

# FOR LEASE // 80 FOURTH STREET, STAMFORD, CT



## PROPERTY DESCRIPTION

Light and Bright Centrally Located Office Space in Stamford! This exposed brick building is walking distance to major retailers, shops, & restaurants. Many size options available from 150 - 1,600 SF. Ideal for attorney, therapist or any professional use.

## PROPERTY HIGHLIGHTS

- Private Baths
- Split Unit A/C & Heat
- Shared Conference Room
- Shared Kitchenette
- Off and On Street Parking Available
- Storage Available
- City Water and Sewer

## OFFERING SUMMARY

3rd Floor:	\$750/month Per Unit incl Utils
2nd Floor:	\$1,000-\$1,250/month Per Unit incl Utils
Entire 2nd Floor:	\$20 PSF + Utilities

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,256	4,915	15,984
Total Population	2,522	9,689	33,076
Average HH Income	\$108,683	\$104,853	\$106,686



### JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com



### TOMMY CONSALVO

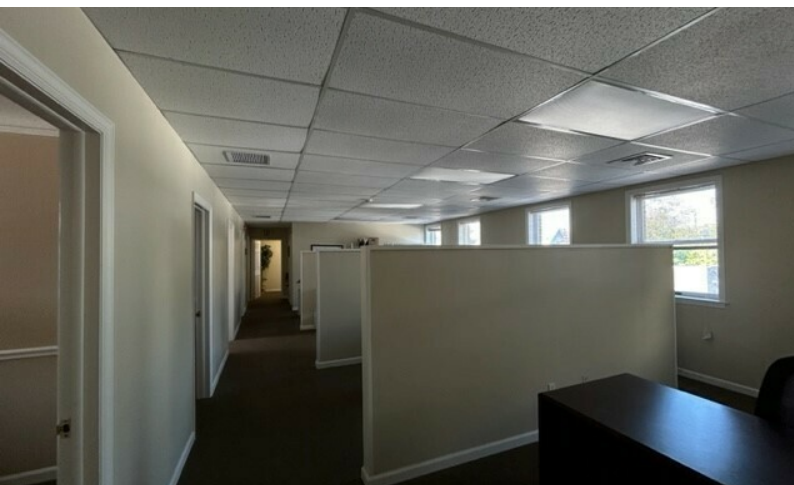
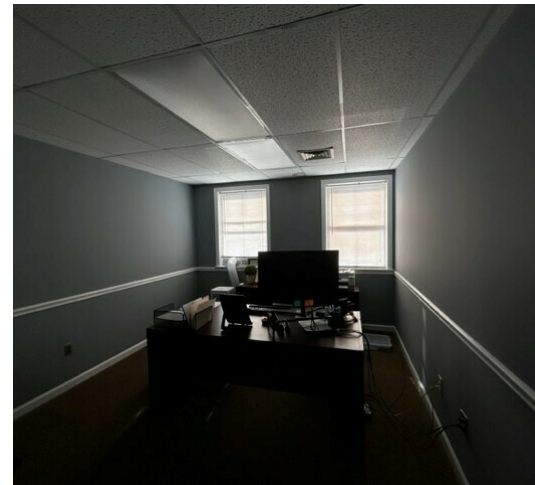
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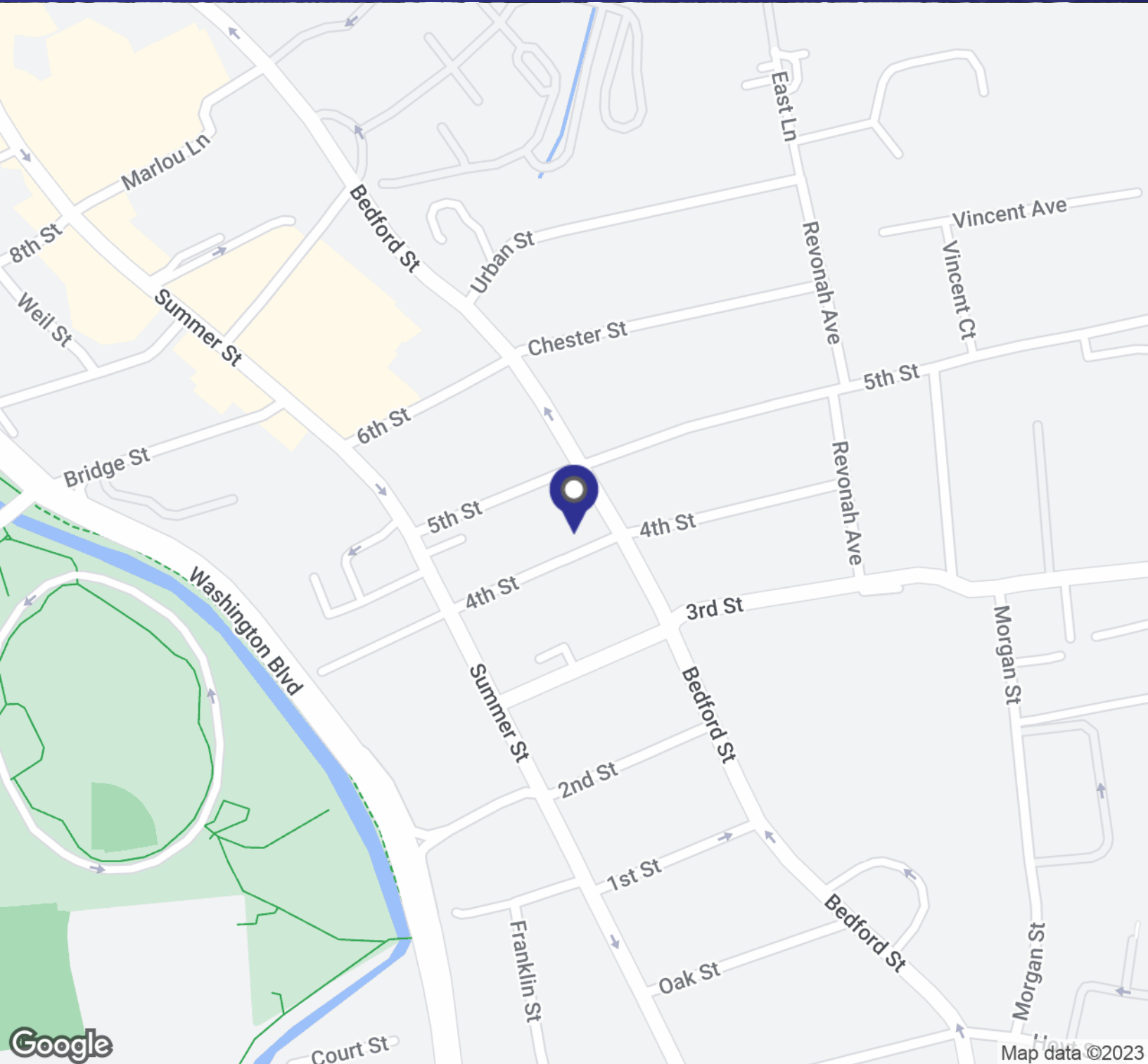
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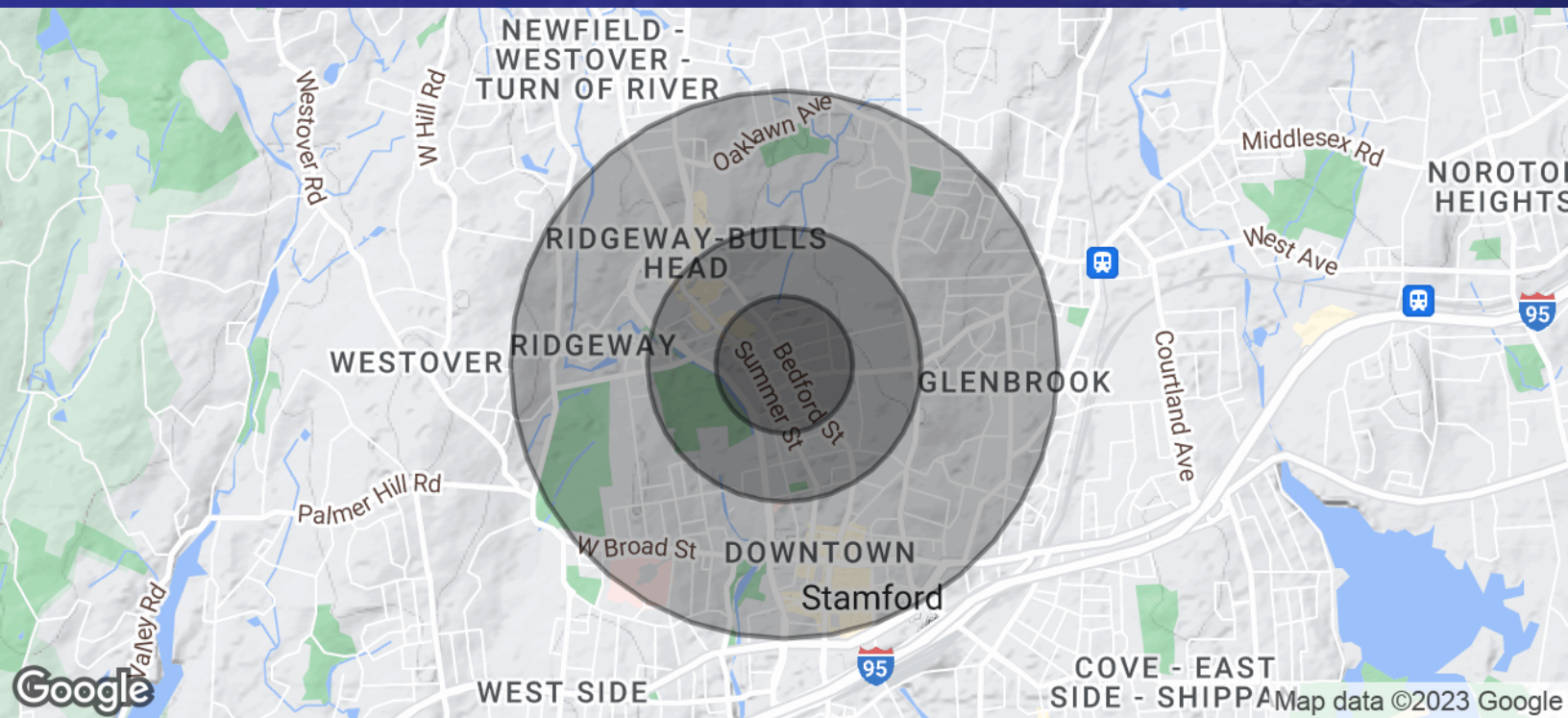
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,522	9,689	33,076
Average Age	33.5	34.8	36.6
Average Age (Male)	34.6	35.0	35.3
Average Age (Female)	31.5	36.1	38.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,256	4,915	15,984
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$108,683	\$104,853	\$106,686
Average House Value	\$263,610	\$310,319	\$365,150

\* Demographic data derived from 2020 ACS - US Census



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