



FOR LEASE

\$35 NNN • NNN \$9.00 • 5,880 sq.ft • Basement Included

191 Summer Street Stamford, CT

Lower Summer Street is now home to several of Stamford, CT's most notable apartment buildings with 3,000 plus units including Summer House, Park Square West and 66 Summer. The neighborhood is now home to 2,000 plus UCONN-Stamford students in a school that has morphed from commuter students to on-campus living. It has also become the center of Stamford's dynamic restaurant industry. Lower Summer Street is home to an ever-growing restaurant row which includes Barcelona, Bartaco, Kashi Japanese, Jerkyz Jamaican cuisine, Flinders Lane and the soon-to-be-open iconic New Haven pizzeria, Sally's Apizza.

With that backdrop, one of the Lower Summer Street strip's most interesting spaces, **191 Summer Street**, is now available for lease. After an 8-year successful run by the previous tenant, this space offers an operator the opportunity to cash in on the brand equity that the space was able to create when it could welcome guests to try its many craft beers.

Unfortunately, one of the victims of a pandemic was the ability for a local bar to welcome guests due to social distancing restrictions. At the same time unlike many food operations that were adaptable to Takeout & Delivery during the pandemic, beer sales simply were not as versatile.

With that in mind, 191 Summer is truly one of those right places at the right time opportunities just waiting to happen for the right operator. The lease offering price at \$35 NNN is very competitively priced for the exploding restaurant row on lower Summer Street. The City's Downtown Special Services District initiative have also created permanent outdoor seating on this block which now houses more high-rise residential than any other block in downtown Stamford.

With an eye towards creating and executing a new operator's vision as quickly and cost efficient as possible, many of the building blocks are in place. This 5,880 s.f. fully equipped restaurant includes a state-of-the-art pizza oven and full kitchen build out, wood flooring, built in fireplaces, walk in freezers and a 500 s.f. basement. The space also offers a fully built out beverage package. It has keg lines to accommodate over 40 taps of beers as well as a high end whiskey/wine storage room (with glass doors).

Call Jeff Kravet today for a private confidential tour and a look at how your group could benefit by this unique opportunity to benefit from the exploding restaurant scene in downtown Stamford.

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