

THE RETAIL AND RESTAURANT OPPORTUNITY

130 BROAD STREET

STAMFORD, CONNECTICUT

**F. D. Rich
Company**
Another Rich Experience

RIPCO
REAL ESTATE



**HIGH-VISIBILITY
SIGNAGE OPPORTUNITY**

**16 FT
CEILING HEIGHT**

**4,500 SF
DIVISIBLE RETAIL SPACE**

**50 FT+
FRONTAGE**

Nestled at the base of the Broad Street Apartments—a newly unveiled 198-unit residential tower—this standout retail opportunity sits in the heart of Downtown Stamford. Located on Broad Street, just off Bedford Street—the city’s renowned entertainment and dining spine—this retail space benefits from a constant stream of pedestrians and high visibility among residents and visitors alike.



GAY STREET CONCOURSE

RETAIL - PARKING GARAGES & RESIDENTIAL ENTRIES

An architectural rendering of a modern building facade. The building features a mix of materials, including dark grey panels, light-colored wood slats, and large glass windows. A prominent feature is a large, illuminated sign that reads "SIGNAGE" in white, three-dimensional letters mounted on a dark grey horizontal band. Below this band is a covered entrance area supported by white columns. The ground floor has large glass storefronts. In the foreground, a street scene is depicted with pedestrians, a white car, a motorcycle, and a street lamp. The overall atmosphere is bright and modern.

SIGNAGE

SIGNAGE

26,381

DAYTIME POPULATION WITHIN A 10 MINUTE WALK



DIVISION OPPORTUNITIES

Broad Street in Stamford, CT offers flexible, divisible retail space in a high-traffic, transit-accessible corridor. Ideal for a range of uses—fitness, food, medical, or boutique retail—these spaces can be tailored to fit your business needs, with strong visibility and proximity to national brands and dense residential neighborhoods.

**COFFEE
HOUSE**

Retail 1

**DESSERT
BAR**

Retail 2

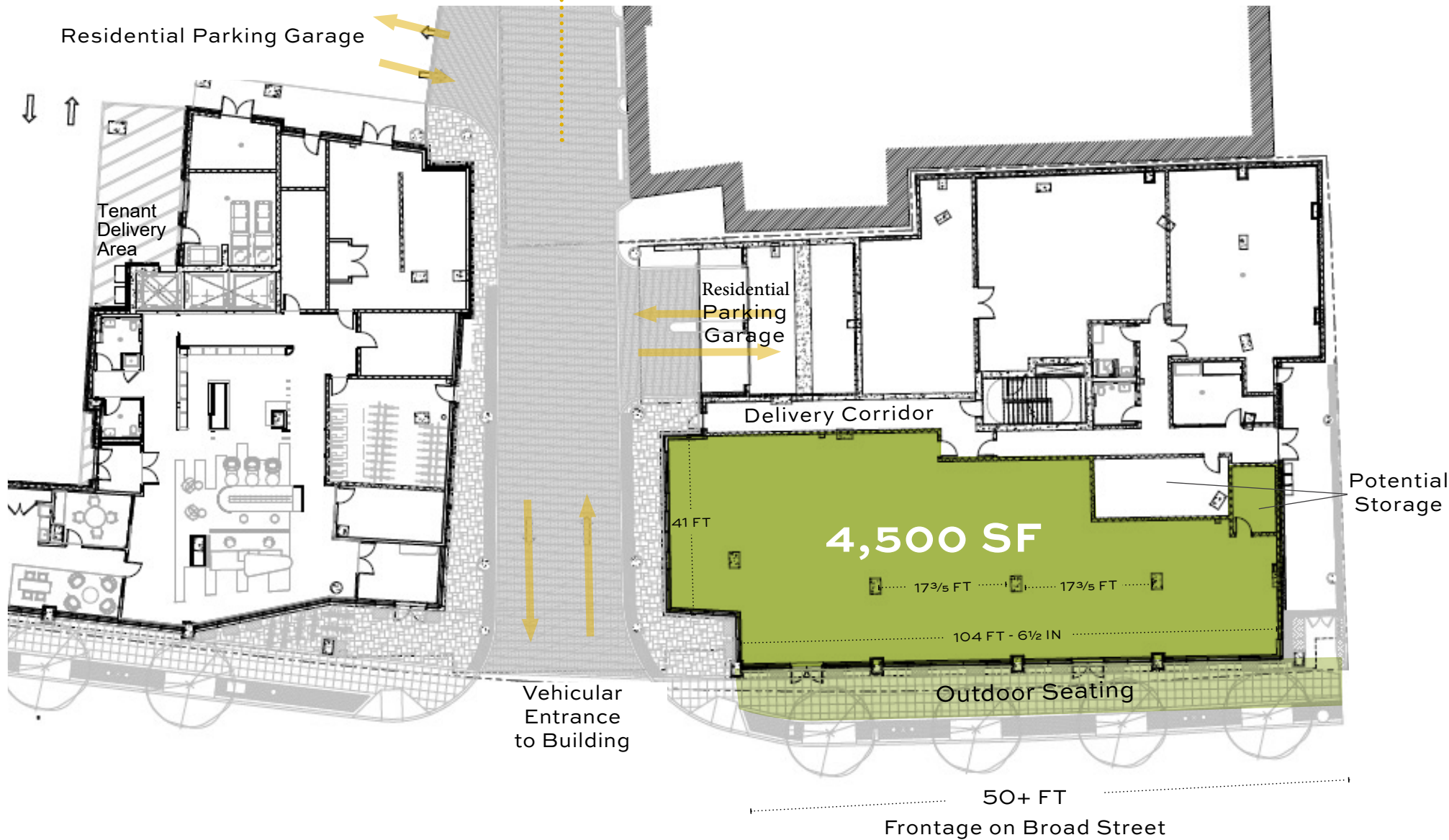
**FULL SERVICES
RESTAURANT**

Retail 3





SPACE DETAILS



SIZE

Ground Floor - 4,500 SF
(Divisible)

STATUS

Possession Date 2027

TERM

Negotiable

RENT

Upon request

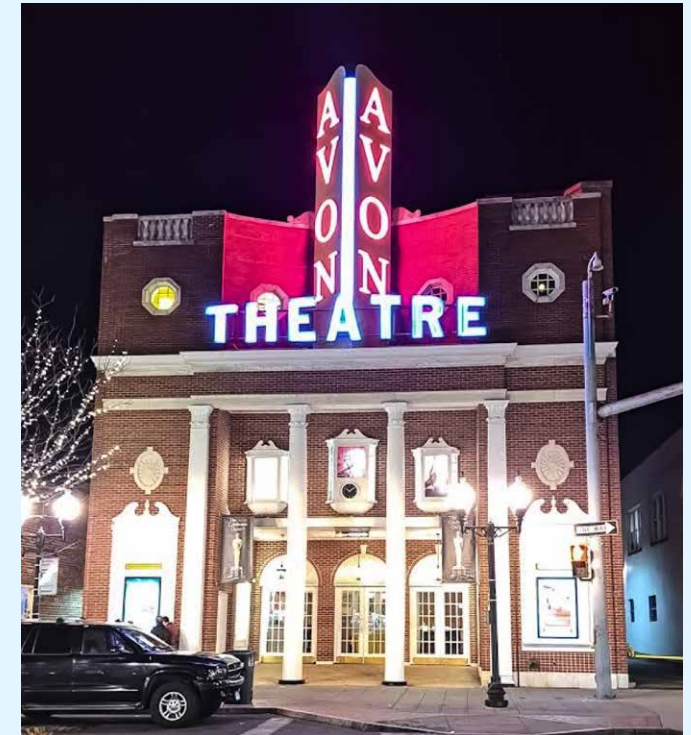
NEIGHBORS

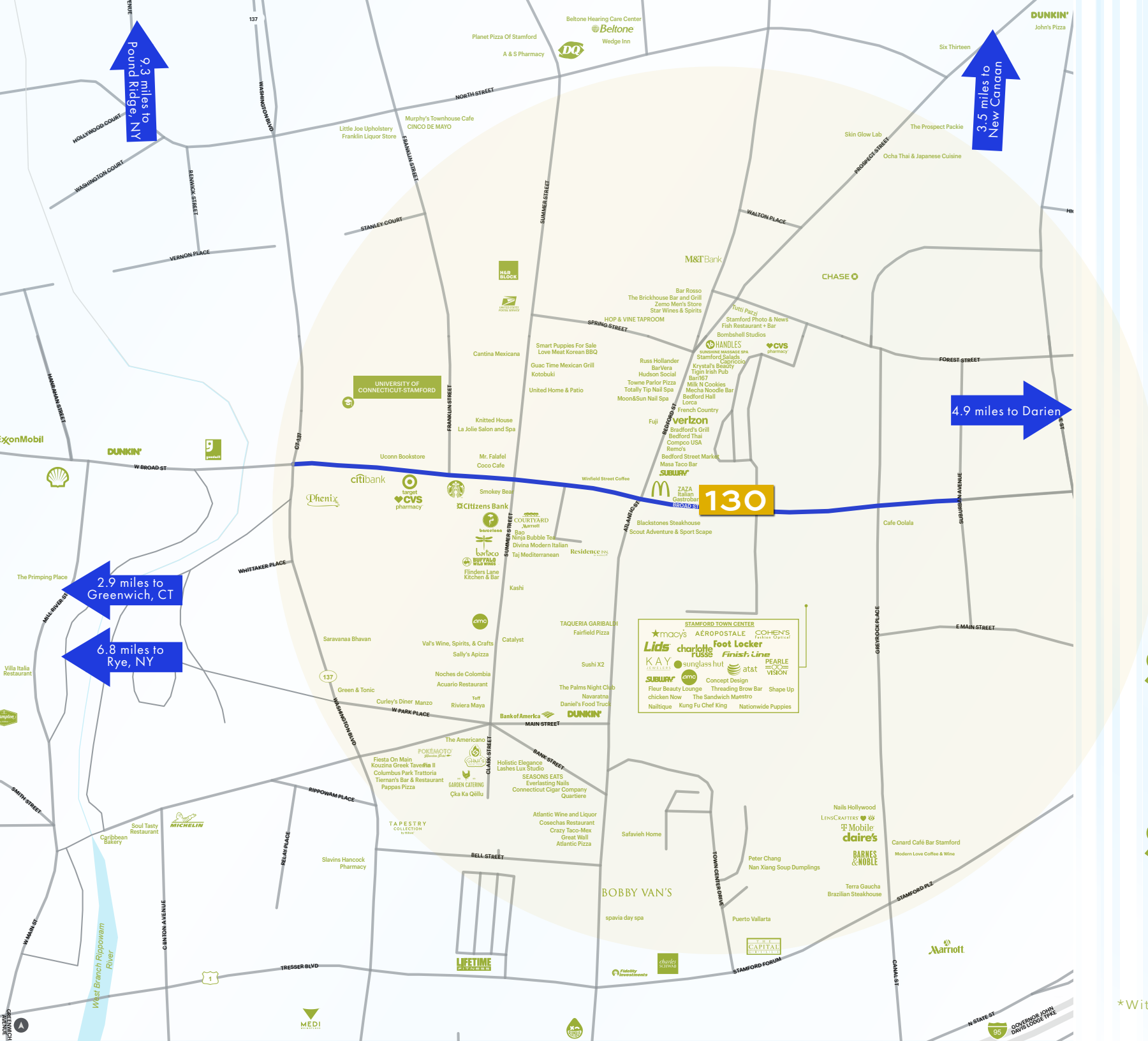
- Nan Xiang Xiao Long Bao
- Sally's Apizza
- Flinders Lane Kitchen & Bar
- Mecha Noodle Bar
- Blackstone Steakhouse
- Barcelona / bartaco
- Lorca Coffee Bar
- Remo's Pizza
- BarVera Modern Mediterranean
- Hudson Social
- Tutti Pazzi
- Terra Gaucha Brazilian Steakhouse
- Puerto Vallarta

STAMFORD!

Stamford has the energy of a growing city with coastal charm, a thriving business hub, and a vibrant, walkable downtown.

Downtown Stamford is a vibrant urban hub where business, culture, and community meet. With Metro-North to NYC, access to I-95, and walkable streets, it attracts talent and visitors across the tri-state. Home to Fortune 500s, creative firms, and a growing mix of professionals and families, it features major retailers like Target and LifeTime Fitness plus local cafés, restaurants, and lively public spaces.





AREA RETAIL AND DEMOGRAPHICS

MAJOR RETAIL CENTER

136K

Area Population

54K

Daytime Population

\$162K

Average Household
Income

3K

Total Businesses

\$499M

Total Retail Goods
Consumer Spending

\$74M

Food Away From Home
Consumer Spending

\$68M

Travelers Visited CT in 2023
- A 2% Increase Over 2022

\$19M

Total Economic Impact
Generated Through Tourism
\$11 B In Direct Visitor Spending
\$2.2 B In Lodging Revenue

*Within a 15 minute Walk

DEVELOPMENT MAP

PIPELINE DEVELOPMENTS

1	83 & 95 Morgan Street	107/242 units
2	91 Hope Street	26 townhouses
3	24 Dolsen Place	2 units
4	Wescott Apartments	216 units
5	589 Bedford Street	21 units
6	733-777 Summer Street	160/355 units
7	Walton Place	224 units
8	The Stanley	187 units
9	128 Broad Street	198 units
10	The Asher	228 units
11	27, 29 Lafayette Street	2 units
12	The Lafayette	130 units
13	One Atlantic	77 units
14	3 Landmark Square	400 units
15	The Davenport	27 units
16	Old Town Hotel	82 rooms
17	URBY Phase 2	632 units
18	171 Stillwater Avenue	36 units
19	The Riverhouse	110 units
20	The Smyth	414 units
21	66 Stillwater Ave	18 units
22	Life Time Living Stamford	290 units
23	41-45 Stillwater Avenue	39 units
24	72 Spruce Street	132 units
25	100 Clinton Avenue	471 units
26	677-707 Washington Blvd	406 units
27	18 Dock Street	395 units
28	12-18 Taylor Street	12 units
29	The Hazel Stamford	183 units
30	Metro Tower	131 units
31	583 Pacific Street	4 units
32	Pacific & Henry Street	226 units
33	287-297 Washington Blvd	23 units
34	Harbor Point Parcel C2	714 units
35	Harbor Point Parcel C1	340 units
36	16 Remington Street	5 units
37	Delamar Residences	12 units
38	Anthem/Opus Harbor Point (P3/P6)	435/180 units
39	375 Fairfield Avenue	2 units
40	419 West Avenue	warehouse
41	100 Elmcroft Road	256 units
42	50 Barry Place	

POINTS OF INTEREST

- 1 Avon Theatre Film Center
- 2 University of Connecticut-Stamford Campus
- 3 Ferguson Library
- 4 Target
- 5 AMC Landmark 8
- 6 AMC Magestic 6
- 7 Stamford Old Town Hall
- 8 Stamford Town Center Mall
- 9 Stamford Government Center
- 10 Stamford Studios - NBC Universal
- 11 Stamford Train Station

FORTUNE 100 EMPLOYERS

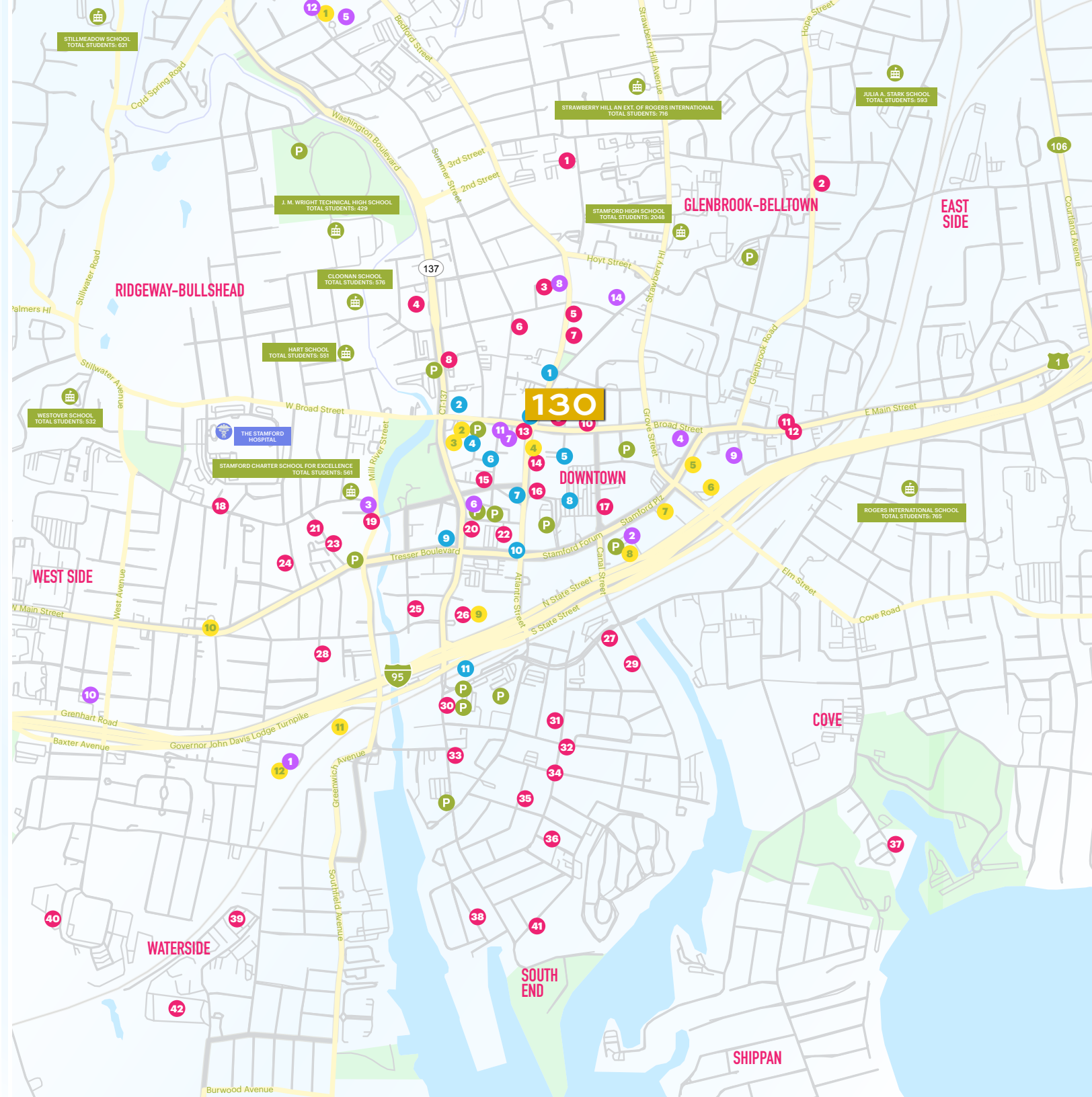
- 1 Holiday Inn Express & Suites Stamford by IHG
- 2 Target
- 3 BDO
- 4 Bank of America Financial Center
- 5 Deloitte
- 6 RSM US LLP
- 7 Robert Half Finance & Accounting
- 8 Stamford Marriot Hotel & Spa
- 9 KPMG
- 10 Bank of America (with Drive-thru ATM)
- 11 Baird Fixed Income Capital Markets
- 12 Hilton Stamford Hotel & Executive Meeting Center

HOTELS

- 1 DoubleTree by Hilton
- 2 Stamford Marriott Hotel & Spa
- 3 Hampton Inn & Suites
- 4 The Stamford Hotel
- 5 The Armon Stamford Hotel
- 6 The Lloyd Stamford, Tapestry Collection by Hilton
- 7 Courtyard Stamford Downtown
- 8 Stamford Suites Hotel
- 9 Amsterdam Hotel
- 10 Super 8 by Wyndham
- 11 Residence Inn
- 12 Holiday In Express & Suites
- 13 Luxury Furnished Apartments by Hyatus - The Asher
- 14 Global Luxury Suites

MAP KEY

- HOSPITALS
- SCHOOLS
- PARKING
- DEVELOPMENTS
- POINTS OF INTEREST
- FORTUNE 100 EMPLOYERS
- HOTELS



THE RETAIL AND
RESTAURANT OPPORTUNITY

130 BROAD STREET

STAMFORD, CONNECTICUT

NINA BECKER

nbecker@ripcony.com

718.663.2640



Please visit us at ripcony.com for more information

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