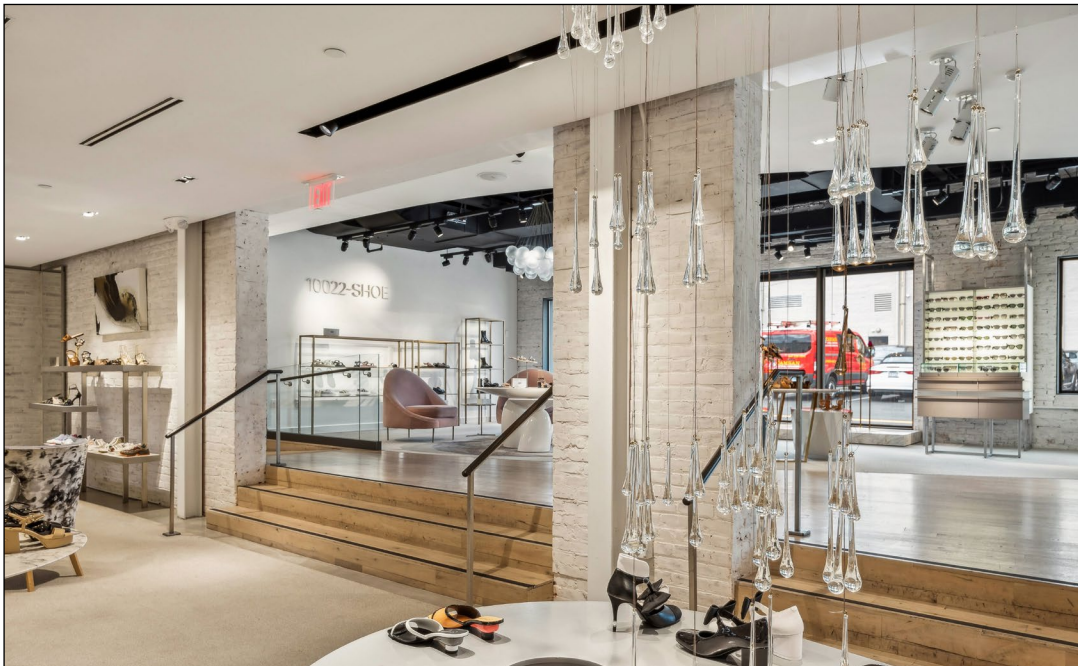


FLAGSHIP RETAIL FOR LEASE

20 EAST ELM STREET

GREENWICH, CT





20 EAST ELM STREET

PROPERTY INFORMATION

Rare opportunity to have a full building presence in the center of downtown Greenwich.

....

Greenwich Avenue is one of the most exclusive retail corridors in the Northeast.

....

Site sits adjacent to the largest municipal parking availability in the market.

....

All uses considered.

....

Available July 2026

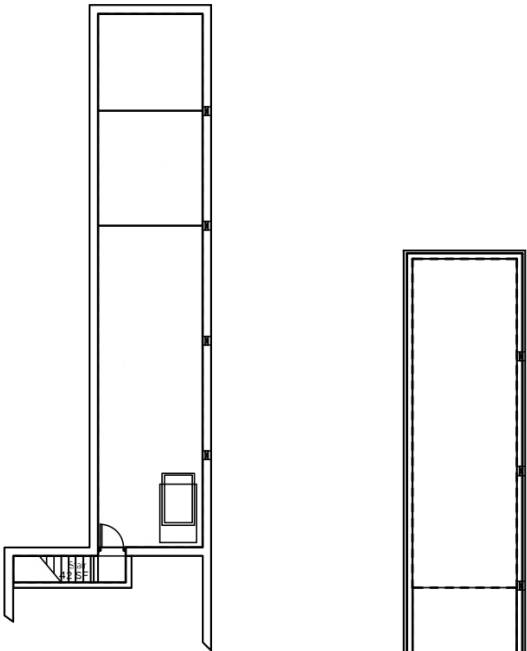
SPACE DETAILS

13,250 SF Ground Floor

722 SF Lower Level

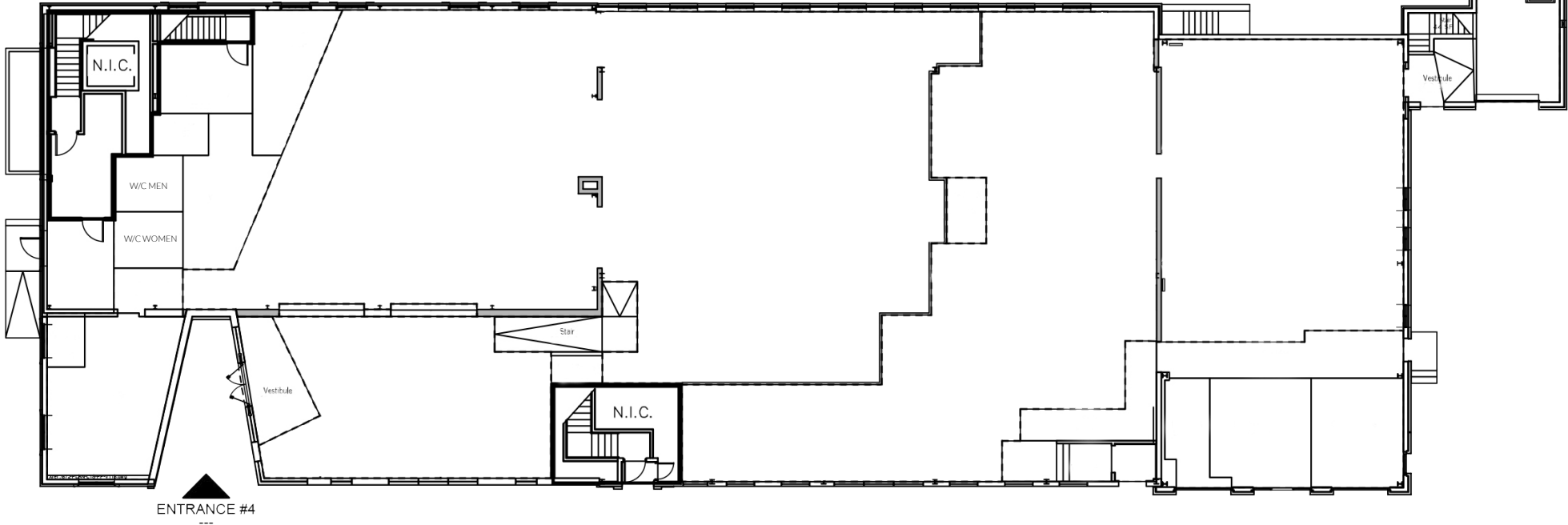
2,000sf of additional Lower Level storage can be made available

FLOOR PLAN



LOWER LEVEL

GROUND FLOOR



DEMOGRAPHICS AT 1, 3 AND 5 MILE RADIUS

1 MILE RADIUS:



Total Population: **11,427**
Households: **5,213**
Daytime Population: **3,793**
Median Age: **44.6**



Average Household Income: **\$275,773**
Median Household Income: **\$140,233**

3 MILE RADIUS:



Total Population: **70,871**
Households: **26,663**
Daytime Population: **26,212**
Median Age: **41.9**



Average Household Income: **\$289,117**
Median Household Income: **\$168,713**

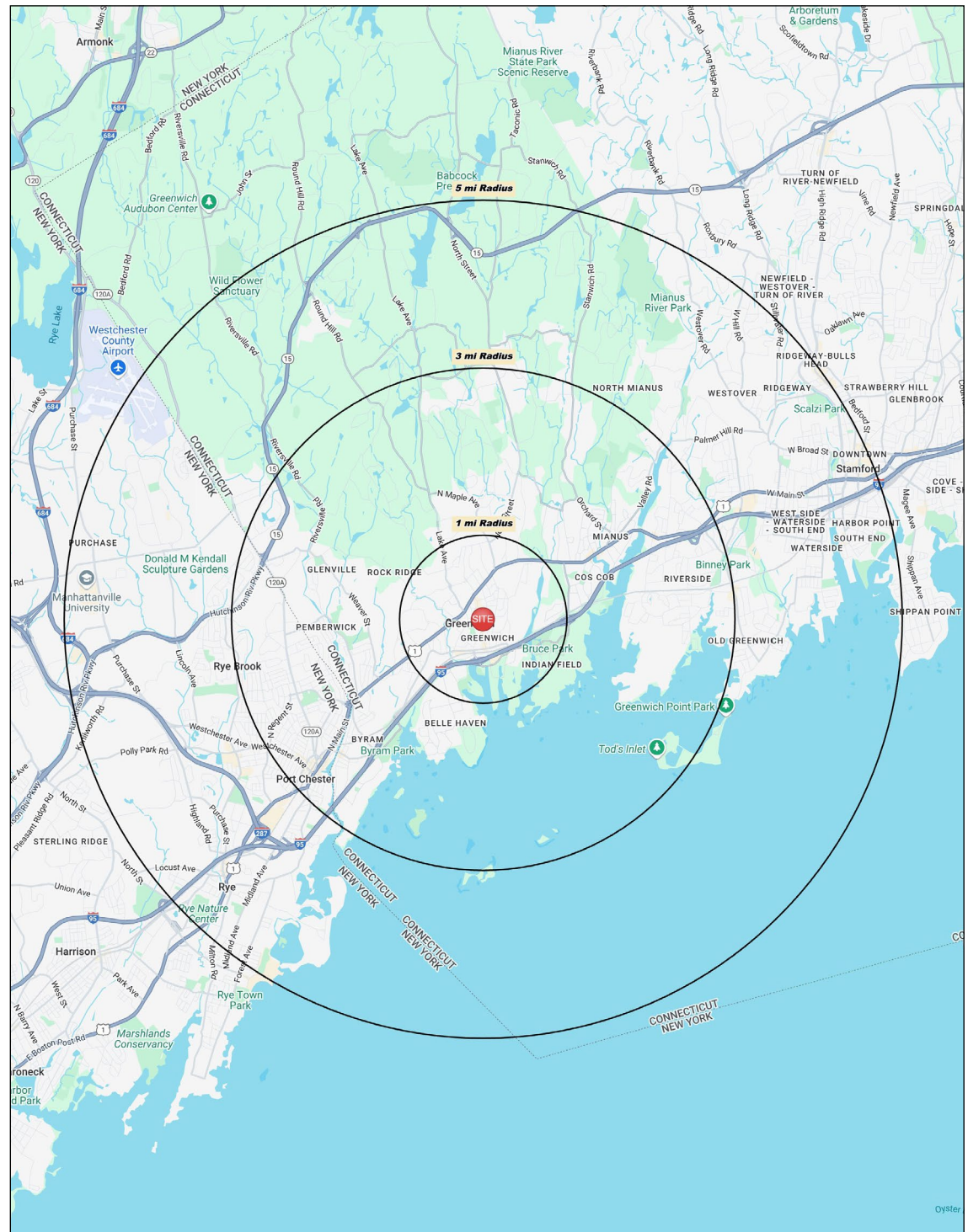
5 MILE RADIUS:



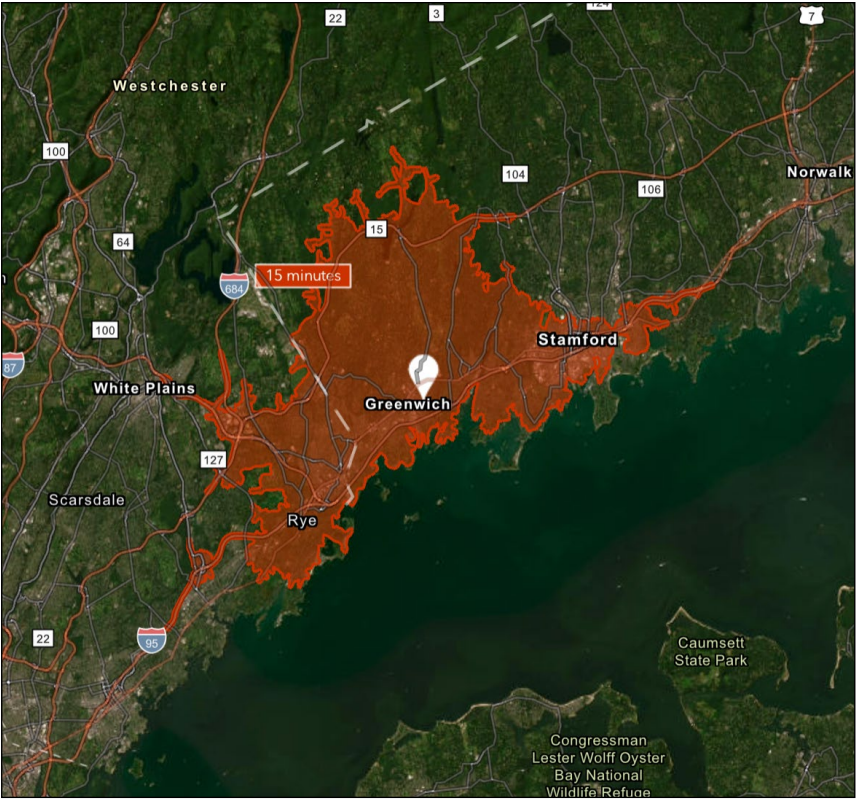
Total Population: **165,913**
Households: **61,858**
Daytime Population: **84,435**
Median Age: **39.1**



Average Household Income: **\$261,787**
Median Household Income: **\$156,030**



15 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$2,854,580,258

EDUCATION

Bachelor's Degree
or Higher



56%

OWNER OCCUPIED HOME VALUE

Average



\$1,221,514

KEY FACTS

186,330

Population

38.7

Median Age

\$117,203

Median Household Income

216,043

Daytime Population

TAPESTRY SEGMENTS

Diverse Convergence <i>18,331 Households</i>	Top Tier <i>16,704 Households</i>	City Lights <i>10,559 Households</i>
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%.	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 Residents work hard in professional and service occupations but also seek to enjoy life. They earn above average incomes.
Household Types Young family market: 41% of families w/ children (married couple or single parent), plus married couples without children.	Household Types Married couples without children or married couples with older children.	Household Types Families, both married couples and single parents, as well as singles.
Typical Housing High-Density Apartments; Single Family	Typical Housing Single Family	Typical Housing Multi-units; Single Family

ANNUAL HOUSEHOLD SPENDING

\$6,447

Eating
Out

\$3,842

Apparel &
Services

\$11,764

Groceries

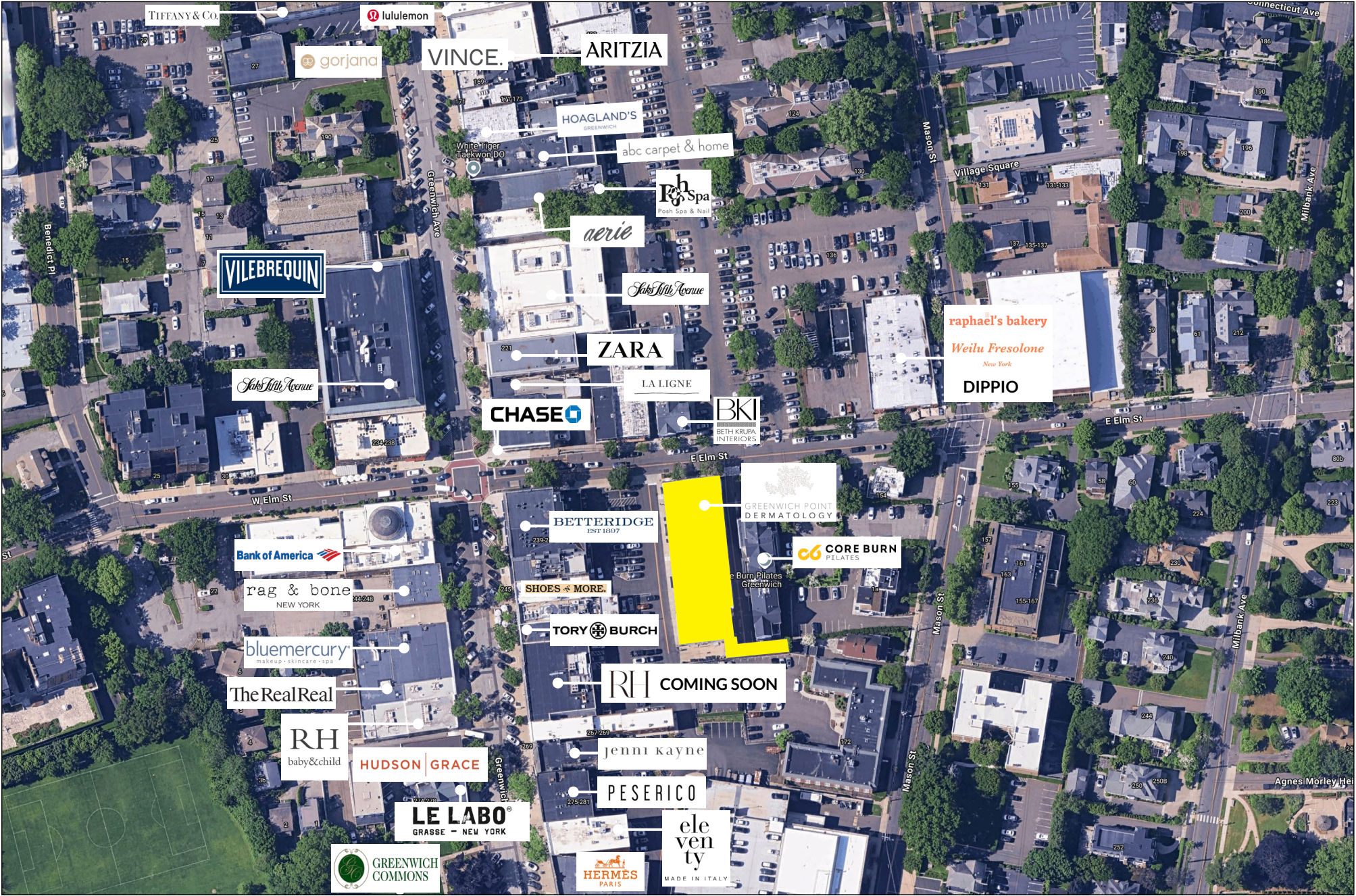
\$457

Computer &
Hardware

\$10,802

Health
Care

LOCAL RETAIL



LOCAL RETAIL



20 EAST ELM STREET



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20 EAST ELM STREET | GREENWICH, CT

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