

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

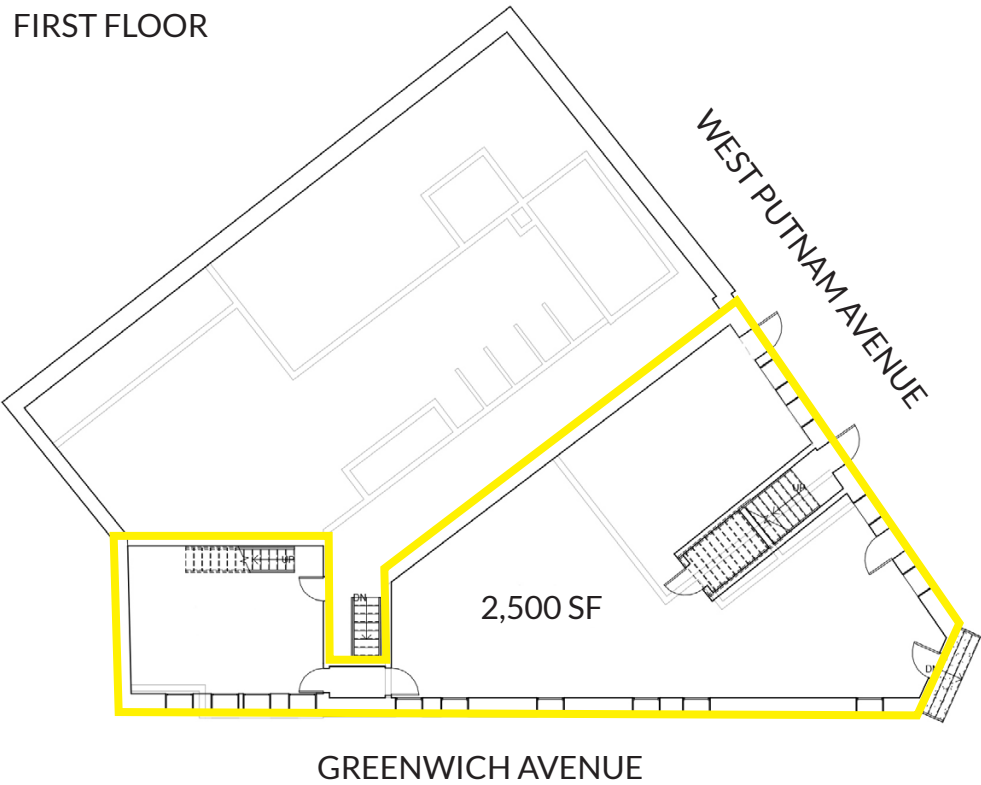
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Available immediately

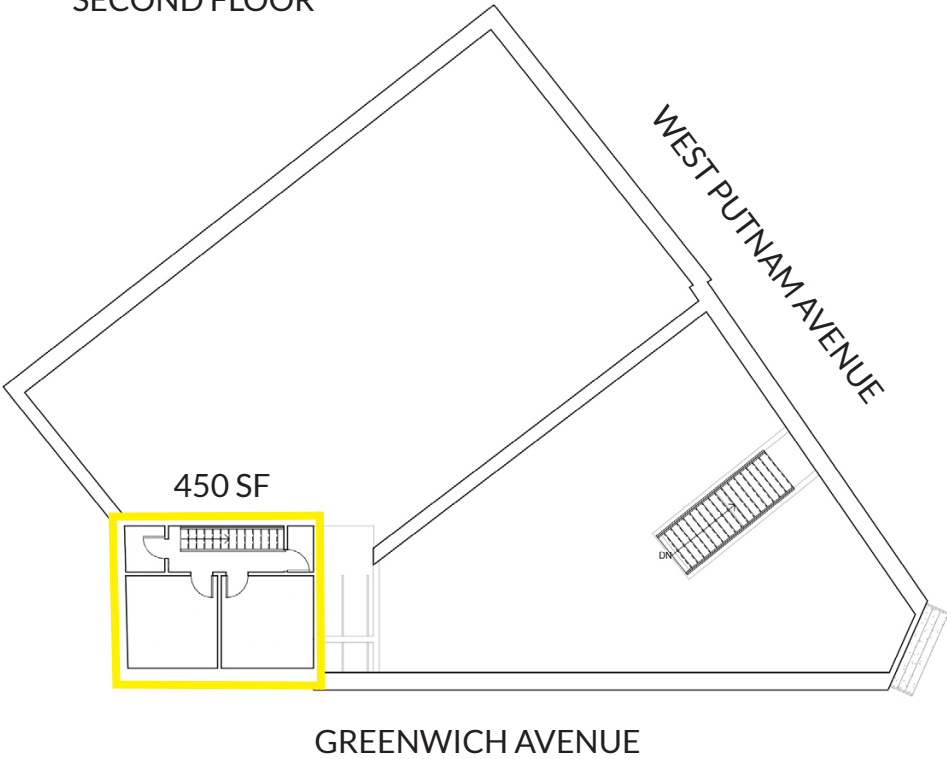


# TWO GREENWICH AVENUE

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**

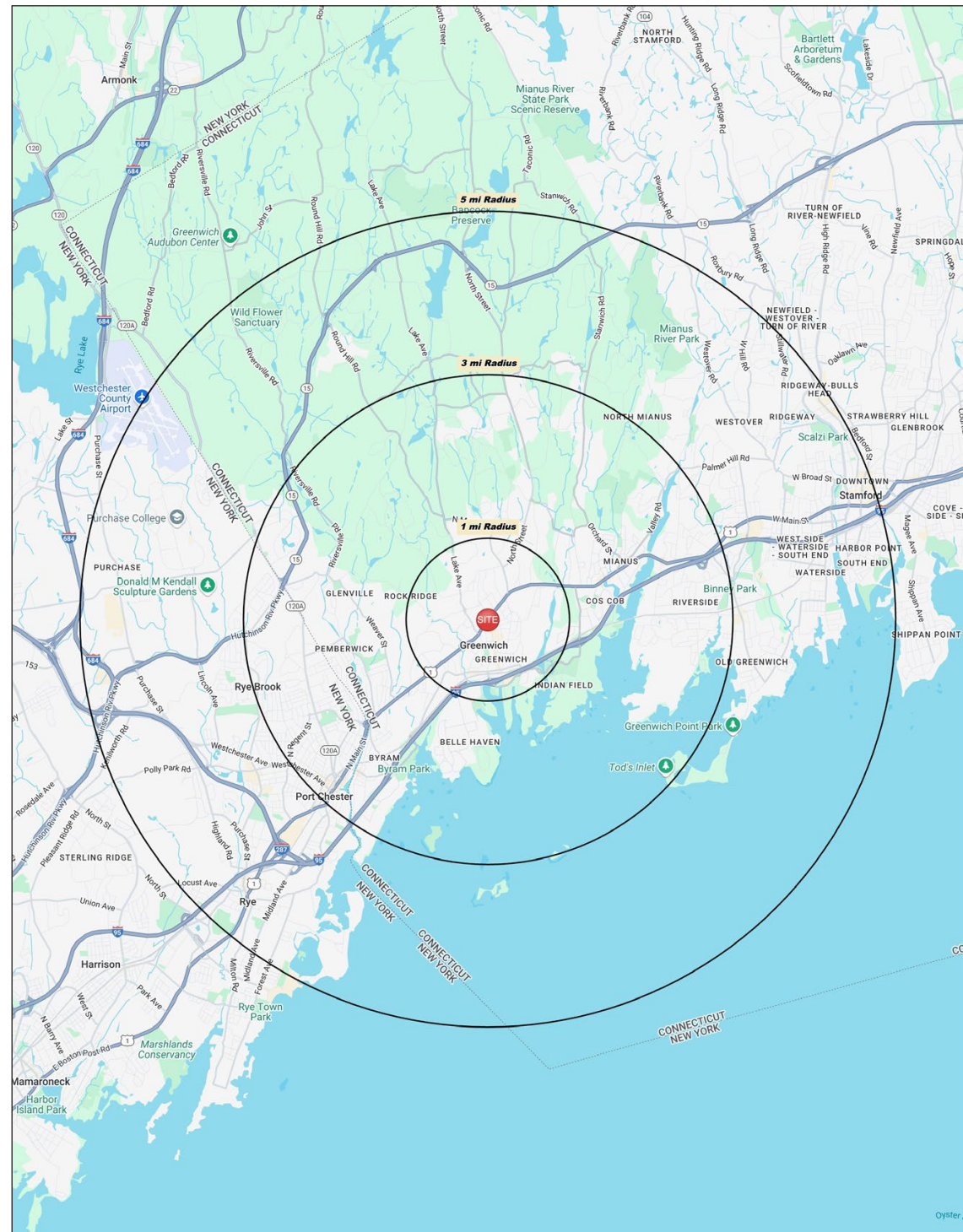
Daytime Population: **197,234**

Median Age: **38.8**

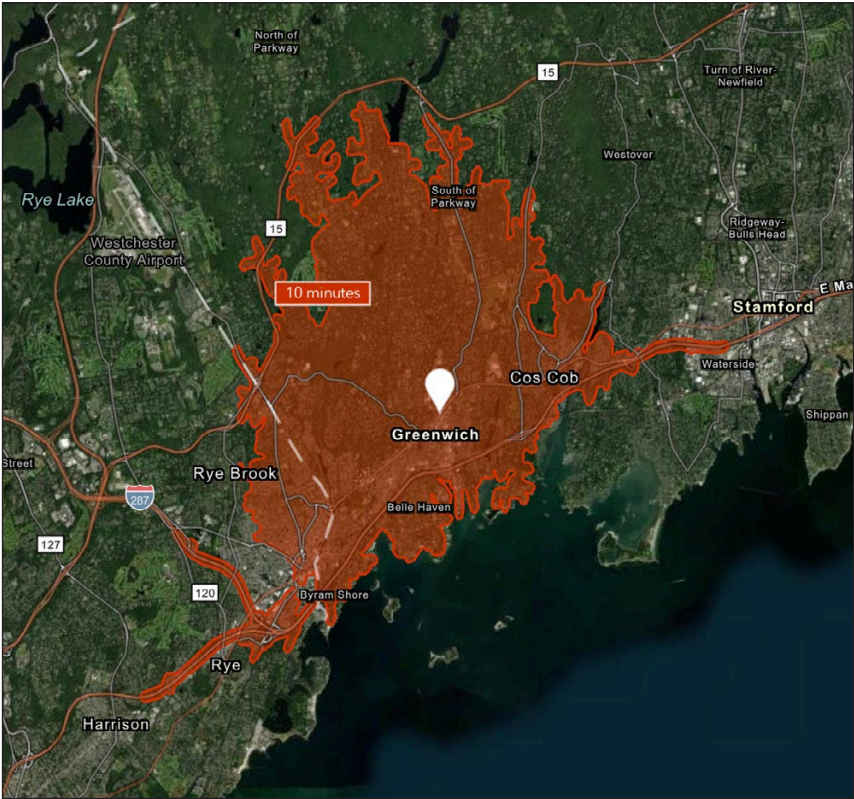


Average Household Income: **\$263,848**

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



# 10 MINUTE DRIVE TIME



## TOTAL RETAIL SALES

Includes F&B



\$1,215,678,660

## EDUCATION

Bachelor's Degree  
or Higher



59%

## OWNER OCCUPIED HOME VALUE

Average



\$1,253,015

## KEY FACTS

58,391

Population

42.5

Median Age

\$130,444

Average Household Income

66,640

Daytime Population

## TAPESTRY SEGMENTS

Top Tier <i>6,402 households</i>	Uptown Lights <i>6,394 households</i>	Family Extensions <i>1,881 households</i>
<b>Socioeconomic Traits</b>  Concentrated in New England, Mid-Atlantic, and Pacific suburbs, these affluent, educated married couples often have children in private schools. Many are executives or business owners, with high net worth and single-family homes.	<b>Socioeconomic Traits</b>  Found in coastal metros like NYC and LA, these diverse, educated neighborhoods include families and singles. Residents earn middle incomes, work in varied fields, often rent older homes, and commute long distances.	<b>Socioeconomic Traits</b>  Located in large West Coast metros, these diverse, young, multigenerational families often rent in high-cost areas. Many work in service industries, face long commutes, and experience linguistic isolation.
<b>Household Types</b> Married couples	<b>Household Types</b> Married couples; singles living alone	<b>Household Types</b> Married couples; singles with relatives; singles living alone
<b>Typical Housing</b> Single Family	<b>Typical Housing</b> Single Family	<b>Typical Housing</b> Multi-Units

## ANNUAL HOUSEHOLD SPENDING

\$9,161

Eating  
Out

\$5,247

Apparel &  
Services

\$15,488

Groceries

\$485

Computer &  
Hardware

\$14,715

Health  
Care



# AERIAL



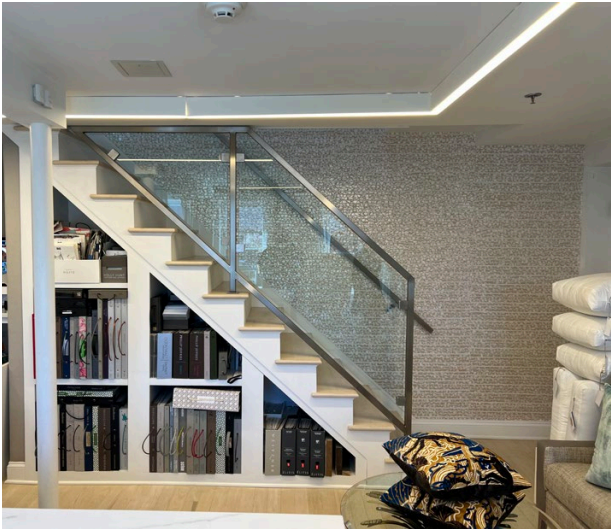


# SURROUNDING RETAIL





# INTERIOR PHOTOS





# TWO GREENWICH AVENUE



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**CHARTER REALTY**

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