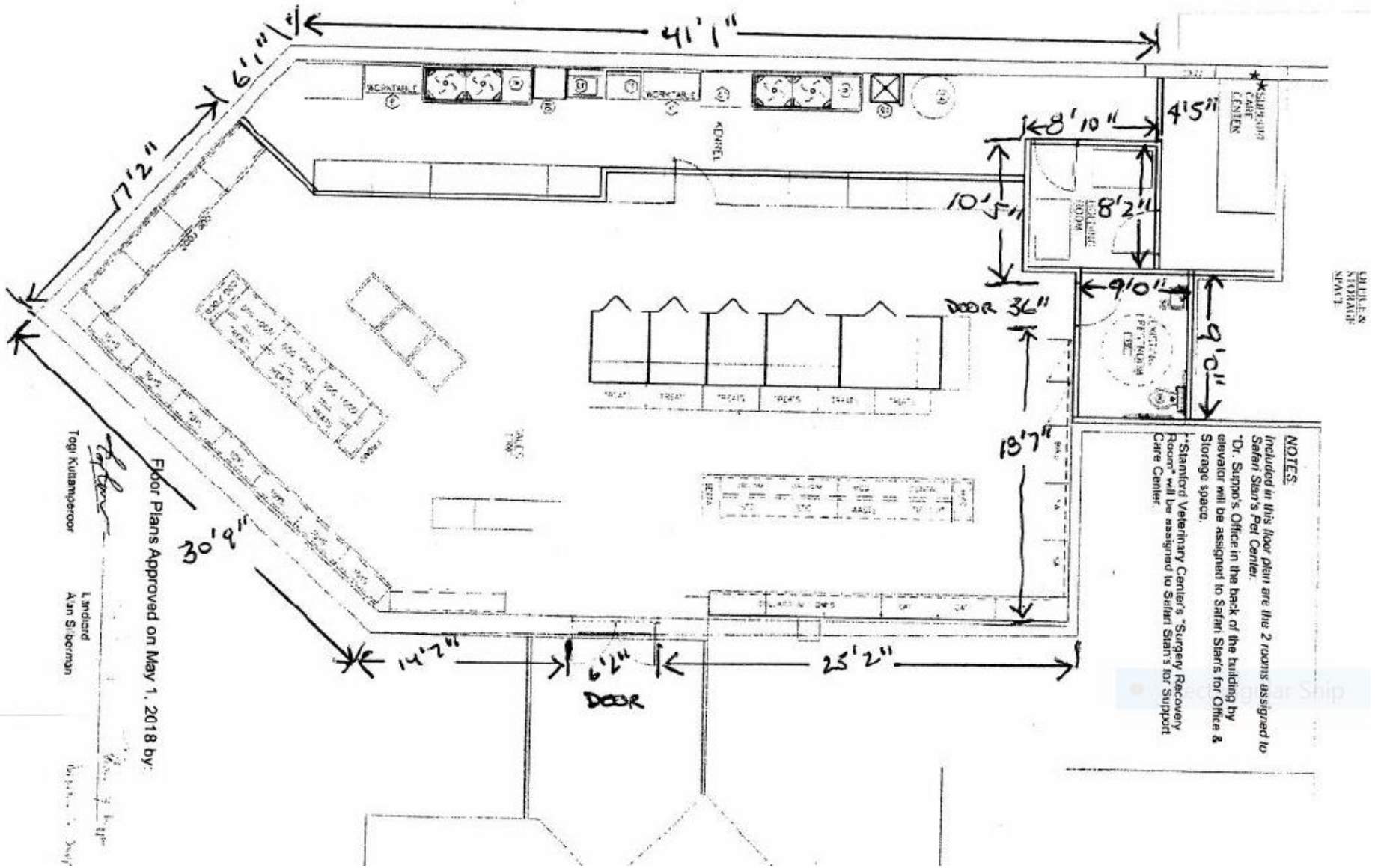
Jeff Snell  
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Pyramid Real Estate Group • 20 Summer Street, Stamford, CT 06901  
phone: 203.348-8566 • fax: 203.358-9763  
[www.pyramidregroup.com](http://www.pyramidregroup.com)



633 HOPE ST.

13' TO DECK  
11' TO I BEAM



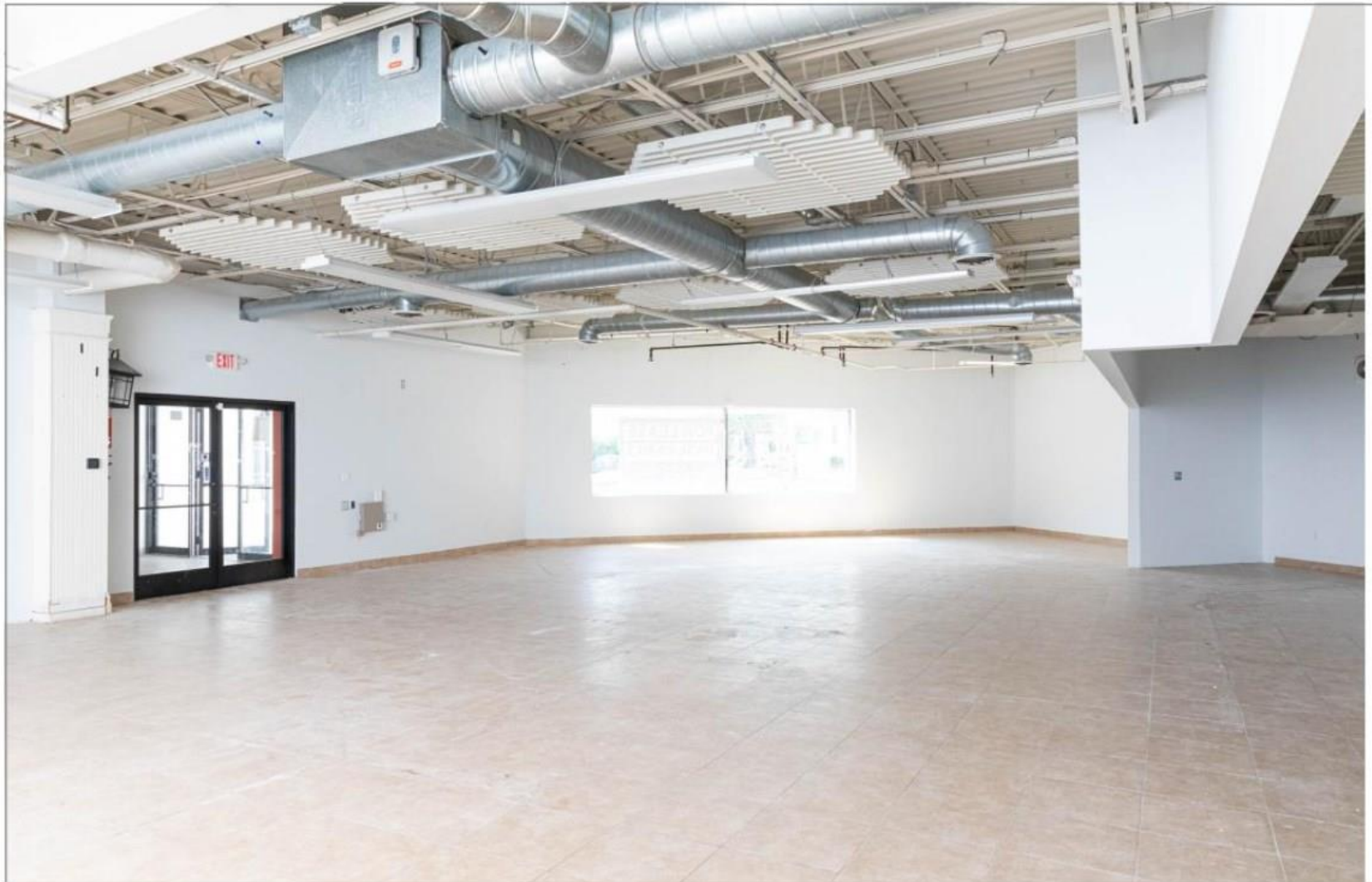
LABORATORY STORAGE SPACE

**NOTES:**

Included in this floor plan are the 2 rooms assigned to Safari Start's Pet Center.  
 Dr. Suppo's Office in the back of the building by elevator will be assigned to Safari Start's for Office & Storage space.  
 Stanford Veterinary Center's Surgery Recovery Room\* will be assigned to Safari Start's for Support Care Center.

Floor Plans Approved on May 1, 2018 by:

Togi Kullamperoor  
 Lindard  
 Ayan Silbermann  
 [Signature]



Exclusive Broker

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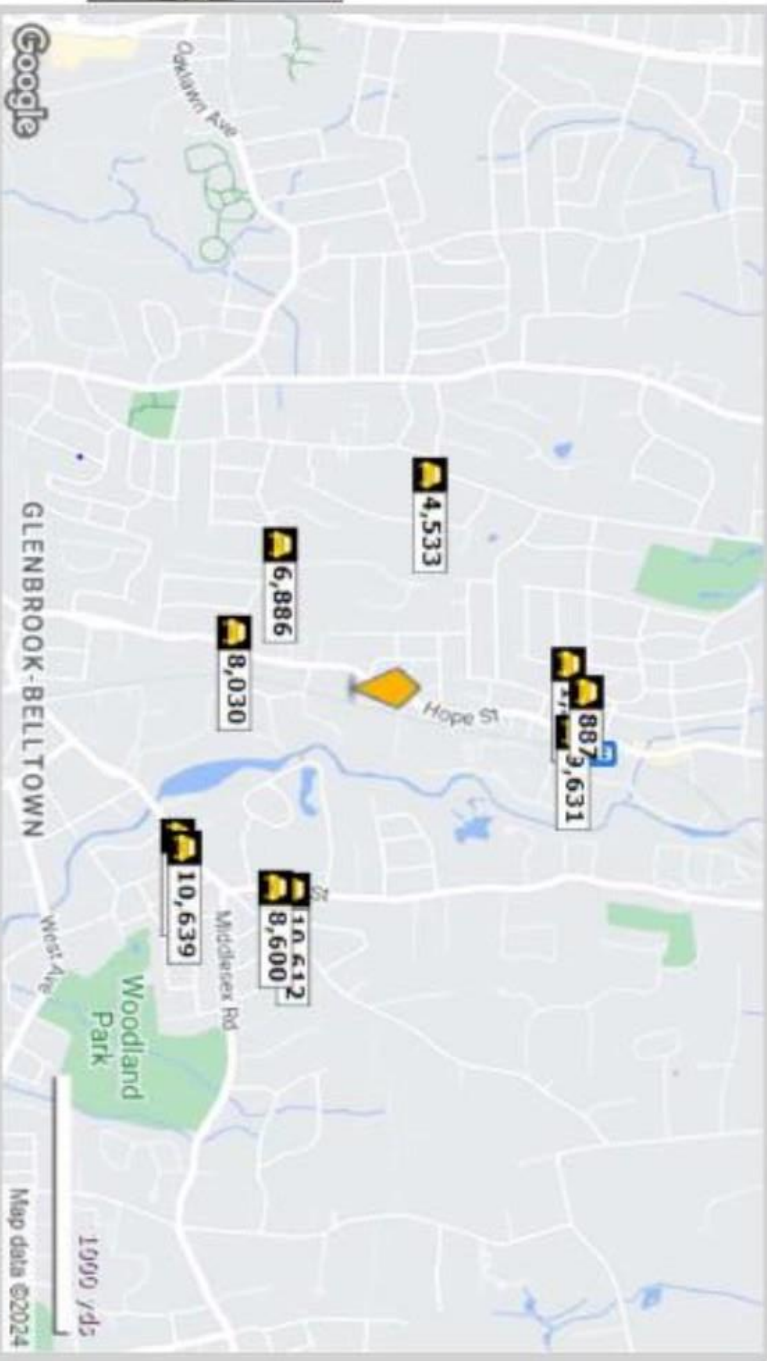
## Demographic Summary Report

633 Hope St, Stamford, CT 06907			
Building Type: Industrial	Warehse Avail: -		
RBA: 41,954 SF	Office Avail: -		
Land Area: 1.47 AC	% Leased: 100%		
Total Available: 0 SF	Rent/SF/Yr: -		
			
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	16,460	130,647	210,236
2023 Estimate	16,259	127,775	206,288
2010 Census	15,595	115,581	190,314
Growth 2023 - 2028	1.24%	2.25%	1.91%
Growth 2010 - 2023	4.26%	10.55%	8.39%
2023 Population by Hispanic Origin	3,073	35,811	50,589
2023 Population	16,259	127,775	206,288
White	12,861 79.10%	90,514 70.84%	153,955 74.63%
Black	1,563 9.61%	20,437 15.99%	28,055 13.60%
Am. Indian & Alaskan	73 0.45%	1,144 0.90%	1,556 0.75%
Asian	1,385 8.52%	12,363 9.68%	17,418 8.44%
Hawaiian & Pacific Island	14 0.09%	178 0.14%	294 0.14%
Other	362 2.23%	3,138 2.46%	5,009 2.43%
U.S. Armed Forces	0	0	0
<b>Households</b>			
2028 Projection	6,187	50,282	78,473
2023 Estimate	6,114	49,149	77,005
2010 Census	5,885	44,352	71,161
Growth 2023 - 2028	1.19%	2.31%	1.91%
Growth 2010 - 2023	3.89%	10.82%	8.21%
Owner Occupied	4,282 70.04%	25,778 52.45%	45,669 59.31%
Renter Occupied	1,832 29.96%	23,371 47.55%	31,336 40.69%
2023 Households by HH Income	6,115	49,149	77,005
Income: <\$25,000	639 10.45%	6,640 13.51%	9,046 11.75%
Income: \$25,000 - \$50,000	979 16.01%	6,468 13.16%	8,990 11.67%
Income: \$50,000 - \$75,000	433 7.08%	5,988 12.18%	8,583 11.15%
Income: \$75,000 - \$100,000	560 9.16%	4,863 9.89%	7,120 9.25%
Income: \$100,000 - \$125,000	404 6.61%	4,261 8.67%	6,135 7.97%
Income: \$125,000 - \$150,000	673 11.01%	3,819 7.77%	5,680 7.38%
Income: \$150,000 - \$200,000	589 9.63%	5,612 11.42%	8,546 11.10%
Income: \$200,000+	1,838 30.06%	11,498 23.39%	22,905 29.74%
2023 Avg Household Income	\$152,585	\$136,200	\$151,985
2023 Med Household Income	\$126,579	\$103,611	\$119,410

# Traffic Count Report

633 Hope St, Stamford, CT 06907

Building Type: Industrial  
 RBA: 41,954 SF  
 Land Area: 1.47 AC  
 Total Available: 0 SF  
 Warehouse Avail: -  
 Office Avail: -  
 % Leased: 100%  
 Ren/5FYr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Toms Rd	Hope St	0.03 SE	2018	8,030	MPSI	.26
2 Toms Road	Overbrook Dr	0.03 E	2022	6,886	MPSI	.35
3 Bon Air Ave	Clearview Ave	0.02 SE	2022	1,521	MPSI	.46
4 Hoyt St	Lake Dr	0.07 N	2022	10,612	MPSI	.47
5 Hoyt Street	Lake Dr	0.07 N	2020	8,600	AADT	.48
6 Hope Street	Clearview Ave	0.07 N	2022	9,631	MPSI	.48
7 Middlesex Road	Red Barn Rd	0.00 SW	2022	8,243	MPSI	.48
8 Middlesex Rd	Holmes Ave	0.03 NE	2022	10,639	MPSI	.49
9 Clearview Avenue	Crestview Ave	0.06 W	2022	887	MPSI	.50
10 Pershing Avenue	Haig Ave	0.01 W	2022	4,533	MPSI	.51