

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.

♦ ♦ ♦ ♦

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

♦ ♦ ♦ ♦

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

♦ ♦ ♦ ♦

All uses considered

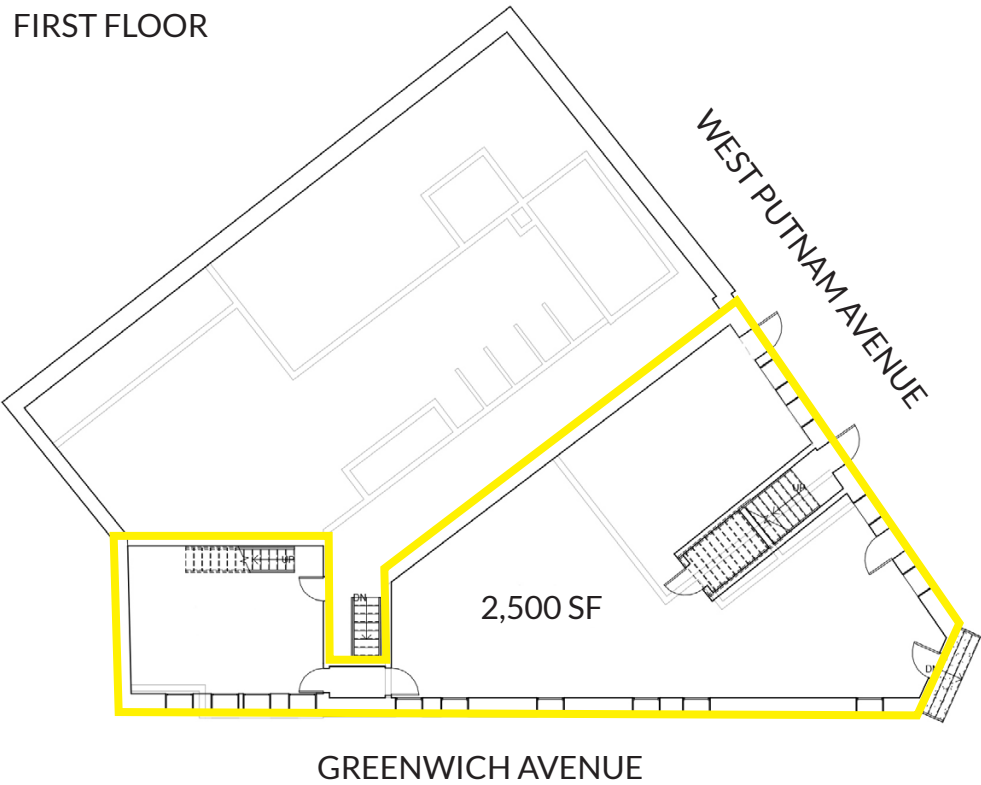
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Available immediately

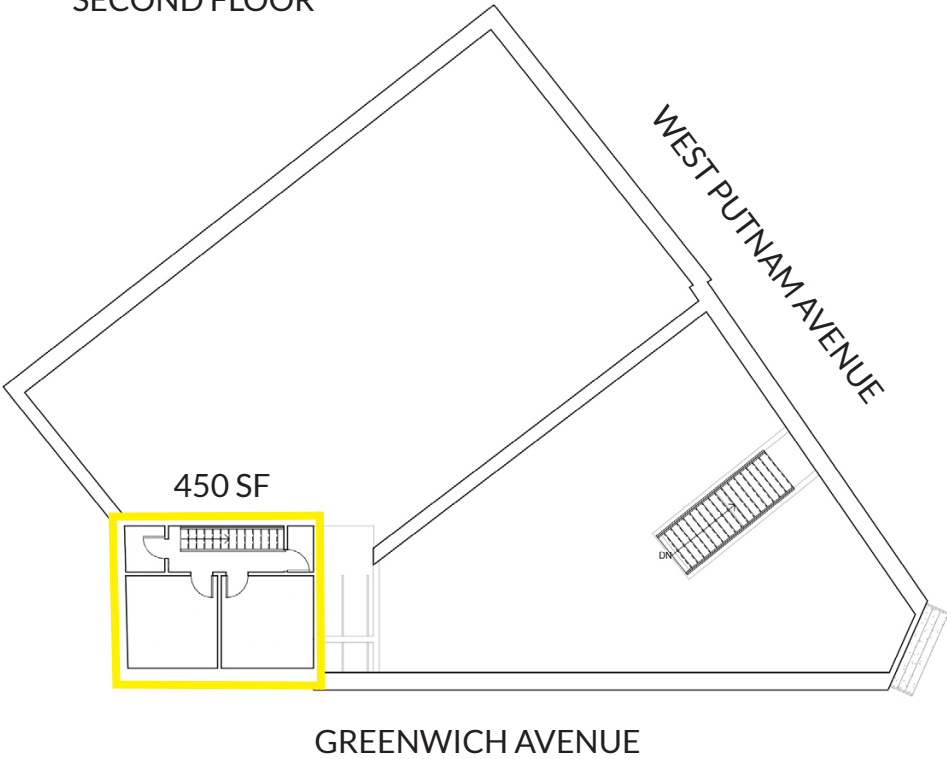


# TWO GREENWICH AVENUE

FIRST FLOOR



SECOND FLOOR





# DEMOGRAPHICS - 1, 3, 5 MILE RADIUS

## 1 MILE RADIUS:



Total Population: **10,551**

Households: **4,809**

Daytime Population: **34,585**

Median Age: **45.0**



Average Household Income: **\$280,207**

Median Household Income: **\$143,430**

## 3 MILE RADIUS:



Total Population: **70,378**

Households: **26,533**

Daytime Population: **76,686**

Median Age: **42.3**



Average Household Income: **\$299,285**

Median Household Income: **\$172,681**

## 5 MILE RADIUS:



Total Population: **166,815**

Households: **62,057**

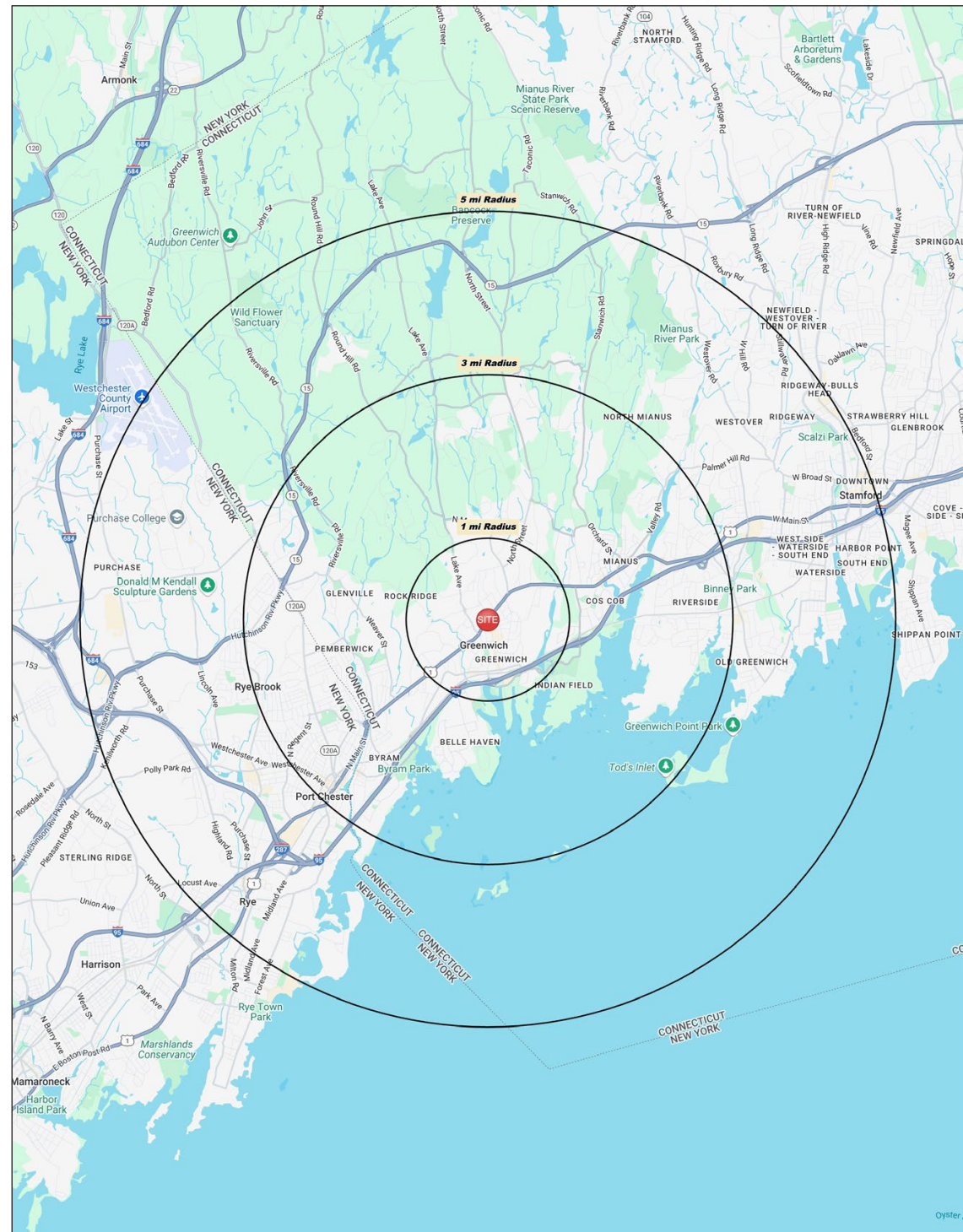
Daytime Population: **197,234**

Median Age: **38.8**

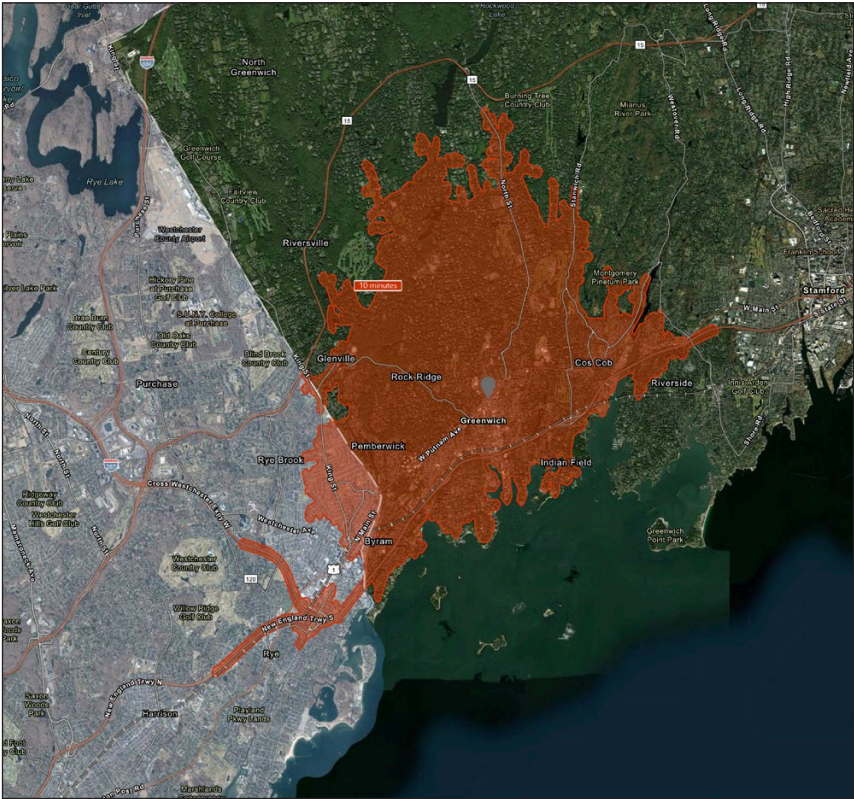


Average Household Income: **\$263,848**

Median Household Income: **\$157,117**



# 10 MINUTE DRIVE TIME



## TOTAL RETAIL SALES

Includes F&B



\$805,265,697

## EDUCATION

Bachelor's Degree  
or Higher



59%

## OWNER OCCUPIED HOME VALUE

Average



\$1,087,286

## KEY FACTS

49,519

Population

42.1

Median Age

\$197,183

Average Household Income

60,650

Daytime Population

## TAPESTRY SEGMENTS

City Lights <i>5,451 households</i>	Top Tier <i>4,452 households</i>	Diverse Convergence <i>2,291 households</i>
<b>Socioeconomic Traits</b> Residents work hard in professional and service occupations but also seek to enjoy life. They earn above average incomes.	<b>Socioeconomic Traits</b> 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.	<b>Socioeconomic Traits</b> 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%.
<b>Household Types</b> Families, both married couples and single parents, as well as singles.	<b>Household Types</b> Married couples without children or married couples with older children.	<b>Household Types</b> Young family market: 41% of families w/ children (married couple or single parent), plus married couples without children.
<b>Typical Housing</b> Multi Units; Single Family	<b>Typical Housing</b> Single Family	<b>Typical Housing</b> High-Density Apartments; Single Family

## ANNUAL HOUSEHOLD SPENDING

\$6,680

Eating  
Out

\$4,113

Apparel &  
Services

\$12,310

Groceries

\$474

Computer &  
Hardware

\$11,966

Health  
Care



# AERIAL



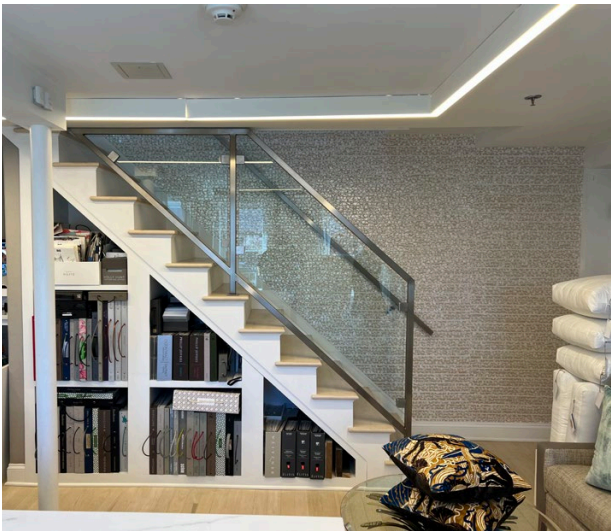


# SURROUNDING RETAIL





# INTERIOR PHOTOS





# TWO GREENWICH AVENUE



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**CHARTER REALTY**

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