



885 WASHINGTON BLVD | DOWNTOWN STAMFORD, CT

DEMOGRAPHICS

POPULATION

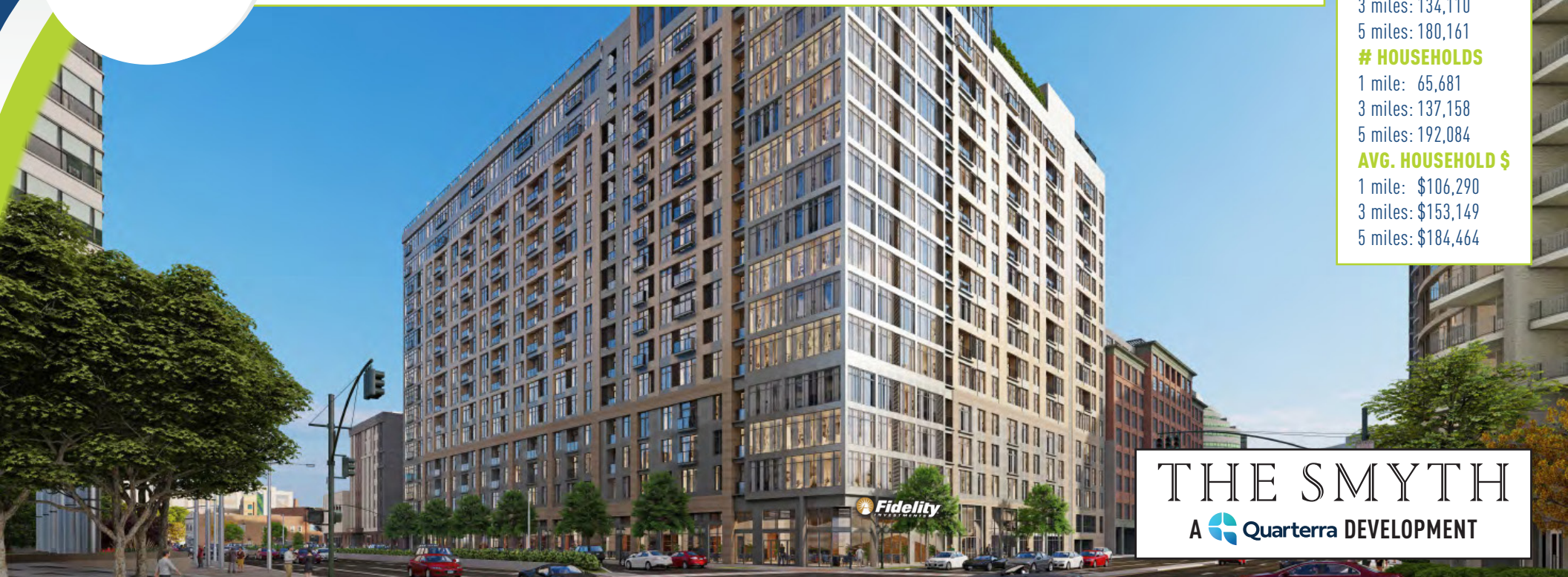
1 mile: 51,715
3 miles: 134,110
5 miles: 180,161

HOUSEHOLDS

1 mile: 65,681
3 miles: 137,158
5 miles: 192,084

AVG. HOUSEHOLD \$

1 mile: \$106,290
3 miles: \$153,149
5 miles: \$184,464



THE SMYTH
A  Quarterra DEVELOPMENT

FOR LEASE: 11,594 SF

(DIVISIBLE)

MIXED-USE LUXURY DEVELOPMENT RETAIL!

- Prominent signalized corner Main and Main in downtown Stamford.
- Tremendous visibility to Washington Blvd.
- Over 1,000 residential units within a one block radius.
- Immediate trade area includes 11 million sq. ft. of office space, 2,000 hotel rooms and 7,500 residential units.
- Dedicated on-site parking and adjacent to high capacity public parking garage.
- Ideal space for grocer, coffee shop or restaurant.

This information provided in this marketing package has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

A TRUE EXCLUSIVE... CALL FOR THE DETAILS!

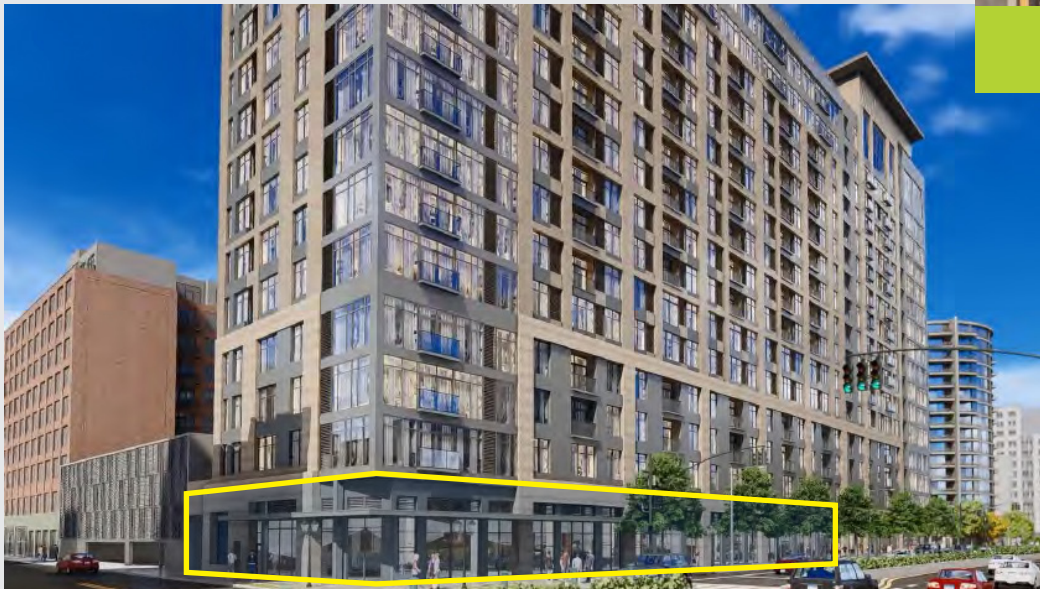
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- Outdoor seating potential
- 20' high ceilings throughout
- Space is “exhaust ready”
- Grease traps already installed
- Shopping cart storage area available for grocer



View of Washington Boulevard and Tresser Boulevard



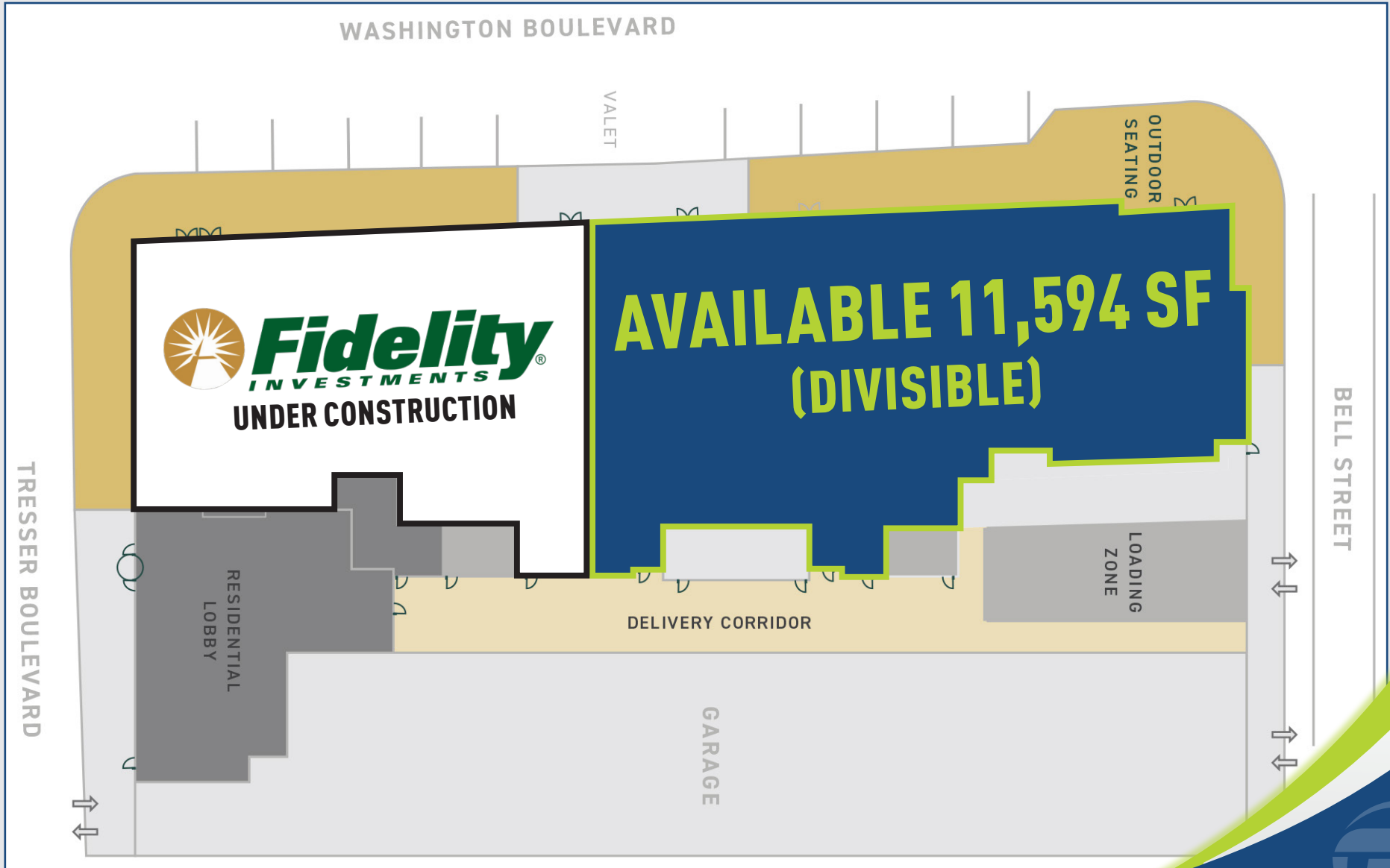
View of Washington Boulevard and Bell Street

THE SMYTH HIGHLIGHTS

- 414 luxury apartments
- Close proximity to I-95 & Stamford Train Station
- Dedicated retail parking
- Retail space is easily accessible from the apartments



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STAMFORD HOSPITAL
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UCONN

Burlington
LOVE the DEALS

COURTYARD
Marriott

TARGET

Starbucks

BLACKSTONES
Real Estate

Apple

BARNES & NOBLE

Foot Locker

macy's

PUERTO VALLARTA

STAMFORD TOWN CENTER

SAFAVIEH

THE CAPITAL
GARDEN

EXPRESS

amazon
locker

AÉROPOSTALE

BOW-TIE
CINEMAS

barcelona

CASK REPUBLIC

bartaco

SWANS HANCOCK

CITY HALL

WASHINGTON BLVD

TRESSER BLVD

MEDI
WEIGHTLOSS
The one that works!

DR. MATTHEW LOPRESTI DDS
COSMETIC
AND FAMILY
DENTISTRY

Marriott

SITE

Fidelity
UNDER CONSTRUCTION

WebsterBank

BUFFALO WILD WINGS
GOLF & BEER

Kashi

UCONN
DORM
6 STORES
350 STUDENTS

Sally's
PIZZA

95

GATEWAY
GARAGE

STAMFORD
TRAIN
STATION

CVS

UBS