

FOR LEASE

# PROMINENT GREENWICH RETAIL

TWO GREENWICH AVENUE





# TWO GREENWICH AVENUE

## PROPERTY INFORMATION

Anchor one of the most exclusive retail corridors in the tri-state area.

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Prominent retail opportunity at the gateway to Greenwich Avenue, with abundant visibility on both Greenwich & West Putnam Avenues.

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Surrounding demographics represent some of the wealthiest in the country.

## SPACE DETAILS

Ground Floor: 2,500 sf

Second Floor: 450 sf

TOTAL: 2,950 sf

\*Spaces must be leased together

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All uses considered

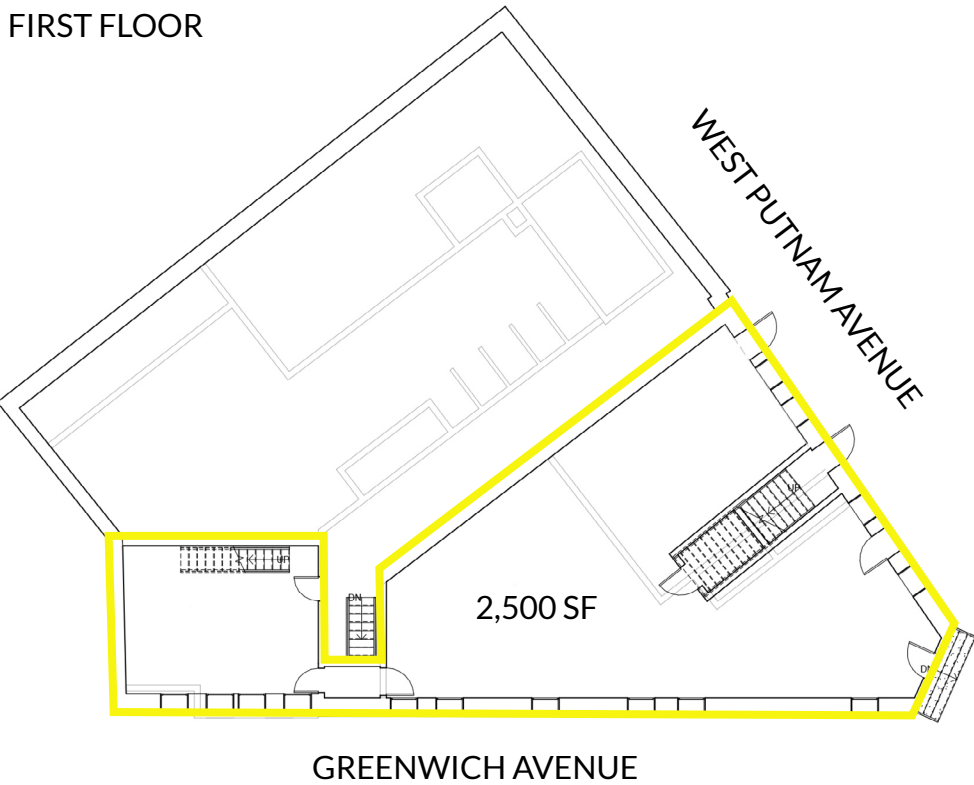
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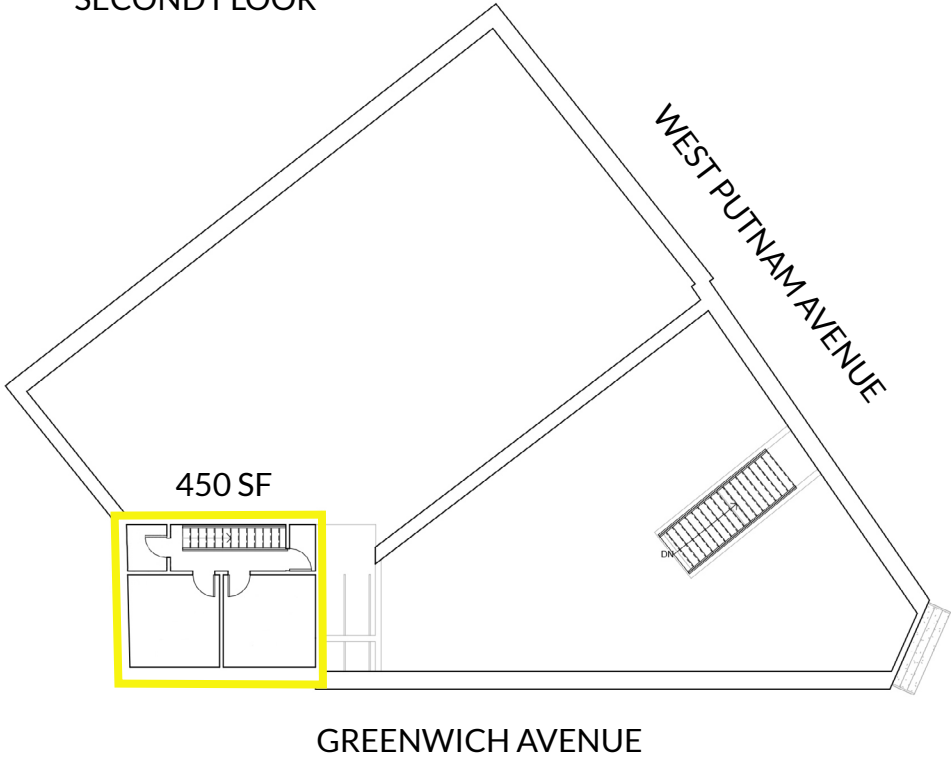


# TWO GREENWICH AVENUE

FIRST FLOOR



SECOND FLOOR



# DEMOGRAPHICS - 1, 3, 5 MILE RADIUS

## 1 MILE RADIUS:



Total Population: **10,164**

Households: **4,760**

Daytime Population: **32,466**

Median Age: **46.9**



Average Household Income: **\$263,164**

Median Household Income: **\$159,719**

## 3 MILE RADIUS:



Total Population: **68,150**

Households: **25,934**

Daytime Population: **77,850**

Median Age: **42.5**



Average Household Income: **\$295,399**

Median Household Income: **\$179,538**

## 5 MILE RADIUS:



Total Population: **163,710**

Households: **60,464**

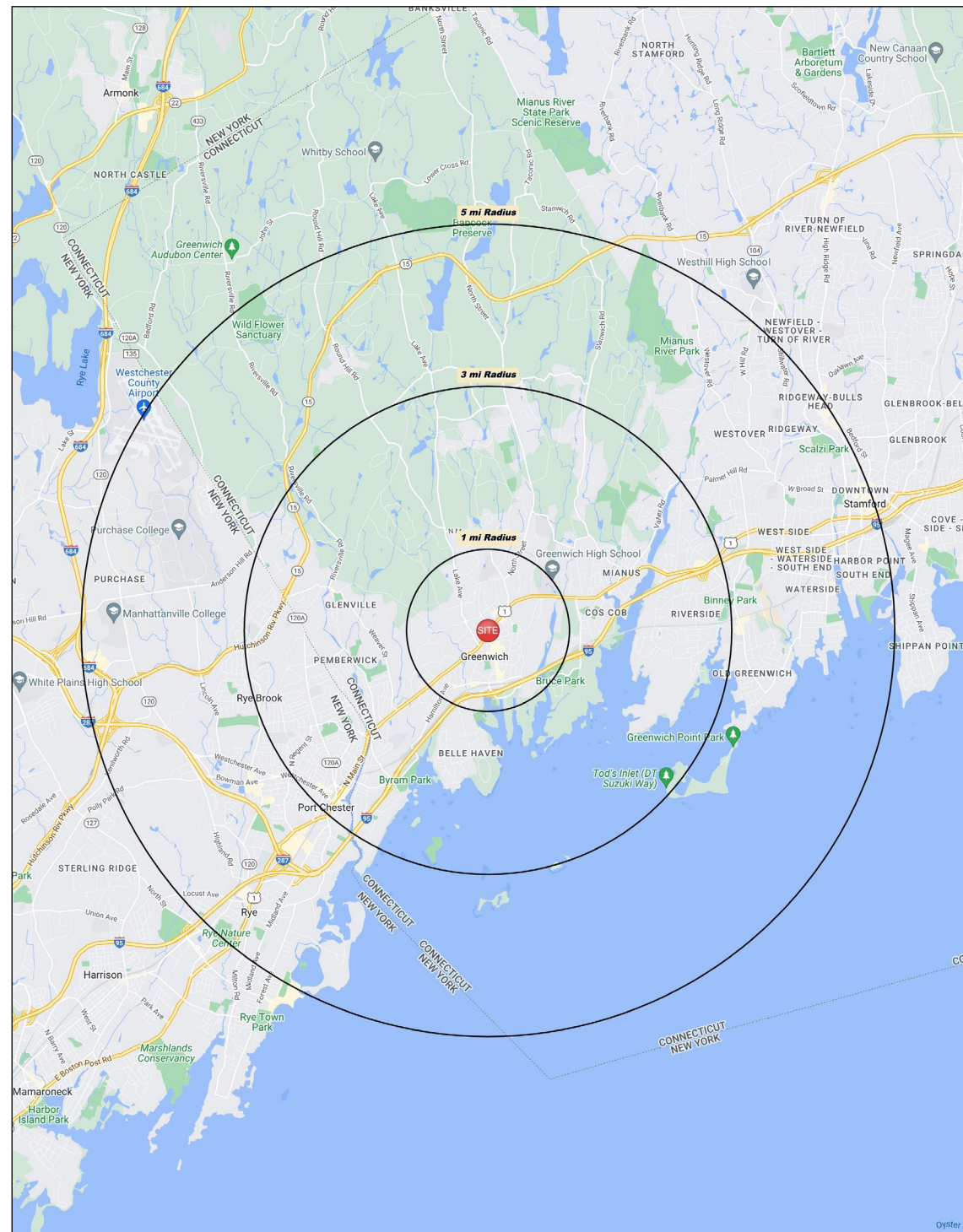
Daytime Population: **206,085**

Median Age: **39.9**

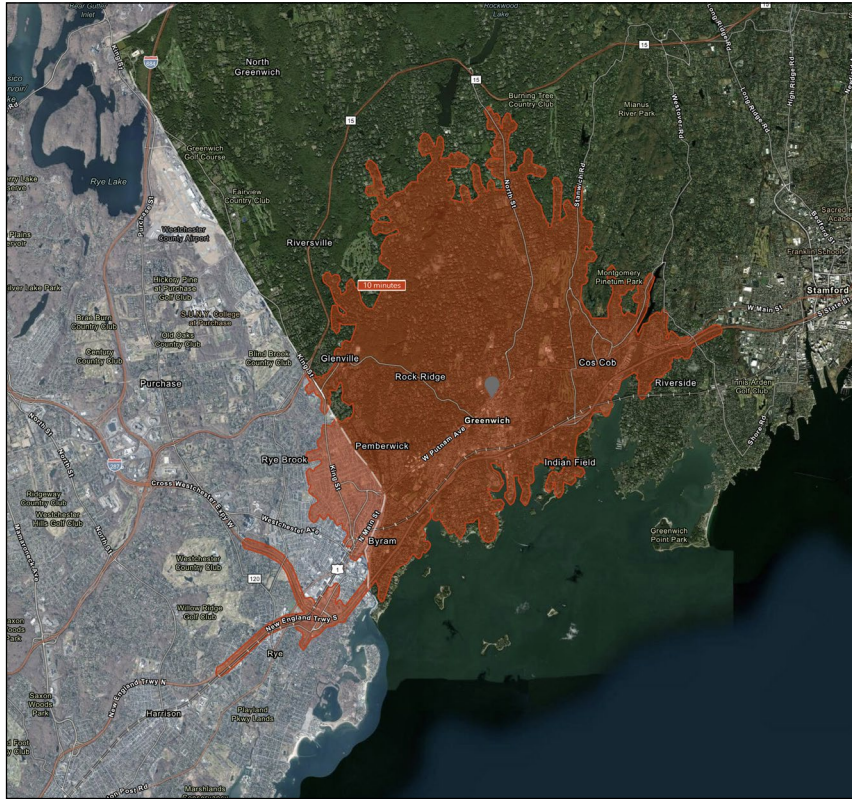


Average Household Income: **\$250,100**

Median Household Income: **\$162,475**



# 10 MINUTE DRIVE TIME



## KEY FACTS

49,519

Population

42.1

Median Age

\$197,183

Average Household Income

60,650

Daytime Population

## TAPESTRY SEGMENTS

City Lights

5,451 households

Top Tier

4,452 households

Diverse Convergence

2,291 households

### Socioeconomic Traits

Residents work hard in professional and service occupations but also seek to enjoy life. They earn above average incomes.

### Socioeconomic Traits

Highly educated, successful consumer market: more than one in three residents has a postgraduate degree. Annually, they earn more than three times the US median household income.

### Socioeconomic Traits

Almost 40% of the population were born abroad; almost one of five households has residents who do not speak English. Labor force participation rate is 67%.

### Household Types

Families, both married couples and single parents, as well as singles.

### Household Types

Married couples without children or married couples with older children.

### Household Types

Young family market: 41% of families w/ children (married couple or single parent), plus married couples without children.

### Typical Housing

Multi Units; Single Family

### Typical Housing

Single Family

### Typical Housing

High-Density Apartments; Single Family

## TOTAL RETAIL SALES

Includes F&B



\$805,265,697

## EDUCATION

Bachelor's Degree or Higher



59%

## OWNER OCCUPIED HOME VALUE

Average



\$1,087,286

## ANNUAL HOUSEHOLD SPENDING

\$6,680

Eating Out

\$4,113

Apparel & Services

\$12,310

Groceries

\$474

Computer & Hardware

\$11,966

Health Care

# AERIAL



# SURROUNDING RETAIL



# INTERIOR PHOTOS





# TWO GREENWICH AVENUE



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