

# 98-102 GREENWICH AVENUE

RETAIL  
GREENWICH / CT



PRIME RETAIL CORNER WITH UP TO 5,600 SQUARE FEET, FULL BASEMENT  
AND 60' OF FRONTAGE ON GREENWICH AVENUE

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## SPECIFICATIONS

Space 1	2,125 RSF with 1,970 SF basement	Rent	\$125 PSF NNN
Space 2	3,475 RSF with 2,450 SF basement	Availability	Please call for details
Combined	6,028 RSF		

## FEATURES

- | Prominently positioned retail opportunity along Greenwich Avenue, the most desirable retail shopping destination in Connecticut
- | Surrounded by numerous national retailers including Apple, Hermes, Tumi, LF Stores, Lululemon Athletica, Longchamp, Tory Burch, Club Monaco, Michael Kors, Brooks Brothers, Stewart Weitzman, Jonathan Adler, Saks Fifth Avenue, Zara, Tiffany & Co., J. Crew, Restoration Hardware and many others
- | Excellent corner location with neighboring serenity park
- | Ability to combine both spaces for over 60' of frontage
- | High pedestrian traffic with metered parking in front and surface parking behind shops

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# 98-102 GREENWICH AVENUE

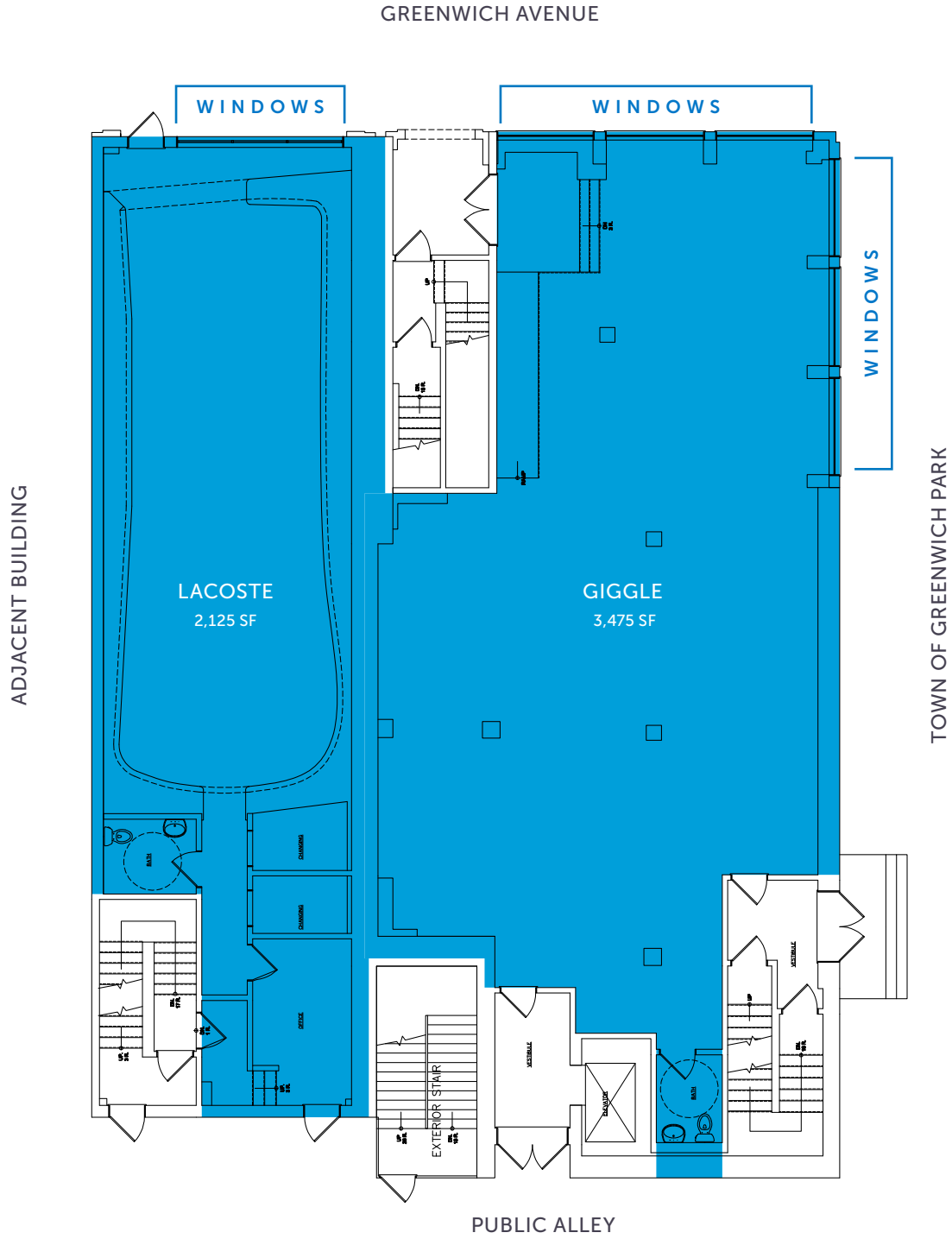
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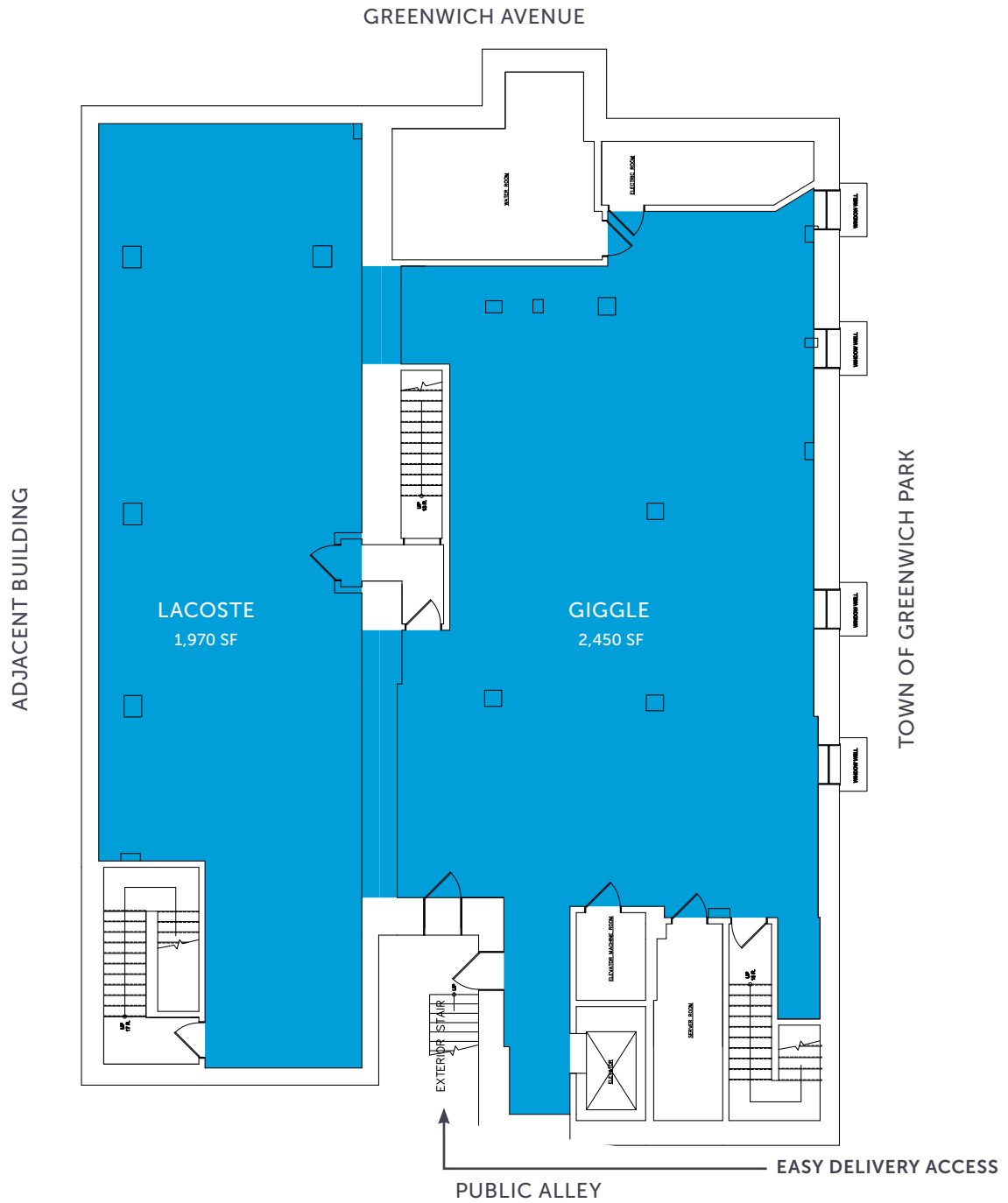
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## FIRST FLOOR



## BASEMENT



# 98-102 GREENWICH AVENUE

HIGHLIGHTED AREA RETAILERS



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# GREENWICH AVENUE RETAILER OVERVIEW

## WEST PUTNAM AVENUE

Greenwich Running	2
Second Time Around (Relo)	10
Available	16
Optical Options	18
Gruber's Cleaners	18
Jacadi	22
East Putnam Variety	26
Subway	28
Skinny Pizza	30
Available	40
AT&T	42
Pasta Vera	48
Cochni	50
Classic Kids	54
Available	60
The Ginger Man	64
Crane & Lion	68
Gabby	70
Innovation Luggage	86
Steven Alan	82
Everything But Water	84
Copious Row	86
Jonathan Alder	88
Lilly Pulitzer	92
St. Clair (Available)	96

## SITE 98-102 GREENWICH AVENUE

Greenwich Pharmacy	116
CFCF Coffee	118
Stewart Weitzman	120

## LEWIS STREET

J. Crew	126
Tiffany & Co.	140
Terra Ristorante	156
Charles Stuttig Locksmith	158
JUJA Active	160
St. Mary's Church & Parish Center	178
Vilebrequin	200
Saks Fifth Avenue	200
Saks Fifth Avenue	200
Sandro (Available)	200
Sweaty Betty	200
Saks Fifth Avenue	200
Saks Fifth Avenue	200
Saks Fifth Avenue	200
Anne Fontaine	234
Oliver People's (Available)	236
Baccarat (Available)	238

## WEST ELM STREET

Bank of America	240
Rag & Bone	248
Dooney & Bourke	250
Eileen Fisher	252
Calypso	254
Madewell	256
Sunglass Hut	260
Restoration Hardware Baby & Child	264
Papyrus	268
Longchamp	272
Available	276
Lynnens (Available)	278
GREENWICH	
COMMONS PARK	
Greenwich Board Of Education	290

## ARCH STREET

Restoration Hardware	310
Tesla	340
B.Good	342
Claire's	344
Barbara Harris Water Jewels	346
Ruby & Jenna	348
Athleta	350
Rodd & Gunn	354
Apple	356
Juice Press	360
Meli-Melo	362

## GRIGG STREET

Mediterraneo	366
Harvest	372
Eres	372
Steam	374
The National	376
Samuel Owen Gallery	382
Winston Flowers	382
Le Pain Quotidien	382
Theory	396
EuroChasse	398
Michaelangelo of Greenwich	410
Peoples Bank	410

## RAILROAD AVENUE

## EAST PUTNAM AVENUE

1 Chase Bank
1 Pickwick Plaza (Available)
41 The Granola Bar
43 Abby M. Taylor Fine Arts
49 Chipotle
53 Bonobos
53 Citizen's Bank

## AMOGERONE PLACE

69 Best Ever Cleaners
73 Out of The Box
75 Lexington Clothing Company (Available)
75 Sephora
83 Hamptonite
85 Courage B
87 Trapp Optical of Greenwich
89 Mangano
99 CVS
103 Roberta Roller Rabbit
107 Janie & Jack (Available)
113 Allen Edmonds
117 Shari's Place
121 Manfredi Jewelers
125 Shreve, Crump & Low

## LEWIS STREET

145 Vineyard Vines
151 Lululemon Athletica
161 Vince
163 Joie
165 Marmot Mountain
169 Lux Bond & Green (Available)
173 Club Monaco
175 Hoagland's of Greenwich
181 Brooks Brothers
195 Rag & Bone (Available)
197 Chase Bank
205 Saks Fifth Avenue
225 Zara
227 Available
229 Kristals Cosmetics
235 TD Bank

## EAST ELM STREET

239 Betteridge
243 Hobbs
251 Shoes & More
253 Morello Italian Bistro
255 Tory Burch
265 Ralph Lauren (Available)
267 Fred D. Knapp & Son Funeral Home
271 Kate Spade
271 Velvet
277 Grannick's Pharmacy
279 Michael Kors
283 COS
289 Tumi
289 Hermès

## BRUCE STREET

299 Town of Greenwich Public Safety Complex
299 Senior Center
299 Arts Center

## HAVEMEYER PLACE

301 Starbucks
315 Verizon
315 La Fenice Gelateria
315 Benefit Cosmetics
319 LF Stores
321 Great Stuff
325 Intermix
333 Christian Science Reading Room
335 Alice & Oliva
339 Versailles
343 Splendid
345 Zyn's News & Cigars
347 Coppola Tailors
347 Petticoat Lane
349 Tiffany Nails
351 Free People (Available)
353 Available
355 GAIA
359 Richards of Greenwich

## FAWCETT PLACE

365 Douro Restaurant
365 Oggi5 (Available)
367 Relax The Back
369 Pinkberry
369 Le Tarte
371 Montepicaza
373 Putnam Restaurant
375 Greenwich Salad Company
375 Avenue Nails
375 Brandy Melville
381 Abis Japanese Steakhouse
383 St. Moritz
402 Subway
403 Sundown Saloon
405 Cavalier Galleries
409 Available
409 East End - Z Hospitality Group
415 Available

## RAILROAD AVENUE

# 98-102 GREENWICH AVENUE

## DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>POPULATION</b>			
Estimated Population (2016)	10,415	68,641	156,957
Projected Population (2021)	10,743	70,836	161,913
Census Population (2010)	9,843	66,206	145,002
Census Population (2000)	10,378	65,350	138,552
Projected Annual Growth (2016-2021)	328	2,195	4,956
Historical Annual Growth (2010-2016)	572	2,435	11,955
Historical Annual Growth (2000-2010)	-535	856	6,450
Estimated Population Density (2016)	3,316	2,429	1,999
Trade Area Size	3.1	28.3	78.5
<b>HOUSEHOLDS</b>			
Estimated Households (2016)	4,861	25,560	55,084
Projected Households (2021)	5,088	26,567	57,290
Census Households (2010)	4,561	24,587	50,793
Census Households (2000)	4,769	24,815	50,464
Projected Annual Growth (2016-2021)	227	1,007	2,206
Historical Annual Change (2000-2016)	92	745	4,621
<b>AVERAGE HOUSEHOLD INCOME</b>			
Estimated Average Household Income (2016)	\$238,356	\$208,268	\$192,959
Projected Average Household Income (2021)	\$288,860	\$251,281	\$232,625
Census Average Household Income (2010)	\$165,888	\$170,744	\$165,878
Census Average Household Income (2000)	\$138,221	\$138,924	\$135,051
Projected Annual Change (2016-2021)	\$50,504	\$43,013	\$39,667
Historical Annual Change (2000-2016)	\$100,134	\$69,344	\$57,908
<b>AVERAGE HOUSEHOLD INCOME</b>			
Estimated Median Household Income (2016)	\$124,367	\$133,564	\$123,664
Projected Median Household Income (2021)	\$134,771	\$145,418	\$134,997
Census Median Household Income (2010)	\$96,507	\$104,090	\$100,019
Census Median Household Income (2000)	\$82,428	\$91,287	\$88,013
Projected Annual Change (2016-2021)	\$10,404	\$11,855	\$11,334
Historical Annual Change (2000-2016)	\$41,939	\$42,277	\$35,651
<b>PER CAPITA INCOME</b>			
Estimated Per Capita Income (2016)	\$111,327	\$77,651	\$67,937
Projected Per Capita Income (2021)	\$136,878	\$94,337	\$82,522
Census Per Capita Income (2010)	\$76,862	\$63,411	\$58,105
Census Per Capita Income (2000)	\$63,753	\$52,431	\$48,922
Projected Annual Change (2016-2021)	\$25,551	\$16,686	\$14,585
Historical Annual Change (2000-2016)	\$47,574	\$25,220	\$19,014
Estimated Average Household Net Worth (2016)	\$1,667,868	\$1,731,223	\$1,599,167

