

AVAILABLE FOR KEY MONEY SALE
ASKING PRICE UPON REQUEST

QUARTIERE 51 BANK STREET

Stamford, CT 06901



FULLY EQUIPPED
2ND GENERATION RESTAURANT
TURN-KEY OPPORTUNITY

RIPCO
INVESTMENT SALES

EXECUTIVE SUMMARY

RIPCO REAL ESTATE, as exclusive agent, is pleased to offer this fully equipped - 2nd generation restaurant for sale at **51 BANK STREET, STAMFORD, CT**. The restaurant has outdoor seating, an extra 60 seats from May to November. (Have to apply and pay \$2k per year.)

Restaurant currently has a Liquor License: Liquor license is not transferable

Surrounded by over 8,000+ residential apartments, over 1 Million SF of office space, University of Connecticut Stamford Campus, Marriot Courtyard, The Stamford Town Center, Target, and other major retailers and restaurants. The area has a Walk Score of 95/100, making it a Walker's Paradise.

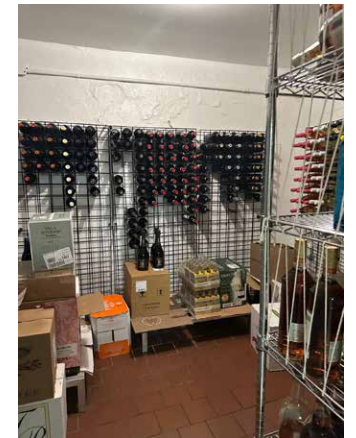
PROPERTY SUMMARY

THE OFFERING

Property Address	51 Bank Street Stamford, CT 06901
Key Money	Upon Request
Lease Terms	Upon Request

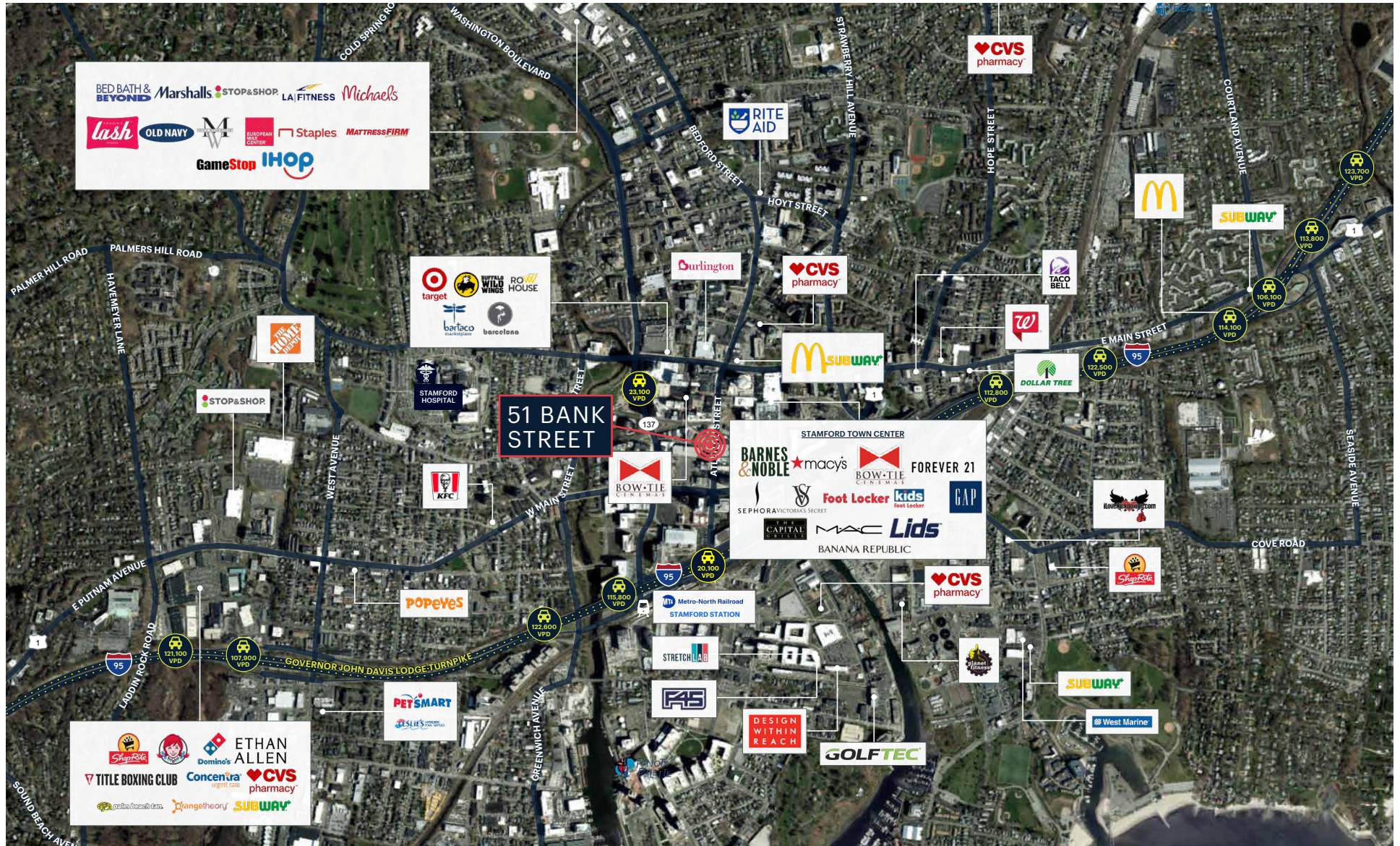
BUILDING INFORMATION

2nd Generation Fully Equipped Restaurant	1,800 SF
Currently	Quartiere Restaurant
Term	Lease ends March 31, 2031
Lease Start Date	April 1, 2021
Option	Option to buy current LLC
Parking Spaces	2
Outdoor Seating	60 Extra Seats from May - November through the City of Stamford. Fee is \$2k+
Indoor Seating	65 Seats



51 BANK STREET
PROPERTY INFORMATION

REGIONAL MAP



MARKET OVERVIEW

STAMFORD includes major retail establishments, a shopping mall, a university campus, the headquarters of major corporations and Fortune 500 companies, as well as other retail businesses, hotels, restaurants, offices, entertainment venues and high-rise apartment buildings.

Stamford has over 10 million square feet of office space and an expanding residential neighborhood with more than 8,000 apartments and condominiums.

As of March 2018, the top 20 employers in Stamford include the Stamford Health Group, City of Stamford, Charter Communications, Indeed.com, Gartner, Stamford Town Center, Deloitte, NBC Sports Group & NBC Universal, PwC, UBS AG, Synchrony Financial, WWE, Nestle Waters North America, Chelsea Piers Connecticut, Point72 Asset Management, RBS/ NatWest Markets, Henkel North America, General Reinsurance, KPMG and Conair Corporation

The Stamford Transportation Center is the most important New Haven Line Station of Metro North with 8.4 million rail passengers. Stamford Train Station is the second busiest Amtrak Station in Connecticut with over 400,000 passengers per year.

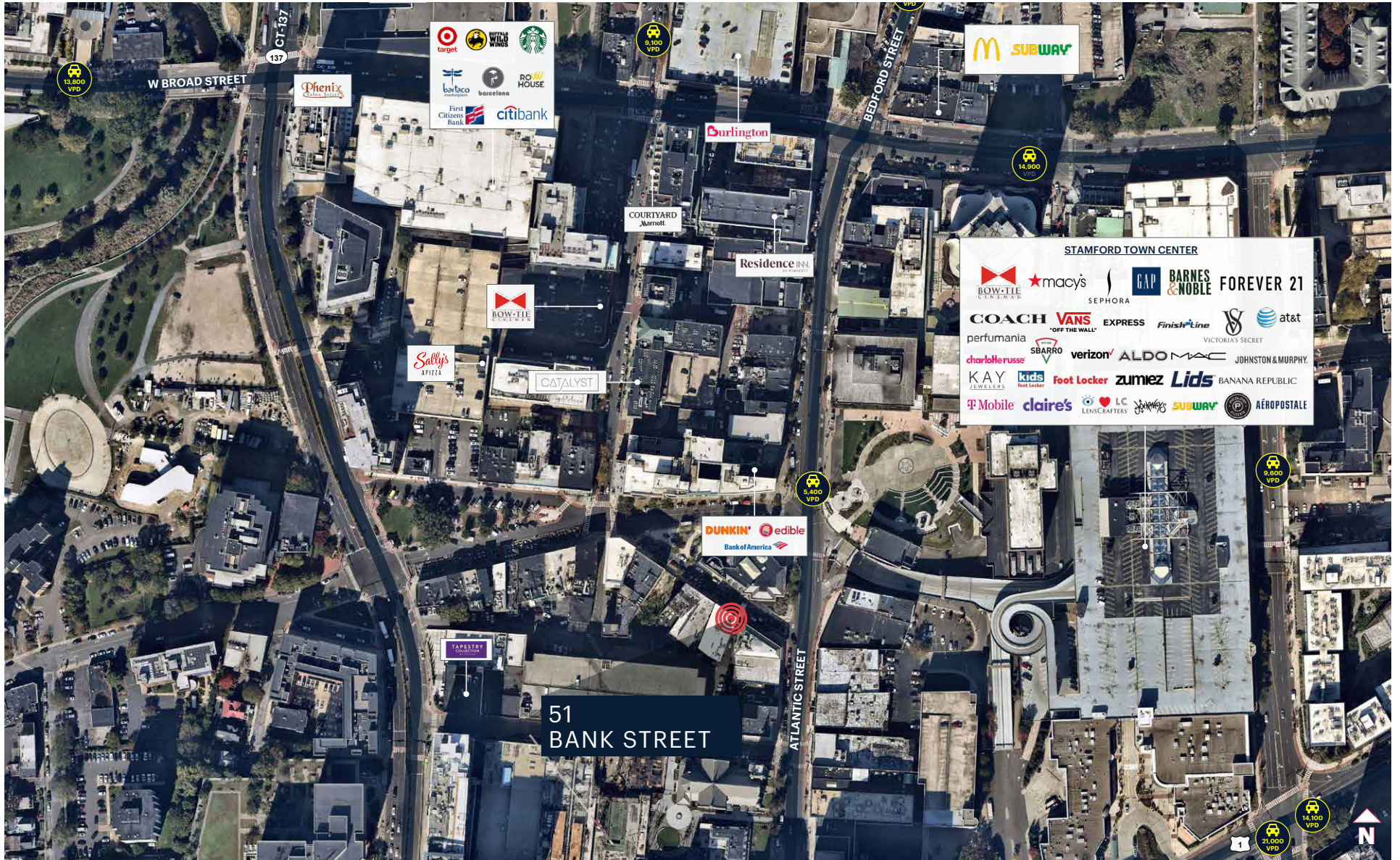


261 JAMES STREET
PROPERTY INFORMATION

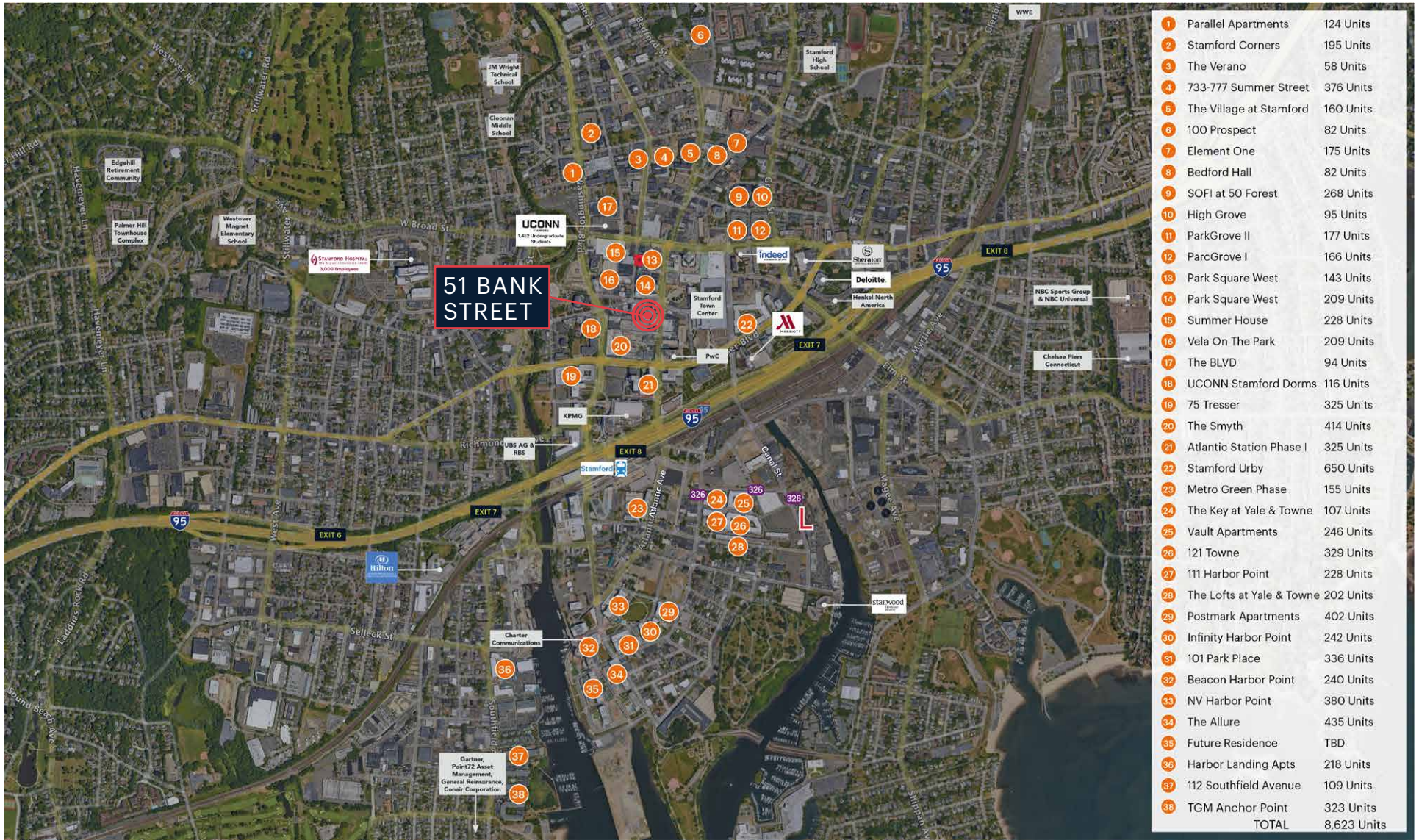


51 BANK STREET
PROPERTY INFORMATION

SURROUNDING RETAIL MAP

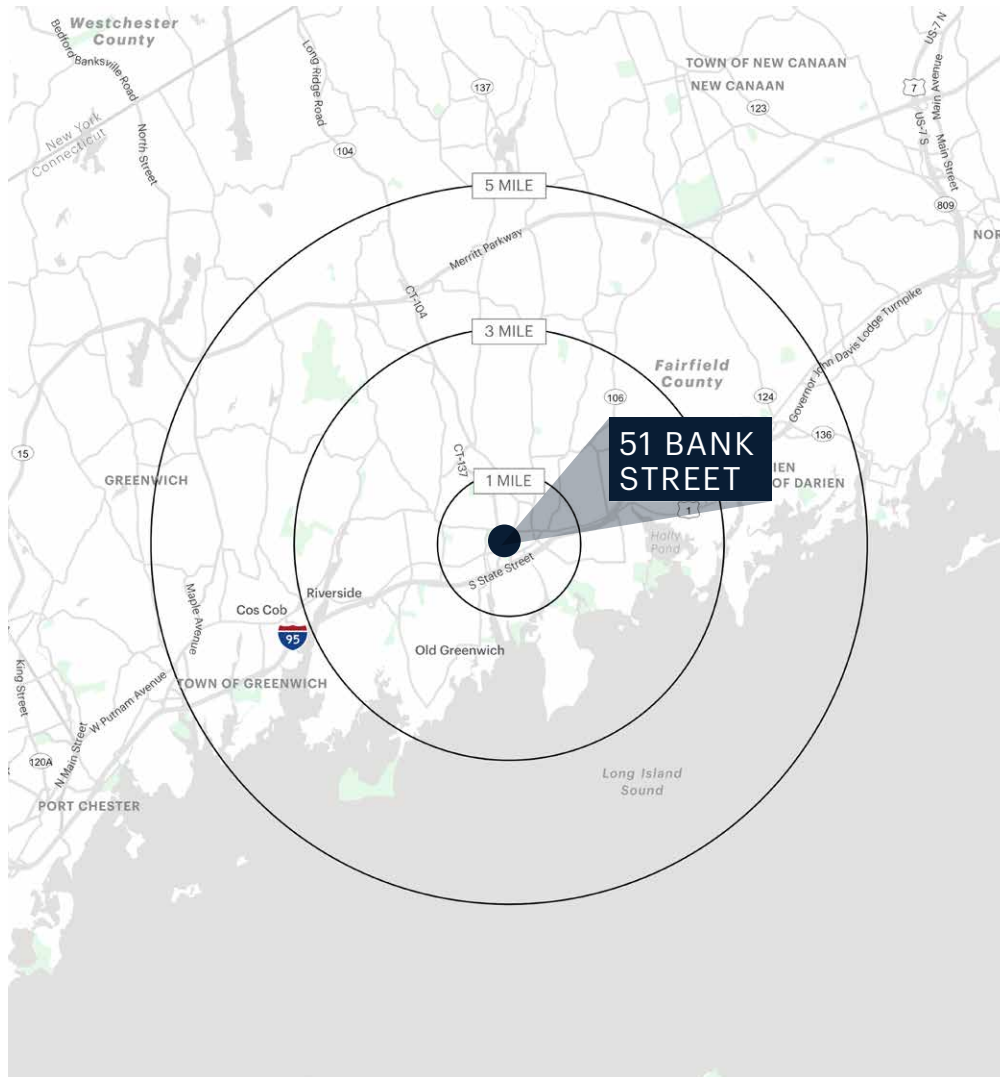


51 BANK STREET PROPERTY INFORMATION



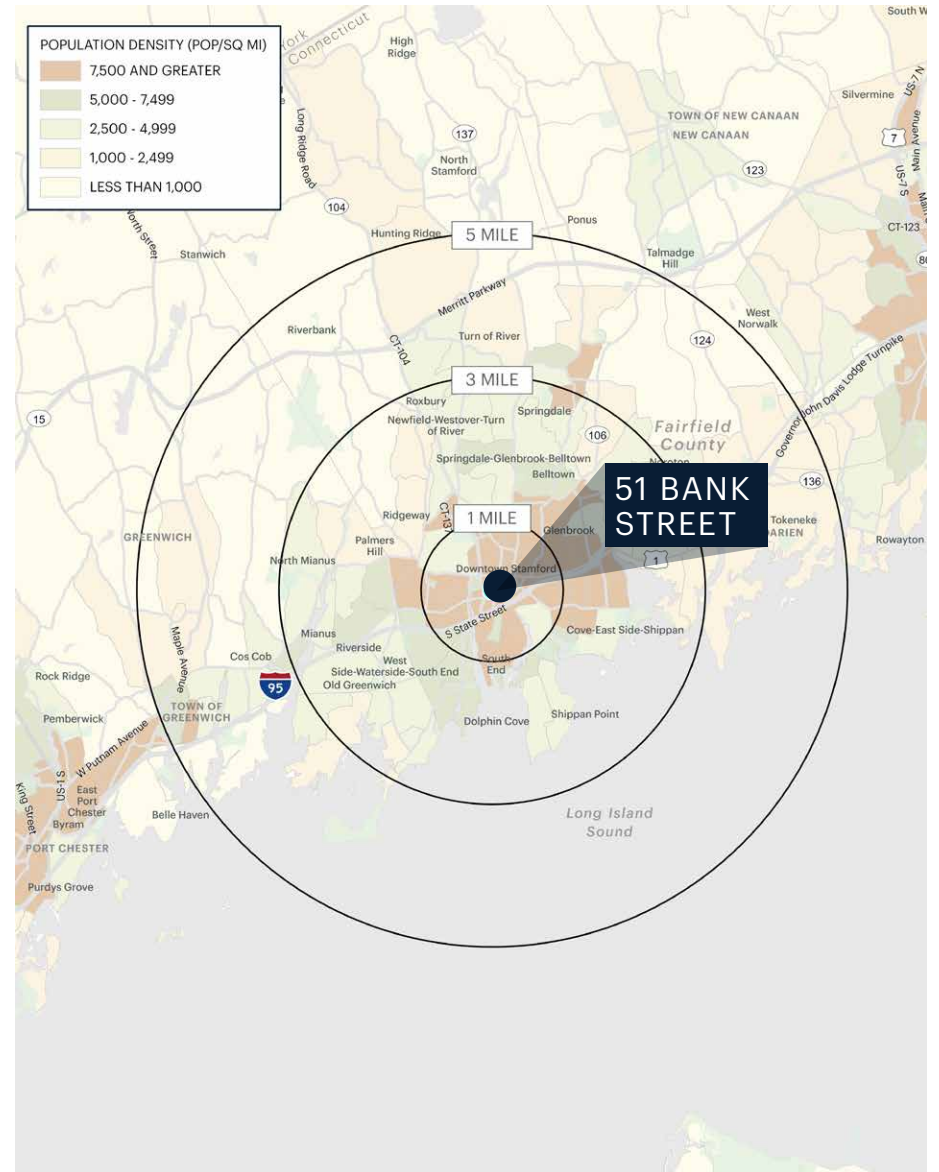
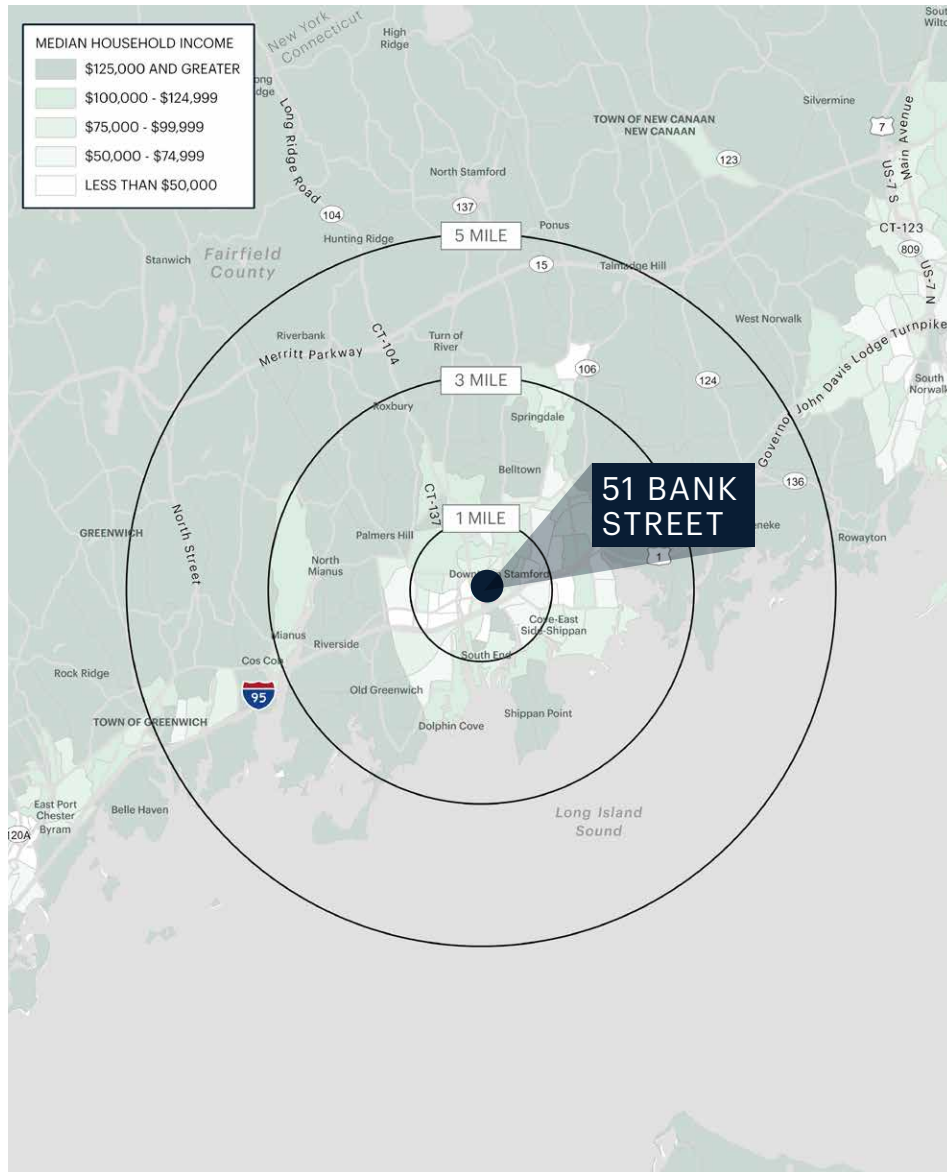
1	Parallel Apartments	124 Units
2	Stamford Corners	195 Units
3	The Verano	58 Units
4	733-777 Summer Street	376 Units
5	The Village at Stamford	160 Units
6	100 Prospect	82 Units
7	Element One	175 Units
8	Bedford Hall	82 Units
9	SOFI at 50 Forest	268 Units
10	High Grove	95 Units
11	ParkGrove II	177 Units
12	ParcGrove I	166 Units
13	Park Square West	143 Units
14	Park Square West	209 Units
15	Summer House	228 Units
16	Vela On The Park	209 Units
17	The BLVD	94 Units
18	UConn Stamford Dorms	116 Units
19	75 Tresser	325 Units
20	The Smyth	414 Units
21	Atlantic Station Phase I	325 Units
22	Stamford Urby	650 Units
23	Metro Green Phase	155 Units
24	The Key at Yale & Towne	107 Units
25	Vault Apartments	246 Units
26	121 Towne	329 Units
27	111 Harbor Point	228 Units
28	The Lofts at Yale & Towne	202 Units
29	Postmark Apartments	402 Units
30	Infinity Harbor Point	242 Units
31	101 Park Place	336 Units
32	Beacon Harbor Point	240 Units
33	NV Harbor Point	380 Units
34	The Allure	435 Units
35	Future Residence	TBD
36	Harbor Landing Apts	218 Units
37	112 Southfield Avenue	109 Units
38	TGM Anchor Point	323 Units
TOTAL		8,623 Units

AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	51,449	141,830	185,638
NUMBER OF HOUSEHOLDS	22,857	55,748	71,703
AVERAGE HOUSEHOLD INCOME	\$121,931	\$167,293	\$190,444
MEDIAN HOUSEHOLD INCOME	\$88,197	\$107,605	\$119,258
COLLEGE GRADUATES	19,314 54%	55,993 58%	78,468 62%
TOTAL BUSINESSES	4,416	9,247	13,187
TOTAL EMPLOYEES	46,120	90,515	126,436
DAYTIME POPULATION	67,879	155,824	215,522

AREA DEMOGRAPHICS



51 BANK STREET
FOR SALE

CONTACT EXCLUSIVE AGENT

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RIPCO
INVESTMENT SALES

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