

FOR SALE

GROCERY • COLD DRINKS • GIFTS • ICE CREAM • CIGARETTES • SMOKE ACCESSORIES • LOTTO • BEER AND MORE

SHIPPAN CORNER VARIETY



379 Shippan Avenue

Value Add or Owner User Opportunity

PRICE

\$750,000

SITE SNAPSHOT

Flex Retail

0.18 Acres, 5,040 SF Building



Kravet Realty

Commercial Real Estate

65 Broad Street, Stamford CT

Offering Memorandum

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select Information pertaining to the business and affairs of the Property at 379 Shippan Avenue, Stamford, CT. It has been prepared by Kravet Realty LLC. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Kravet Realty LLC. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by 379 Shippan Avenue, Stamford, CT from sources it deems reliable. Owner, nor their officers, employees, or agents' makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from 379 Shippan Avenue, Stamford, CT you agree: 1) The Offering Memorandum and its contents are confidential; 2) You will hold it and treat it in the strictest of confidence; and 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Kravet Realty LLC expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered



Retail Flex Located On Shippan Ave



Kravet Realty is pleased to offer 379 Shippan Avenue in Stamford, CT as a unique investment opportunity for both a value-add investor and an owner-user.

379 Shippan Avenue, Stamford, CT, is a 5,040 SF commercial building on 0.18 acres, valued in as-is condition at \$750,000 (\$148.81/SF). The current tenant, a convenience store, pays \$34,800 in gross annual rent under a lease expiring December, 2027, with no renewal options remaining. This firm expiration date creates an ideal timeline for an owner-user to occupy the 3,918 SF rear warehouse space, or for an investor to reposition the rear space while continuing to lease up the prime retail frontage.



Building	5,040 SF Building
Land	0.18 Acres
Zoning	Split between M-G and C-N
Access	I-95 Exits 8

A Prime Retail Flex Opportunity

1 Immediate Holding Income with Clear Runway

In-place income till December 2027 with zero renewal options,.

2 Ideal Owner-User or Re-Leasing Opportunity

Hard lease expirations create a clear, defined timeline for an owner-occupant to move in or reposition the asset

3 Value-Add Zoning Consolidation

Unlocks major upside by streamlining the split M-G/C-N lot into unified Neighborhood Commercial zoning.

4 Strategic Access & Repositioning Potential

Priced at just \$148/SF offering an attractive basis with significant capital upside.



SITE SNAPSHOT

5,040 SF

Retail Flex Building

0.18 Acre

Of Land

Separately Metered

Tenant Power

CN & M-G

Zoning

Highway Access

I-95 Exit 8

Sale and Lease Comparables

A review of comparable sales and leases across Stamford directly supports the \$750,000 asking price for 379 Shippan Avenue. Comparable sales average \$747,000 (\$200/SF), with transactions ranging from \$110 to \$288/SF — placing this pricing squarely within market range. Comparable leases average \$21/SF NNN (\$6,300/month NNN), confirming steady tenant demand and reinforcing the property's income potential at this valuation.

LEASE COMPARABLE

Address	Price/SF	Monthly Rent	SF For Lease	Use
2-4 Smith Street, Stamford, CT	\$25.00	\$7,118	3,417	Industrial/Retail
15 Cedar Heights Road, Stamford, CT	\$30.00	\$9,920	3,968	Retail
980 Hope Street, Stamford, CT	\$20.00	\$4,000	2,400	Retail
360 Fairfield Avenue, Stamford, CT	\$16.50	\$4,812	3,500	Retail
100 Greyrock Place, Stamford, CT	\$18.50	\$5,410	3,723	Retail
100 Greyrock Place, Stamford, CT	\$16.00	\$6,666	5,000	Retail
Average:		\$21.00	\$6,321	3,668

SALE COMPARABLE

Address	Price	Price/SF	Building SF	Lot Size	Year Built	Date Sold
488 Glenbrook Road, Stamford, CT	\$798,250	\$199.56	4,000	0.19	1930	December 26, 2023
18 Elmcroft Road, Stamford, CT	\$650,000	\$145.74	4,460	0.29	1960	September 5, 2025
236 Hope Street, Stamford, CT	\$650,000	\$257.94	2,520	0.17	1949	April 2, 2024
943 Hope Street, Stamford, CT	\$825,000	\$110.87	7,441	0.26	1928	December 23, 2025
2-4 Smith Street, Stamford, CT	\$985,000	\$288.26	3,417	0.17	1930	Under Contract
920 Hope Street, Stamford, CT	\$576,000	200.00	2,400	0.21	1944	On the Market
Average:		\$747,375	\$200.40	4,040	0.22	1934



Stamford, By The Numbers

AAA

In 2026, Stamford received AAA bond ratings, the highest possible, from both Standards & Poors and Fitch.

7 Fortune 1000 Companies

37 Years

Stamford has one of the lowest median ages in the entire state, and has seen a downward trend in median age over the past 5 years. .

\$115,602 Median Household Income

55,000+

Stamford has experienced robust population growth over the last 10 years, driven by in migration from both New York and elsewhere in Connecticut

136,994 Total Population



SCHEDULE A TOUR

379 Shippan Avenue

5,040 SF of Flex Retail space on a 0.18 acre lot, available now.

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All information contained herein has been obtained from sources deemed reliable but is not guaranteed. Prospective tenants should conduct their own independent verification.