

**74 BROAD STREET**

**Signalized Intersection — Broad & Summer Streets**



**NEW LUXURY  
MIXED-USE  
DEVELOPMENT  
DELIVERY Q1 2027**

**5,401 SF  
STREET LEVEL  
RETAIL /RESTAURANT**



- Mixed-use, seven-story development in vibrant downtown Stamford; prime location—corner of Broad and Summer Streets.
- 280 residential apartments; studio to two bedroom.
- Covered parking for retailers and customers.
- Over 5,000 new residential units delivered in Downtown Stamford since 2018.
- Central downtown location—walk to UCONN Campus, join restaurants on Summer and Bedford Streets.

Demographics	1 Mile	3 Mile	5 Mile
Population	50,759	143,014	187,679
Adjusted Daytime Demographics	82,647	152,912	207,255
Total Annual Retail Expenditure	\$1.09 B	\$3.32 B	\$4.53 B
Average HHI	\$111,091	\$183,630	\$228,878

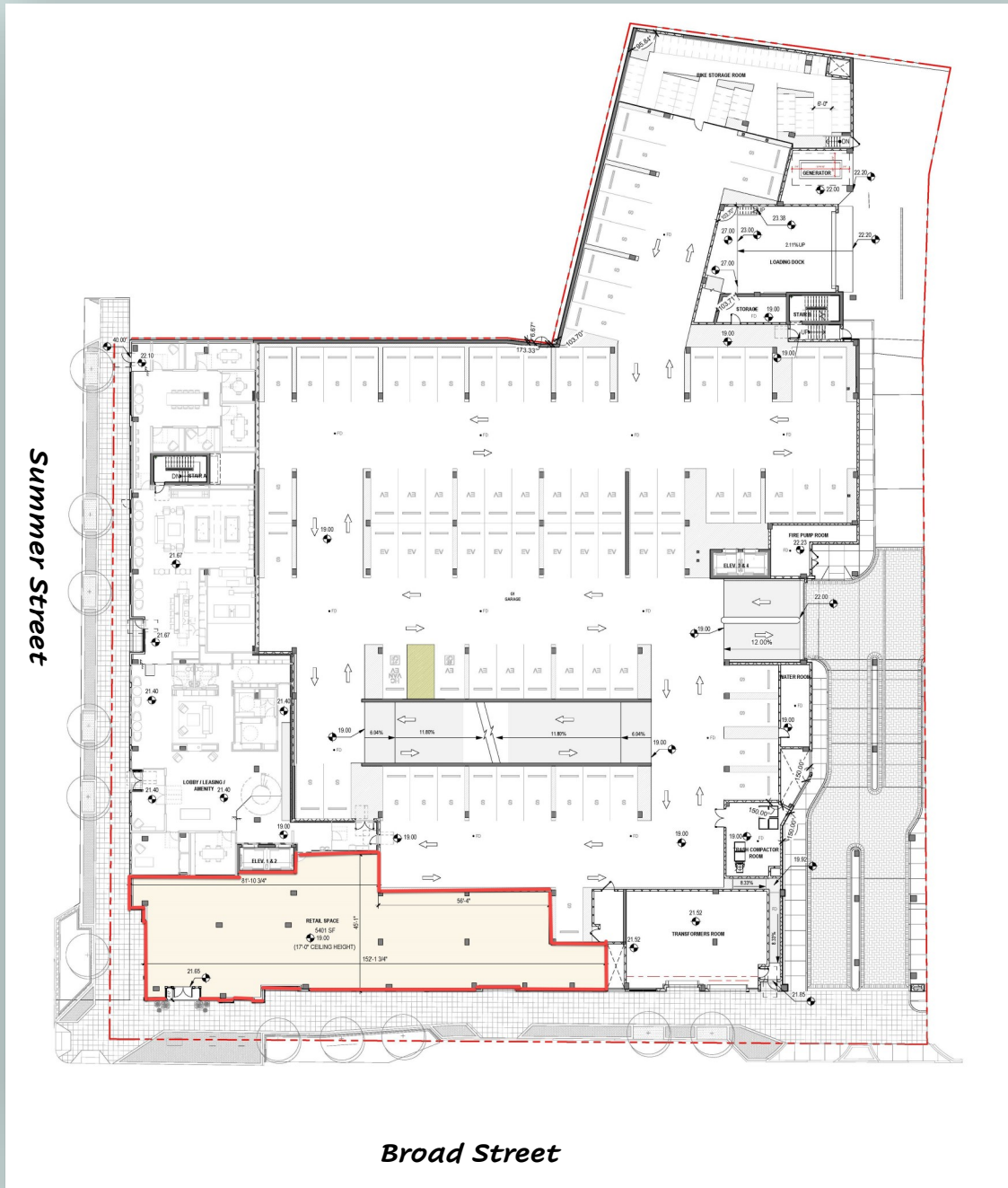
**EXCLUSIVE LEASING AGENTS**  
Penny Wickey 203.222.4194  
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SAUGATUCK  
COMMERCIAL  
REAL ESTATE LLC  
LICENSED IN CT, NY, MA, RI, NH, FL

STAMFORD, CT  
STREET LEVEL RETAIL

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**Restaurants & Cafes**

- 1 Terra Gaucha Brazilian Steakhouse
- 2 Manzo Italian Argentinian Restaurant
- 3 ZAZA Italian Gastrobar
- 4 Taj Stamford
- 5 Noches de Colombia
- 6 Quartiere
- 7 The Americano
- 8 Flinders Lane Kitchen & Bar
- 9 Çka Ka Qëllu
- 10 Divina Modern Italian
- 11 Mecha Noodle Bar
- 12 McDonald's
- 13 Cafe Oolala
- 14 Bartaco
- 15 Tutti Pazzi
- 16 Lorca
- 17 Winfield Street Coffee
- 18 Kotobuki
- 19 Blackstones Steakhouse
- 20 Juice Kings
- 21 Chez Vous Bistro
- 22 Love Meat Korean BBQ
- 23 Cantina Mexicana
- 24 Kashi
- 25 Cilantro Restaurant
- 26 Saravanaa Bhavan
- 27 Puerto Vallarta Stamford
- 28 Barcelona Wine Bar
- 29 The Capital Grille
- 30 Columbus Park Trattoria

**Shopping**

- 1 Stamford Town Center
- 2 Landmark Square
- 3 Macy's
- 4 Tri City Plaza
- 5 City Market
- 6 Laced Dreams

**Hotels**

- 1 The Stamford Hotel
- 2 Courtyard Stamford Downtown
- 3 Amsterdam Hotel
- 4 The Lloyd Stamford, Tapestry Collection
- 5 Hampton Inn & Suites Stamford
- 6 Residence Inn Stamford Downtown
- 7 Stamford Marriott Hotel & Spa

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