

# 36 Atlantic St, Stamford, CT

## Prime Retail Opportunity at The Heart of Downtown

**Asking \$35psf NNN**

Discover the potential at 36 Atlantic St, strategically located in the bustling center of Stamford's dynamic downtown. As Connecticut's fastest-growing city, Stamford offers robust population and job growth, creating a high demand for retail space.

This premier listing features a 3,600 square foot retail space, ideal for a variety of uses, from a cozy café, to a boutique market. The space benefits from its proximity to the Palace Theater—a grand venue that has a 1,500+ capacity with visitors from across the county and state.

Situated on Atlantic Street, one of downtown Stamford's main thoroughfares, the location boasts excellent connectivity. It's just a 5 minute walk to the Metro North Rail Station and close to I-95, linking New York to Boston, which further enhances its accessibility and appeal.

36 Atlantic promises a vibrant atmosphere, particularly

Offered at \$35 NNN, this space is poised for a business ready to thrive in Stamford's lively urban environment. Embrace the opportunity to grow with the city and become a part of its prosperous community.

Presented By:

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