

SRE

SANFORD REAL ESTATE
GREENWICH · FAIRFIELD · WESTCHESTER

NOW AVAILABLE FOR LEASE

154 River Road Ext Cos Cob, CT

1,271–1,471 SF · RETAIL · 06807

\$39.00 / SF / YR NNN · \$4,781 / MO · 3–10 YR TERM

PROPOSED WHITE BOX RENDERING



Rendering

**Open Layout**
FLEXIBLE**Retail / GB**
ZONING**5 Spaces**
ADDITIONAL UPON REQUEST**White Box**
DELIVERED!

HIGHLIGHTS

- **Highly visible retail unit** — in the heart of Cos Cob
- **Zoning** — Retail / Commercial / General Business
- **Landlord to deliver a finished white box interior** with an open, flexible floorplan ready for tenant customization
- **5 dedicated on-site spaces** plus ample free street parking nearby — additional surface spaces may be possible, inquire for details
- **New ownership in place** with ongoing upgrades including a full exterior repaint

FLOOR PLAN



MAIN LEVEL · 1,271–1,471 SF

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



SANFORD REAL ESTATE

Mark Sanford

Licensed Real Estate Broker

GREENWICH · FAIRFIELD · WESTCHESTER

M. 203.219.2682

O. 203.869.0500

E. marksanford@bhhsne.com

W. marksanfordrealestate.com