

FOR LEASE



# 154 River Road Ext

COS COB, CT · 06807

±1,471 SF  
RETAIL



**Open Layout**

FLEXIBLE



**Retail / GB**

ZONING



**5 Spaces**

ADDITIONAL UPON REQUEST



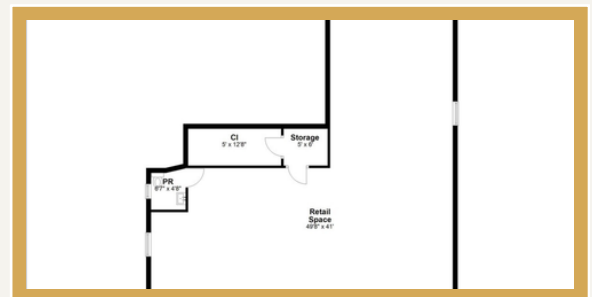
**TA Available**

TENANT BUILD-OUT

## HIGHLIGHTS

- **Highly visible** retail unit in the heart of Cos Cob.
- **Open, flexible floorplan** — ready for customization. **Tenant Allowance available.**
- **5 dedicated spaces** on-site, free street parking nearby — **additional parking upon request.**
- **New ownership** with fresh exterior paint & ongoing upgrades.

## FLOOR PLAN



MAIN LEVEL · ±1,471 SF

**A vibrant storefront in a desirable neighborhood — *ready to support your vision.***

**Mark Sanford**

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