

FOR LEASE

\$40 NNN • NNN \$8.00
3,995 sq.ft • Basement Included

261 Main Street Stamford, CT

Manhattan has the West Village, and Boston has Newbury Street. In Stamford, the intersection of Main and Summer Street has evolved into the city's busy center of restaurants and nightlife. With that, Kravet Realty is proud to announce the availability of prime restaurant space for lease on that very corner.

The listed property, 261 Main St., is the cornerstone of the unique 6-way intersection of W Park St., Summer St., and Clark St. The frontage faces directly down Summer St. and into Stamford's emerging "Restaurant Row". The area within eyesight of 261 Main St. has become a mecca of Stamford's most notable good eats including Barcelona, Bartaco, Kashi Japanese, Jerky's Jamaican Cuisine, New Haven's famous Sally's Apizza, Fuji Mart, and Stamford's historic Curley's Diner.

This dynamic corner is an extremely rare opportunity in Stamford to take advantage of. 261 Main St is priced with a key fee of \$70,000 for a fully built out restaurant that's plug & play ready. At \$40 NNN, it is listed at a competitive rate for the area. The location is also a part of the city's Downtown Special Services District (DSSD) initiative, creating and opening the street to outdoor dining experience while also making Stamford's downtown more pedestrian friendly. With nearly all the building blocks in place, the space offers a new operator the chance to come in and execute their vision as seamlessly as possible. This is truly a right-place at the right-time opportunity.

The space offers a number of unique opportunities for the incoming operator. The current bar runs the full length of the space from front to back. It also has easy access to both kegs and liquor storage from directly behind the bar to the basement below. The unit features a fully functional kitchen that was redone prior to the opening of the restaurant in 2020 and has all City licensed approvals.

The previous ownership opened their establishment at the dawn of the pandemic, and unfortunately were unable to weather through those tumultuous times. Now that we have begun to reopen as a society, the key to this opportunity lies in the growth of Downtown Stamford. Thousands of New York City residents migrated up during the Pandemic in search of upgraded lifestyle at the right price. They came and filled up 3,000+ residential units, all a short walk from 261 Main.

In addition, Downtown Stamford continues to grow as a "college-town". Included in the downtown district is UCONN-Stamford Campus currently home to over 2,000 students with a newly constructed residence hall situated literally at the end of the block of the 261 space.

Please contact Kravet Realty LLC's Jeff Kravet (broker) or Lucas Severo (sales agent) to schedule a confidential tour. As you walk through, you can envision how you or your group may be able to benefit from this extremely rare opportunity.

Offered by:

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