



275 HOPE STREET

Cushman & Wakefield's Capital Markets Group is pleased to present for sale 275 Hope Street in Stamford, Connecticut for \$1,950,000.

275 Hope Street is a 4,189± SF two-story bank branch building with a drive-thru that will be delivered vacant. The building is prominently set at a signalized corner on Hope Street with ingress/egress on both Hope Street and Scofield Avenue (220' of frontage on each). The highly visible 0.39-acre site has a signage opportunity at the corner (10,000± VPD) and provides 34 on-site parking spaces (8.1/1,000 SF).

275 Hope Street is located within Stamford's flexible C-N Zone, which would allow for the redevelopment of the property into varying permitted uses including retail, restaurant, gasoline filling station, office, education and residential.

275 Hope Street is set within the City of Stamford's Glenbrook neighborhood, which is an area that spans approximately 1.7 square miles and is located just east of the downtown area. Glenbrook retains a distinct identity from the busy Central Business District and is home to many families and young professionals. The neighborhood has several retail sections, as well as an industrial park, and features a mix of single-family homes and rental properties. Residents enjoy access to numerous restaurants, retail and services with convenient access to Interstate 95 (Exit 9—5 minutes) and the Glenbrook Metro-North Train Station (2 minutes).

Property Summary



\$1.95M
Asking Price



4,189±
Total SF



0.39
Acres



C-N
Zoning



220'±
Frontage



34
Spaces



275 HOPE STREET

- Highly Visible Signalized Corner Location with 220'± of Frontage on Hope St & Scofield Ave
- Abundant On-Site Parking with Convenient Ingress/Egress on Both Hope St & Scofield Ave
- Existing Drive-Thru & Bank Vault with Excellent Corner Signage Opportunity
- Location within Stamford's Flexible C-N Zone

CUSHMAN & WAKEFIELD
CAPITAL MARKETS
 107 Elm Street, 8th Floor
 Stamford, CT 06902
www.cwinvestmentpropertiesgroup.com

SALE CONTACTS

AL MIRIN
 (203) 326 5822
al.mirin@cushwake.com

KATE SCHWARTZ
 (203) 326 5804
kate.schwartz@cushwake.com

LEASING CONTACTS

MATTHEW TORRANCE
 (203) 326 5838
matthew.torrance@cushwake.com

JODIE DOSTAL
 (203) 326 5805
jodie.dostal@cushwake.com

KEVIN FOLEY
 (203) 326 5814
kevin.foley@cushwake.com

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