

# KRAVET REALTY LLC

**Kravet Realty has a broad base knowledge of the most complex real estate transactions across all asset classes.**

- **Over 25+ years, our brokers have sold & leased: Retail, Industrial, Multi-Family and Vacant Land**
- **Over 300+ Leases Executed**
- **We confidently navigate through the most intricate transactions efficiently; analyzing problems and devising effective solutions**
- **Dynamic leadership, strongly committed to working with colleagues to achieve organizational goals and enhance team performance**



**Based in Stamford, CT**

**Licensed Real Estate Brokerage**

**New York & Connecticut**



## Table of Contents

Meet the Team .....	3
Exclusive Representation .....	4
Regional Outlook .....	5
Sold By Kravet Realty .....	6-9
Leased By Kravet Realty .....	9-11

# Meet the Team

## **Jeff Kravet**

### **President & Senior Broker**

**Jeff Kravet** has a decorated 25+ years of creative selling and leasing in the commercial real estate industry. Jeff has completed over \$400 million in investment sales with a knack for “off-market” transactions. Experience with both landlord and tenant representation, Jeff provides a well-rounded perspective when negotiating on behalf of either side of the table.

**[Kravetjeff@gmail.com](mailto:Kravetjeff@gmail.com)**

**203-430-7811**

Licensed Real Estate Broker  
New York & Connecticut

## **Lucas Severo**

### **Sales Associate**

**Lucas Severo** specializes in both landlord and tenant representation in the Fairfield and New Haven counties. Lucas is responsible for business development, market research, and advisory support for his clients. Lucas has participated in the completion of over \$10 million of real estate transactions. Lucas graduated from the University of Connecticut with a degree in economics.

**[lsevero@kravetrealty.com](mailto:lsevero@kravetrealty.com)**

**973-830-0742**

Licensed Real Estate Salesperson  
New York & Connecticut



# Exclusive Representation

Specializing in Tenant Representation. Our Brokerage has an intuitive understanding of the Westchester County, NY, Fairfield County, CT, and New Haven County, CT markets. We built our business on the ability to develop trusted relationships and are proud to represent notable national tenants such as Verizon, Enterprise Rent-A-Car, Meineke, and Sportech.

We successfully assist all of our clients with market knowledge, strategic planning, site selection, and lease negotiation. Kravet Realty knows that developing a great lease is the foundation to building a strong business. Additionally every client that works with us knows we put their needs first and they feel confident that we treat their money like it's our own.

**verizon**<sup>v</sup> authorized  
retailer

The logo for Enterprise Rent-A-Car, featuring a green square with a white stylized 'e' icon on the left, and the word 'enterprise' in white lowercase letters on a black rectangular background to the right.

**meineke**<sup>®</sup>  
DOING CAR CARE RIGHT 

The logo for Sportech, consisting of a green circular icon with a white stylized 'S' inside, followed by the word 'Sportech' in a bold, black, sans-serif font with a registered trademark symbol.  
**Sportech**<sup>®</sup>

The logo for KASHI, featuring a stylized fish icon above the word 'KASHI' in a bold, black, sans-serif font.  
**KASHI**

The logo for Jerkyz, featuring the word 'Jerkyz' in a green, cursive font with a fork icon integrated into the letter 'z', and the tagline 'THE JERK YOU LOVE' in a smaller, black, sans-serif font below it.  
**Jerkyz**  
"THE JERK YOU LOVE"

**KRAVET**  
REALTY

# Regional Outlook



## Fairfield County

- 35 Towns
- Population: 959,768
- Median per capita income: \$61,651
- Total employment: 477,000
- 49.2% of population with a bachelor's degree



## New Haven County

- 15 Towns
- Population: 567,954
- Median per capita income: \$60,092
- Total employment: 323,600
- 36% of population with a bachelor's degree



## Westchester County

- 48 Towns
- Population: 997,895
- Median per capita income: \$61,830
- Total employment: 384,101
- 50.6% of population with a bachelor's degree

**SOLD**

## 38 West Broad Street Stamford, CT

Offering Memorandum  
For Sale / Investment Opportunity



- Sold Business and Real Estate together
- High traffic commuter gas station near Stamford City Center
- Exclusively listed by Kravet Realty who also procured the buyer

**SOLD**

## 470 Glenbrook Road Stamford, CT

Offering Memorandum  
For Sale / Investment Opportunity

Presented by:  
**Kravet Realty LLC**  
Jeff Kravet 203.430.7811  
kravetjeff@gmail.com  
Lucas Severo 973-830-0742  
lsevero@kravetrealty.com

- Sold - 19 Unit apartment building
- In the Glenbrook neighborhood of Stamford CT
- Closed 500k over asking
- Exclusively listed by Kravet Realty who also represented the buyer

**SOLD**

## 818 First Avenue West Haven, CT

Offering Memorandum  
For Sale / Investment Opportunity



- Mixed Use - West Haven, CT
- 6 multi-family units
- 3 retail spaces with Laundromat anchor
- 9 months on the market



**SOLD**  
**OFF MARKET**

**670 Pacific Street, Stamford**

- \$800,000 .15ac- Sold "Off Market" 3/28/2022
- Kravet Realty was the sole broker on the transaction



**SOLD**  
**OFF MARKET**

**530 N Main St., Port Chester, NY**

- Sold "Off Market" .72 ac
- \$3,100,000 - Price per sqft \$704.54
- Sold 07/15/2022



**SOLD**

**Air Rights Only - 690 Pacific St. Stamford**

- \$100,000 .12 ac Air rights of the Tabernacle of Grace Church included in sale
- Sold 6/11/21



**UNDER CONTRACT**  
**OFF MARKET**

**468 W Putnam Ave., Greenwich CT**

- 8614 Sq Ft 5 Bay auto repair facility on .63ac
- Sale Is "Off Market & Under Contract"



**484 Pacific Street, Stamford**

- Sold \$3,500,000 - 10/30/2015
- Price per sq ft \$135.99 on .45Ac
- Exclusively listed by Kravet Realty



**533-541 Pacific Street, Stamford**

- \$1,300,000
- Price per sqft \$246.12 on .27ac
- Sold 05/28/2021



**583 Pacific Street, Stamford**

- Sold \$2,450,000 - 09/06/2017
- Price per sqft \$120.85 • Exclusively listed by Kravet Realty who also procured the buyer



**5-7 High Ridge Rd., Stamford**

- Price per sq ft \$313.89 on .28ac
- Sold "Off Market" 12/30/2022





**SOLD OFF MARKET**

**227 Bedford St., Stamford**

- Sold "Off Market" - \$2,200,000
- Price per sq ft - \$218.64 on .16ac
- Sold 07/28/2021

**LEASED**

**Bobby V's - 260 Atlantic St., Stamford**

- 20,000 sqft NNN
- Leased by Kravet Realty

**SOLD**

**Arcadia - 110 Viaduct St., Stamford**

- Sold \$4,500,000 - 6/13/2017 - 39,160 s.f.
- Exclusively listed by Kravet Realty who also exclusively represented the seller

**LEASED**

**Enterprise Truck Rental - 11 Brown House Rd.**

- 1235 sqft NNN - 5Y lease
- Signed November 2020
- Kravet Realty exclusively represented the tenant

**UNDER  
CONTRACT**



## 261 Main St., Stamford

- Best restaurant corner in the City of Stamford
- 2900sf - NNN - Leased to OPA Group LLC
- 10Y lease with 10Y option.

**LEASED**



## UCEDA - 65 Broad St., 2nd Floor, Stamford

- 2nd floor office space in the heart of downtown Stamford
- 3725sf - Leased to UCEDA; 2nd language school
- 5Y with 5Y option
- Initiated text change in Stamford Zoning for which UCEDA's use was non-existent

**LEASED**



## Maruichi Select 191 Summer St., Stamford

- 5,880 s.f.
- Leased signed 4/1/2022
- 10 year term
- Kravet Realty exclusively represented landlord and procured the tenant



**Compass - 65 Broad St., Stamford**

- 3,480 sqft NNN - 7Y lease with two 5Y options
- Kravet Realty exclusively listed the property for lease and represented landlord



**Jerkyz - 225 Summer St., Stamford**

- 1700 sqft NNN- 10Y lease with 5Y option
- Signed August 2022
- Kravet Realty exclusively represented the tenant



**Verizon - 95 Bedford St., Stamford**

- 2,225 sqft NNN - 7Y lease with two 5Y options
- Signed September 2022
- Kravet Realty exclusively represented the tenant



**Shiro Dessert - 172 Bedford St., Stamford**

- 1235 sqft NNN - 5Y lease
- Signed November 2020
- Kravet Realty exclusively represented the tenant