

FLAGSHIP RETAIL FOR LEASE

20 EAST ELM STREET GREENWICH, CT



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PROPERTY INFORMATION

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

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

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

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All uses considered.

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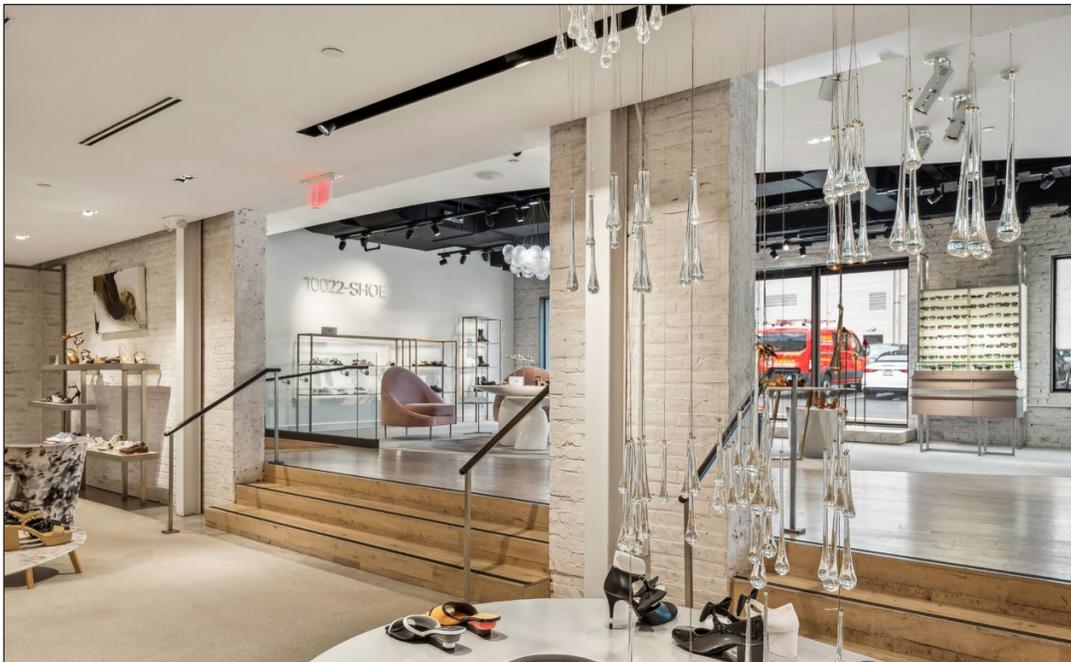
Available July 2026

SPACE DETAILS

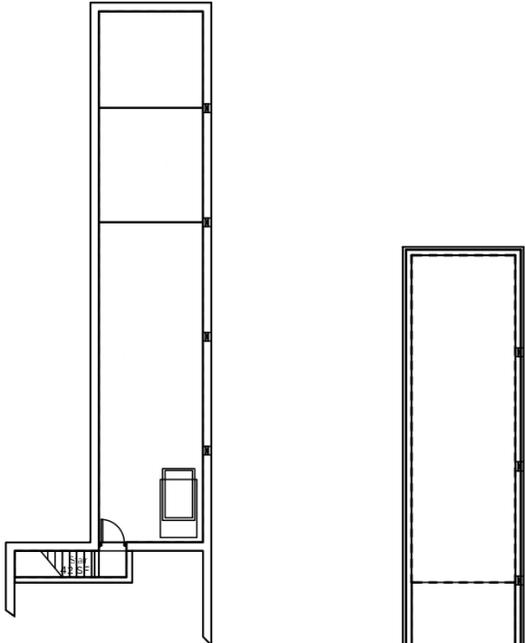
13,250 SF Ground Floor

722 SF Lower Level

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

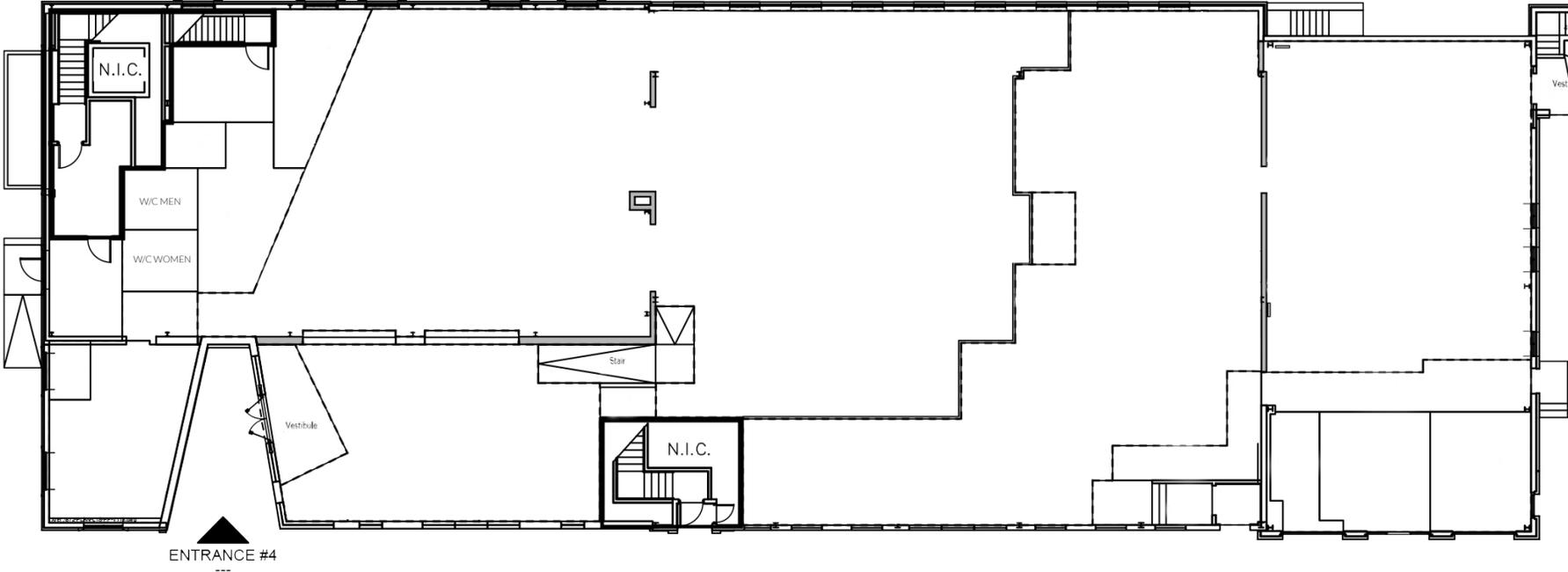


FLOOR PLAN



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**

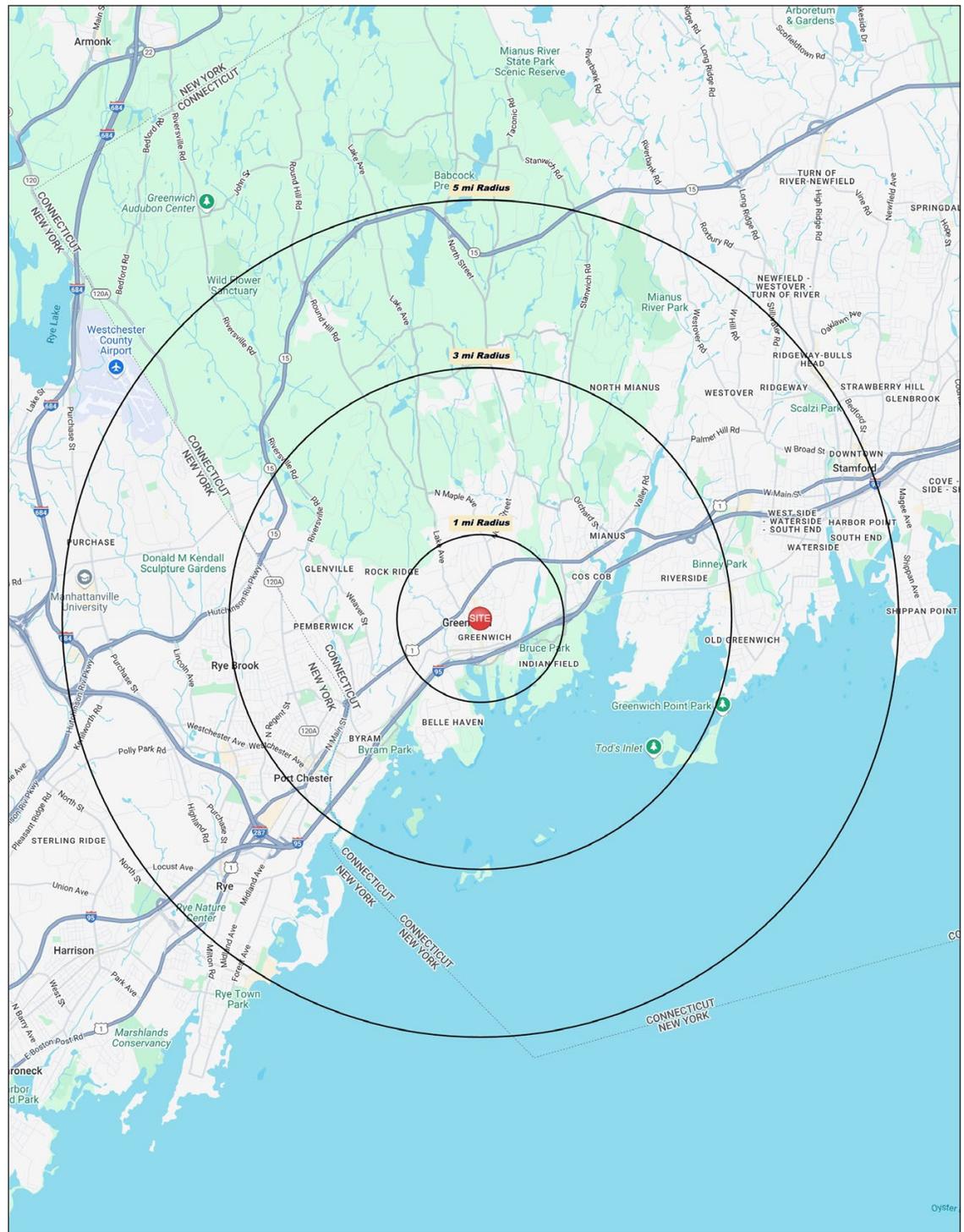
5 MILE RADIUS:



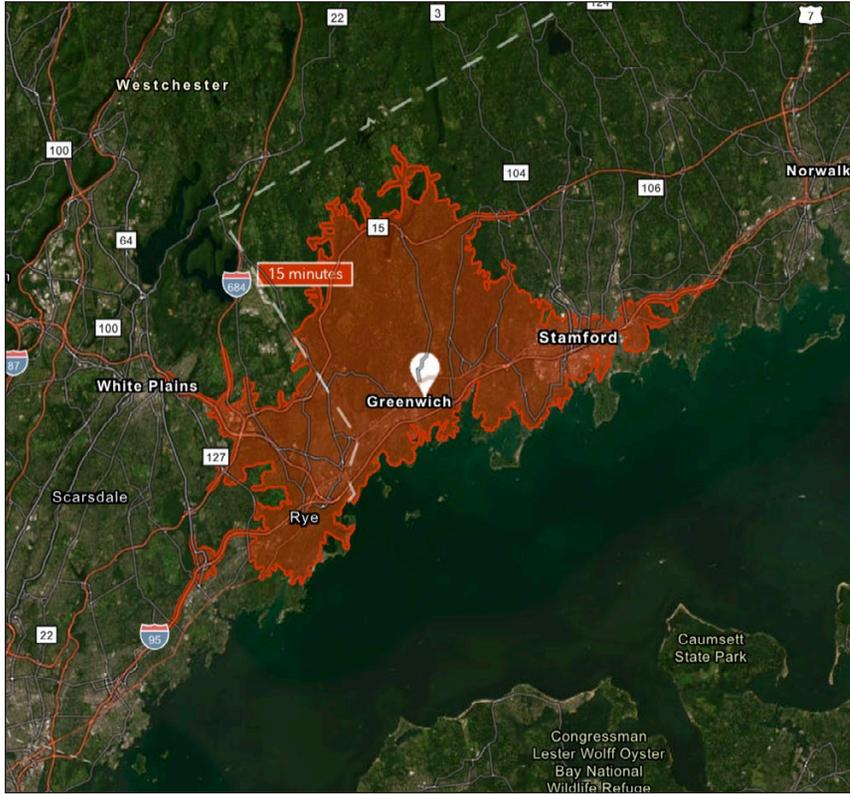
Total Population: **165,913**
Households: **61,858**
Daytime Population: **84,435**
Median Age: **39.1**



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



15 MINUTE DRIVE TIME



KEY FACTS

188,043

Population

38.8

Median Age

\$118,912

Median Household Income

214,849

Daytime Population

TAPESTRY SEGMENTS

Top Tier <i>19,300 households</i>	Uptown Lights <i>11,000 households</i>	Metro Renters <i>10,500 households</i>
<p>Socioeconomic Traits</p> <p>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.</p>	<p>Socioeconomic Traits</p> <p>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.</p>	<p>Socioeconomic Traits</p> <p>These vibrant urban neighborhoods house educated young professionals, many foreign-born, who rent in high-rise buildings. They earn upper-tier incomes, often work remotely, and commute by walking, ridesharing, or public transit.</p>
<p>Household Types</p> <p>Married couples</p>	<p>Household Types</p> <p>Married couples; singles living alone</p>	<p>Household Types</p> <p>Singles living alone</p>
<p>Typical Housing</p> <p>Single Family</p>	<p>Typical Housing</p> <p>Single Family</p>	<p>Typical Housing</p> <p>High Rises</p>

TOTAL RETAIL SALES

Includes F&B



3,716,871,433

EDUCATION

Bachelor's Degree or Higher



58%

OWNER OCCUPIED HOME VALUE

Average



\$1,236,658

ANNUAL HOUSEHOLD SPENDING

\$8,413

Eating Out

\$4,883

Apparel & Services

\$14,290

Groceries

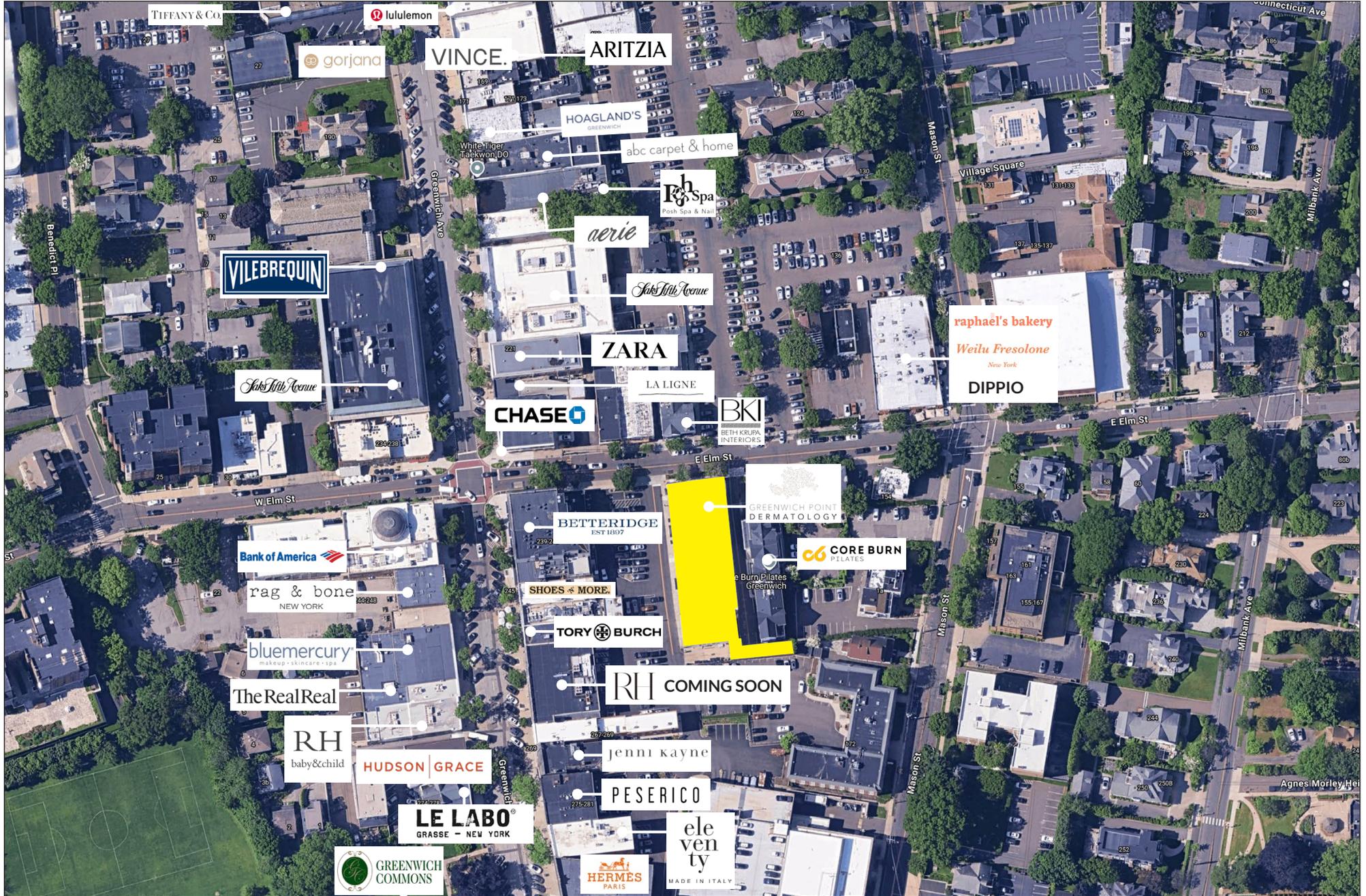
\$453

Computer & Hardware

\$13,250

Health Care

LOCAL RETAIL



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CHARTER REALTY

Peter Levine | (203) 683-1567 | Peter@CharterRealty.com

www.CharterRealty.com

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