

PRESENTED BY:

# KRAVET REALTY

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# FOR LEASE

3850 SQFT - \$40 NNN

Kravet Realty proudly presents 65 Broad Street, an exceptional retail space located in the vibrant downtown area of Stamford, CT. With its impressive size of 3,850 sq ft and a full basement, this location offers versatile opportunities for businesses seeking to establish themselves in one of the most desirable areas of the city.

Positioned at the heart of Stamford, this prime location is perfect for expanding businesses looking to tap into the immense potential of Connecticut's fastest-growing city. Situated centrally, the neighboring area boasts a dynamic constituency, including the renowned restaurant row of Stamford. Noteworthy dining establishments such as Jerky's, Bar Taco, Barcelona, Kashi, Sally's Apizza, and Noches de Colombia, among others, line the intersecting Summer Street.

65 Broad Street stands as the epicenter of high foot traffic, attracting substantial visitor density. Additionally, it benefits from being the corner stop for two bus lines and is surrounded by five parking garages, offering a combined capacity of over 2,000 parking spaces. Moreover, the presence of over 5,000 residential housing units within walking distance further enhances the potential customer base. Notably, the building is conveniently located directly across the street from the UCONN Stamford campus, ensuring constant exposure to a diverse and bustling community.

Experience the unparalleled opportunity that awaits your business in downtown Stamford. Contact Jeff Kravet or Lucas Severo today to arrange a private, safe, and confidential tour,

