

MIXED-USE LUXURY DEVELOPMENT • RETAIL AVAILABLE 1ST QUARTER 2022



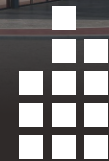
THE SMYTH

885 WASHINGTON BOULEVARD
DOWNTOWN STAMFORD, CT

EXCLUSIVE RETAIL LEASING AGENTS

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**SAUGATUCK
COMMERCIAL**
REAL ESTATE LLC

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

PROJECT OVERVIEW

The **Smyth** is situated at a dynamic "Main & Main" location at the corner of Washington Boulevard and Tresser Boulevard in downtown Stamford, CT.

414 LUXURY APARTMENTS

in a mixed-use marquee building

19,330 RETAIL SF

at corner & street front

325 LINEAR FT

of frontage on Washington Blvd

OUTDOOR SEATING

surrounds all spaces

ONE BLOCK

to I-95 and Stamford Metro-North

LOCATION FEATURES

- Premier transportation-oriented development
- Corner visibility, signage and branding at signalized intersection
- Over 1,000 residential units within a one block radius
- High demand urban market with over 7,500 residential units, 2,000 hotel rooms, and 11M SF of office space in immediate trade area
- Unique opportunity for gourmet market and/or high-end restaurant

DEMOGRAPHICS CHART

	1 MILE	3 MILE	5 MILE
POPULATION	51,715	134,110	180,161
AVERAGE HHI	\$106,290	\$153,149	\$184,464
DAYTIME DEMOGRAPHICS	65,681	137,158	192,084
TOTAL RETAIL EXPENDITURE	\$737.05M	\$2.39B	\$3.70B
TOTAL HOUSEHOLD EXPENDITURE	\$1.58B	\$5.12B	\$7.96B

TRANSIT SCORES

86

WALKER'S PARADISE

79

BIKEABLE

74

GOOD TRANSIT

BUILDING UNDER CONSTRUCTION



19,330 SF (DIVISIBLE) OF STREET-LEVEL RETAIL, RESTAURANT, AND GROCERY SPACE

BELL ST MUNICIPAL
PARKING GARAGE
(850 SPACES)



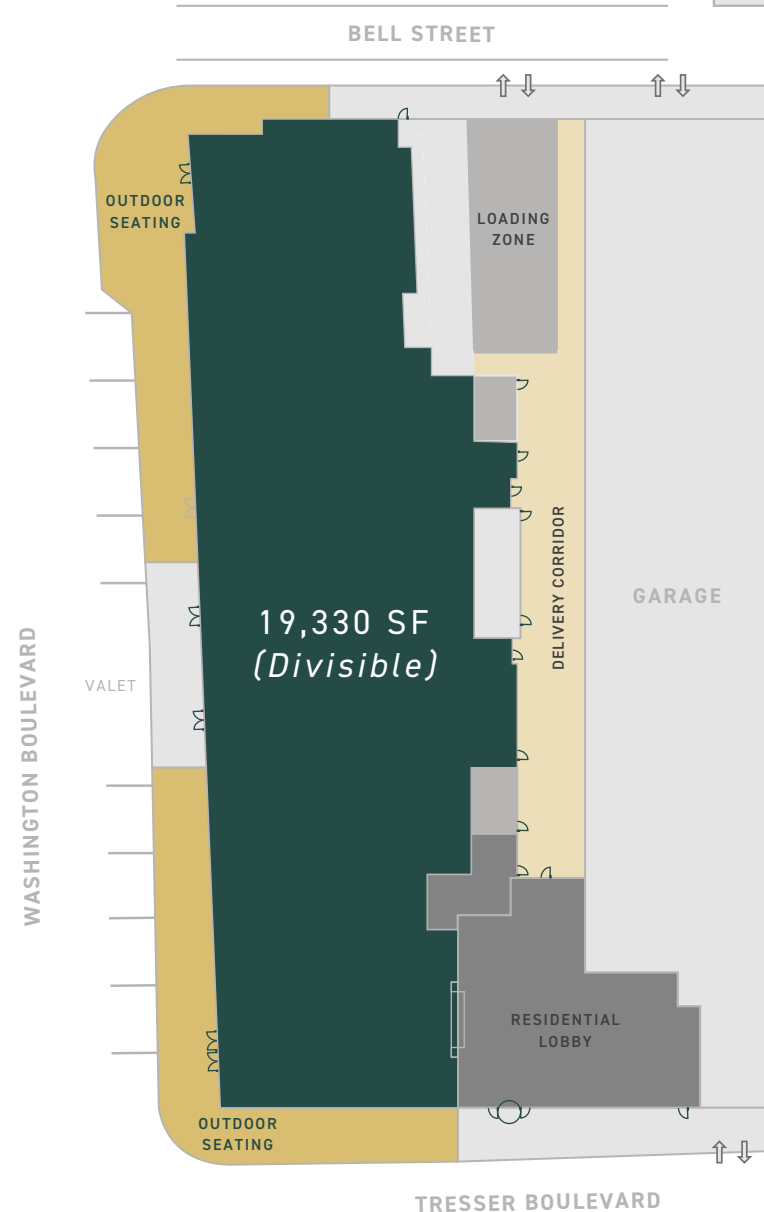
- Floor-to-ceiling street-front glass walls
- Approximately 20' high ceilings
- Three black-iron grease exhaust ducts installed by Owner
- Three 1,500-gallon grease interceptors installed by Owner
- Shopping cart storage area available for grocer



Corner of Washington Boulevard and Tresser Boulevard



Corner of Washington Boulevard and Bell Street



THE NEIGHBORHOOD

BURLINGTON COAT FACTORY

TARGET

SUMMER STREET RESTAURANT ROW

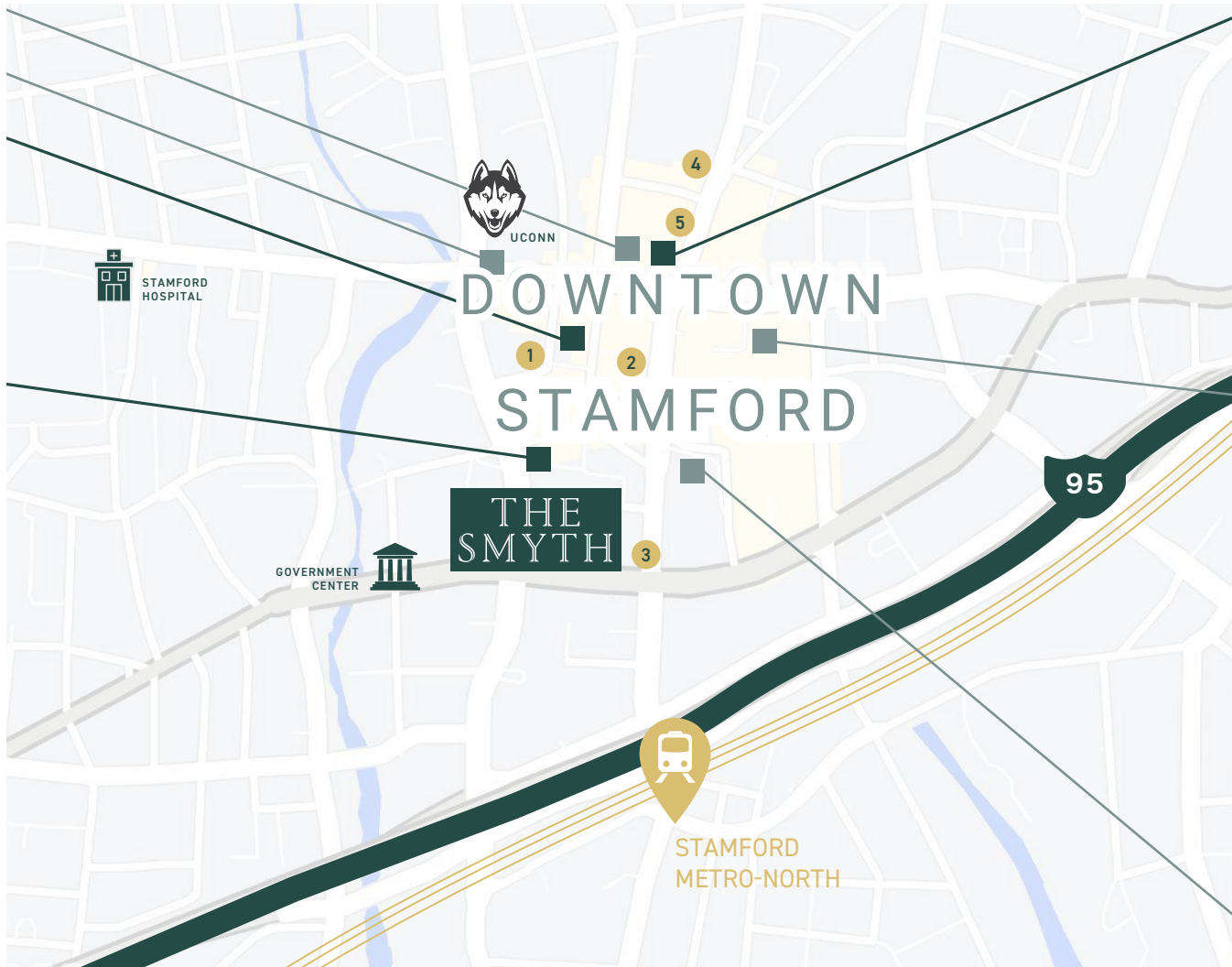
BAR TACO
 BARCELONA WINE BAR
 KASHI
 BUFFALO WILD WINGS
 CASK REPUBLIC
 FLINDERS LANE

COLUMBUS PARK RESTAURANT ROW

TIERNAN'S PUB
 PAPPAS
 CHUTNI
 FIN II
 GARDEN CATERING
 POKEMOTO
 FIESTA ON MAIN
 ACUARIO
 RIVERIA MAYA
 KOUZINA
 GAUCHO
 COLUMBUS PARK TRATTORIA

CULTURAL ARTS

1-MAJESTIC MOVIE THEATER
 2-PALACE THEATRE
 3-RICH FORUM
 4-AVALON THEATRE
 5-FERGUSON LIBRARY



BEDFORD ST RESTAURANT ROW

MECHA NOODLE BAR
 CAPRICCIO
 TUTTI PAZZI
 BEDFORD THAI
 REMOS
 CHEZ VOUS BISTRO
 LORCA
 FUJI
 TIGIN IRISH PUB
 FISH
 LUCKY'S
 HUDSON SOCIAL

STAMFORD TOWN CENTER (760,000 SF)

ABERCROMBIE
 BANANA REPUBLIC
 BARNES & NOBLE
 BOW TIE CINEMAS
 FOOT LOCKER
 GAP
 GENESIS
 GODIVA
 KAY JEWELERS
 MACYS
 MICHAEL KORS
 PANDORA
 PLAN B BURGER
 SEPHORA
 STARBUCKS
 SWAROVSKI
 THE CAPITAL GRILLE

SAFAVIEH

NEARBY RESIDENCES, HOTELS, AND OFFICES IN CENTRAL DOWNTOWN

ALL WITHIN
WALKING
DISTANCE

7,500+

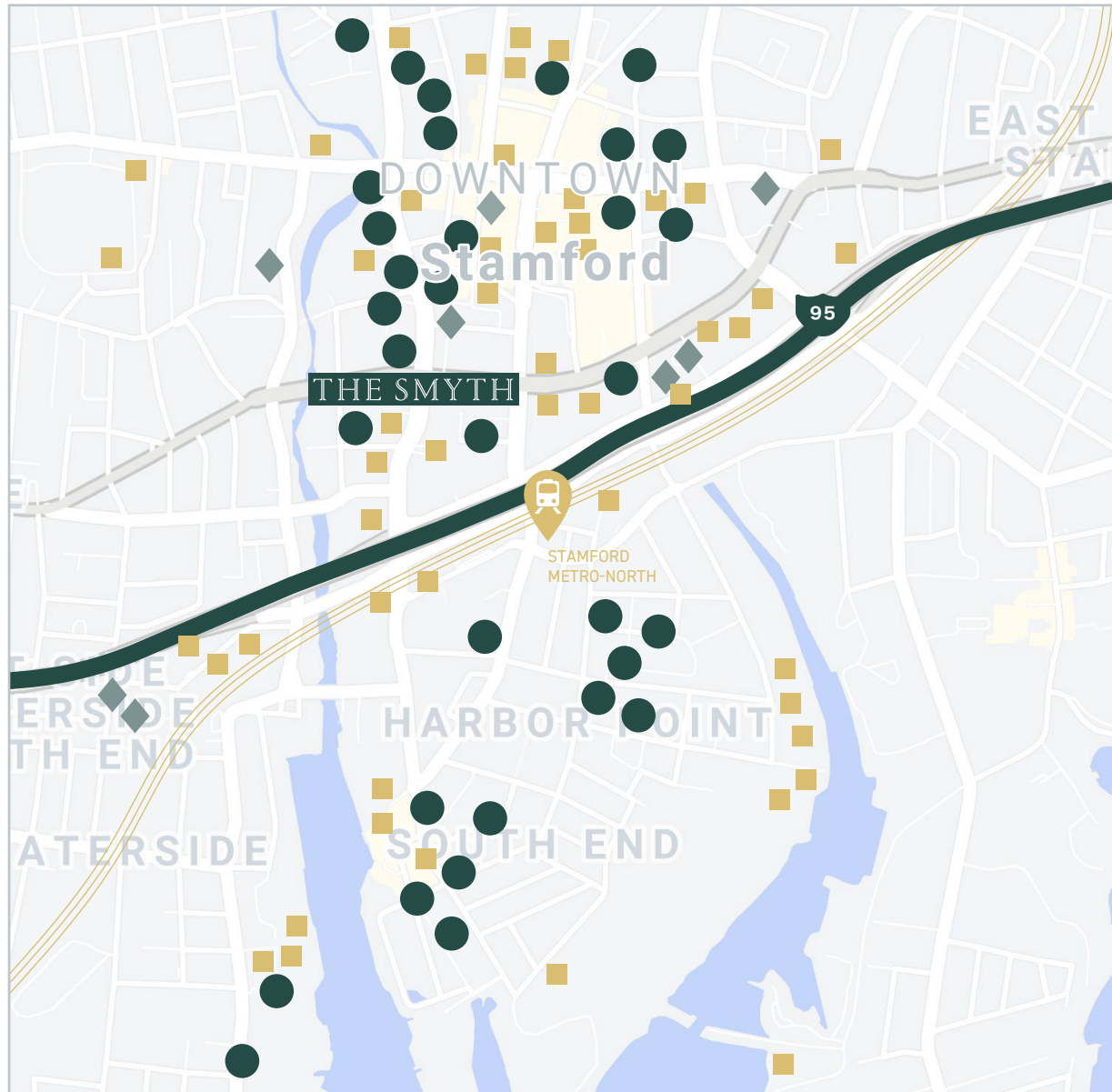
RESIDENTIAL
UNITS

11m+

OFFICE
SQ. FT.

2,000+

HOTEL
ROOMS



LUXURY RESIDENTIAL AMENITIES

CO-WORKING

BIKE LOUNGE

ROOFTOP CLUB ROOM

FITNESS

GAME ROOM

CHILDREN'S ROOM

ROOFTOP TERRACE



PRIMARY AMENITY AREA

CO-WORKING

INDOOR/OUTDOOR ROOFTOP TERRACE

- DEMO KITCHEN
- POOL ROOM
- CLUB ROOM
- FITNESS
- YOGA STUDIO
- GAME SIMULATOR
- BARCADE
- CHILDREN'S AREA



- PRIVATE SPACES
- PODCAST ROOM
- LIBRARY
- WORK SHOP
- CONFERENCE
- LOUNGE



- POOL
- OUTDOOR BBQs
- CABANAS
- FIRE PIT



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PROJECT DEVELOPED BY

IMC