

747 E Main St, Stamford, CT

Prime Retail Opportunity For Lease



Asking Rent: **\$40sf NNN**

747 East Main Street is a prime commercial space located on Route 1 in Stamford, Connecticut. This single-story building offers 5,217 square feet of versatile space, ideal for various business uses such as showrooms, health and wellness centers, or retail establishments.

Key Features:

- **Strategic Location:** Situated on Route 1, the property provides excellent visibility and accessibility, with convenient connectivity to both exits 8 and 9 on I-95.
- **Drive-In Door:** The building is equipped with a drive-in door, facilitating easy loading and unloading, which is beneficial for businesses requiring direct access for deliveries or customer pickups.
- **High Visibility:** With substantial frontage on East Main Street, the property ensures significant exposure to daily traffic, enhancing business visibility.
- **Versatile Space:** The open floor plan allows for flexible interior configurations, accommodating a wide range of business operations.
- **28,000 Vehicles Per Day**
- **Sufficient Parking**

Market Advantage: Stamford is recognized as Connecticut's fastest-growing city, experiencing robust population and job growth. This expansion has led to a high demand for retail space, making 747 East Main Street an attractive opportunity for businesses looking to establish a presence in a thriving market.

Presented By:

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