

DOWNTOWN STAMFORD, CT

300 MAIN STREET



**HISTORIC,
UNIQUE
MAIN STREET
RETAIL SPACES**

**12,000 RSF
1,500 RSF
GROUND
LEVEL**



- Unique 1927 vintage bank space with 40 foot ceilings and second floor mezzanine; ideal location for a trendy restaurant or fitness use.
- Additional Mezzanine Space possible up to ~6,000 RSF.
- Central downtown location, heavy pedestrian traffic from restaurants, retail, cinema, residential and office buildings: 9.7MM sf office space, 1.7 MM sf of retail, 7,730 residential units.
- Creative opportunity to repurpose old bank vault with inner gearing visible through glass walls—perfect for wine room, private function area, etc.
- Enjoy adjacent Mill River Park and Columbus Park — featuring outdoor summer concert series and community events.
- Easy access to I-95 and Metro North Train Station.

Demographics	1 Mile	3 Mile	5 Mile
Population	50,313	135,286	179,887
Average HHI	\$115,793	\$158,541	\$192,370
Total Annual Retail Expenditure	\$772.03M	\$2.49 B	\$3.84 B
Daytime Demographics	63,918	137,761	189,387

EXCLUSIVE LEASING AGENTS
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The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

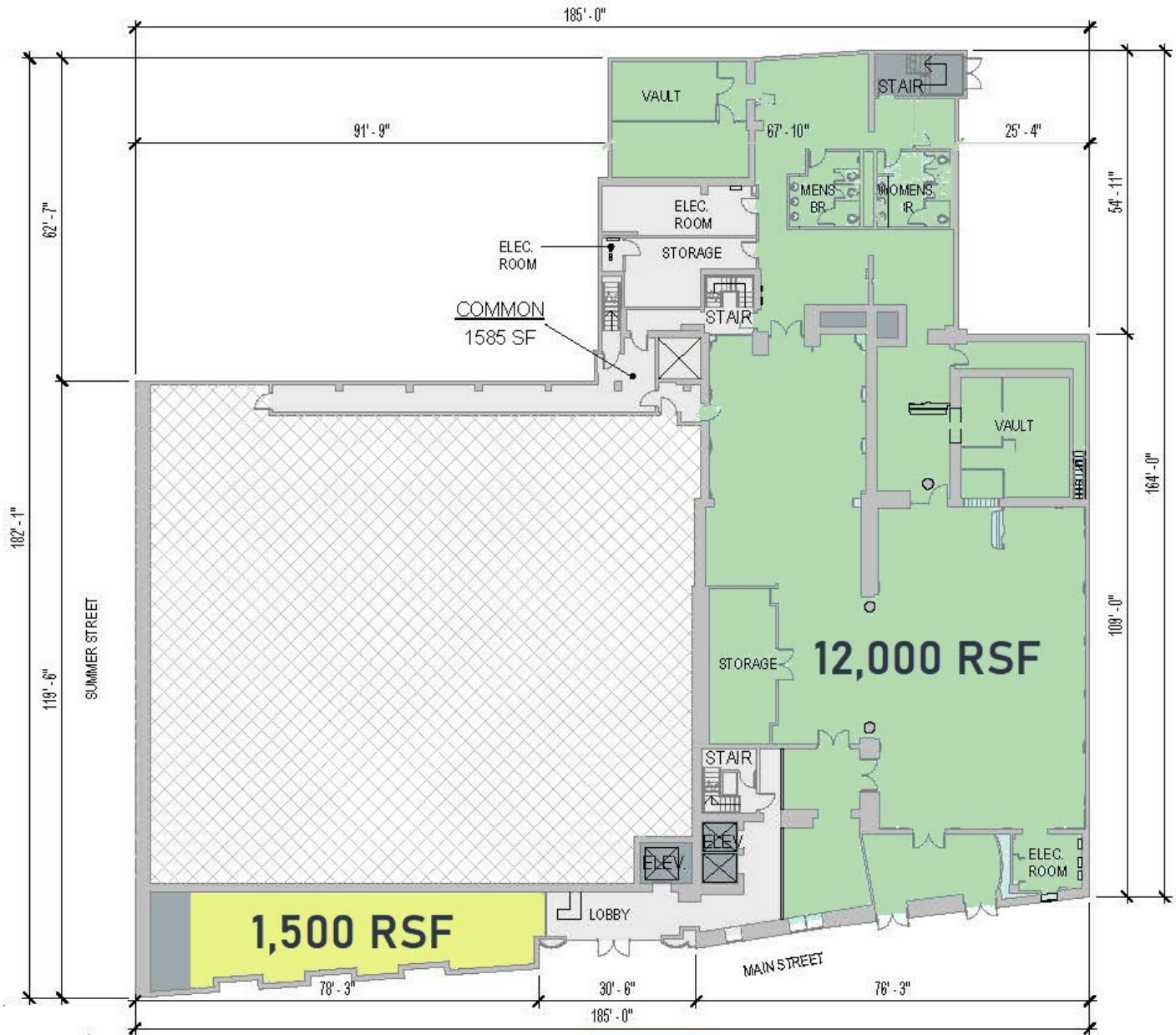


**SAUGATUCK
COMMERCIAL**
REAL ESTATE LLC

LICENSED IN CT, NY, MA, RI, NH, FL

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