

GREENWICH AVENUE

PRIME RETAIL SPACE



161-165 GREENWICH AVENUE, GREENWICH, CT

For more information contact:
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Brokers Protected

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

Premises

| | <u>Sq.ft.</u> | <u>Frontage</u> |
|---------|---------------|-----------------|
| Total | 7,087 | 67' |
| Store A | 3,942 | 37'-7" |
| Store B | 3,145 | 29'-5" |

Features

Great frontage

Exceptional Visibility - 12' Ceilings on First Floor

Lower Level Ceiling Approximately 8'-9" - 9'-6" With Some Variation

Sprinklers Throughout - Easy Access to Municipal Parking

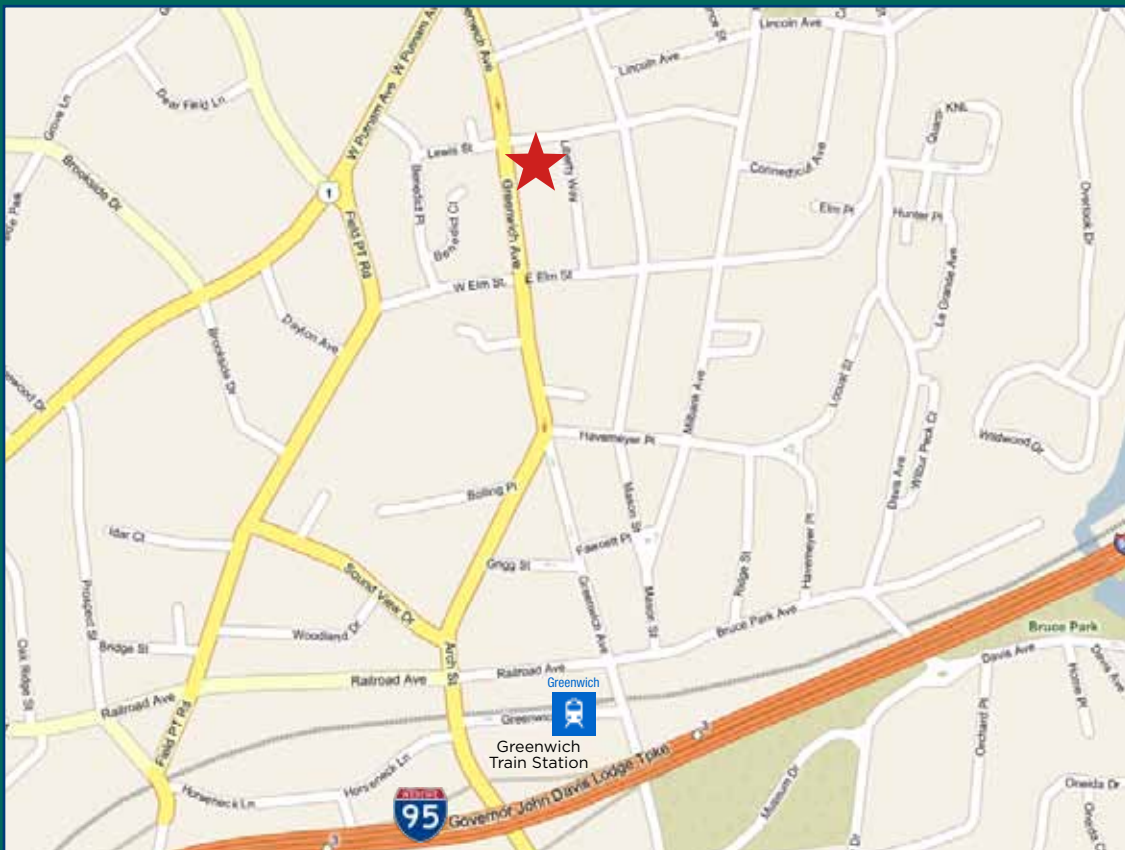
Availability and Rental Rate

Upon Request

Trade Area Demographics

| <u>Population Avg.</u> | <u>HH Income</u> |
|------------------------|------------------|
| 3 Miles 68,288 | \$137,267 |
| 5 Miles 139,396 | \$134,208 |
| 7 Miles 257,773 | \$123,866 |

Area Map



LUCY
RITZ CAMERA
TAHITI STREET
INNOVATION LUGGAGE
JOHNATHAN ADLER
LILLY PULITZER
LACOSTE
GIGGLE
GREENWICH PHARMACY
ESPRESSO BAR

STUART WIETZMAN SHOES

SEPHORA
COURAGE. b
ELLA VICKERS
TRAPP OPTICIANS
FEMME GEMS
CVS
CHRISTOPHER FISCHER
JANIE & JACK
TOGS
BETTERIDGE JEWELERS
MANFREDI JEWELERS

LEWIS STREET

J. CREW
TIFFANY
TERRA RESTAURANT
STUTIG LOCKSMITH
FRENCH SOLE
ST. MARY CHURCH
SOHO LOUNGE
BAKER FURNITURE
BCBG MAX MARA
ANNE FONTAINE
L'OCCITANE
BACCARAT

GREENWICH AVENUE

VINEYARD VINES
LULULEMON
 **SITE**
LUX BOND & GREEN
HH BROWN
HOAGLANDS
BROOKS BROTHERS
RUGBY
JP MORGAN CHASE
SAKS FIFTH AVE
ZARA
JEWELRY BY ROSE
GRUEN EYES
T.D. BANK

WEST ELM STREET

BANK OF AMERICA
LUCKY JEANS
DOONEY & BURKE
JACK WILLS
MADEWELL
GAP KIDS
PAPYRUS
LONGCHAMPS
LYNENS
GREENWICH COMMONS

EAST ELM STREET

RESTORATION HARDWARE
TORY BURCH
MORELLO RESTAURANT
RALPH LAUREN
KATE SPADE
MICHAEL KORS
GRANNICK'S PHARMACY
SCOOP NYC
TUMI
HERMES

BRUCE PLACE

Location

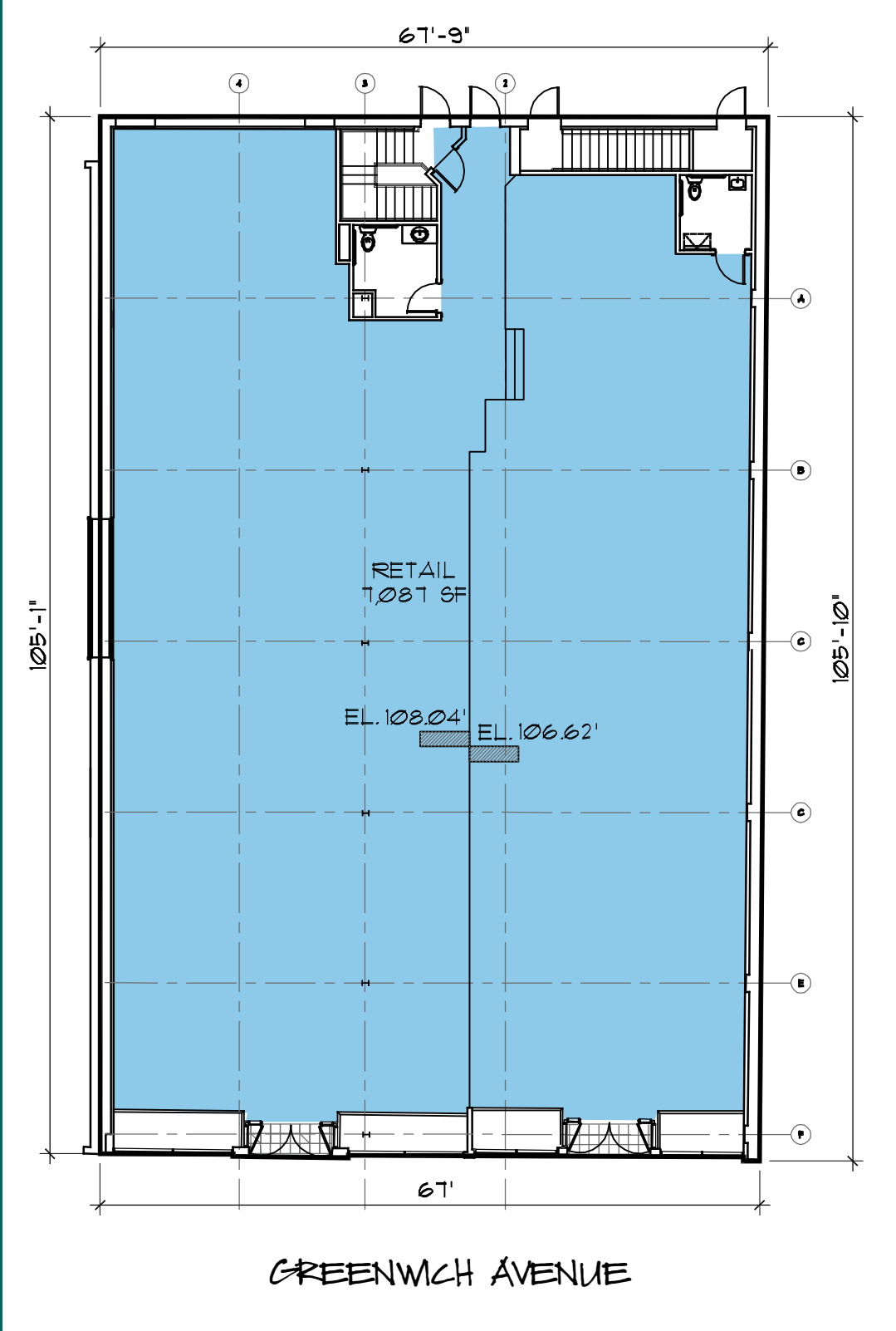
Prime location on one of America's finest retail streets.

Directly across from Tiffany & Co. and J. Crew.

On the same block as Brooks Brothers, Saks Fifth Ave, Rugby and Zara.

FIRST FLOOR

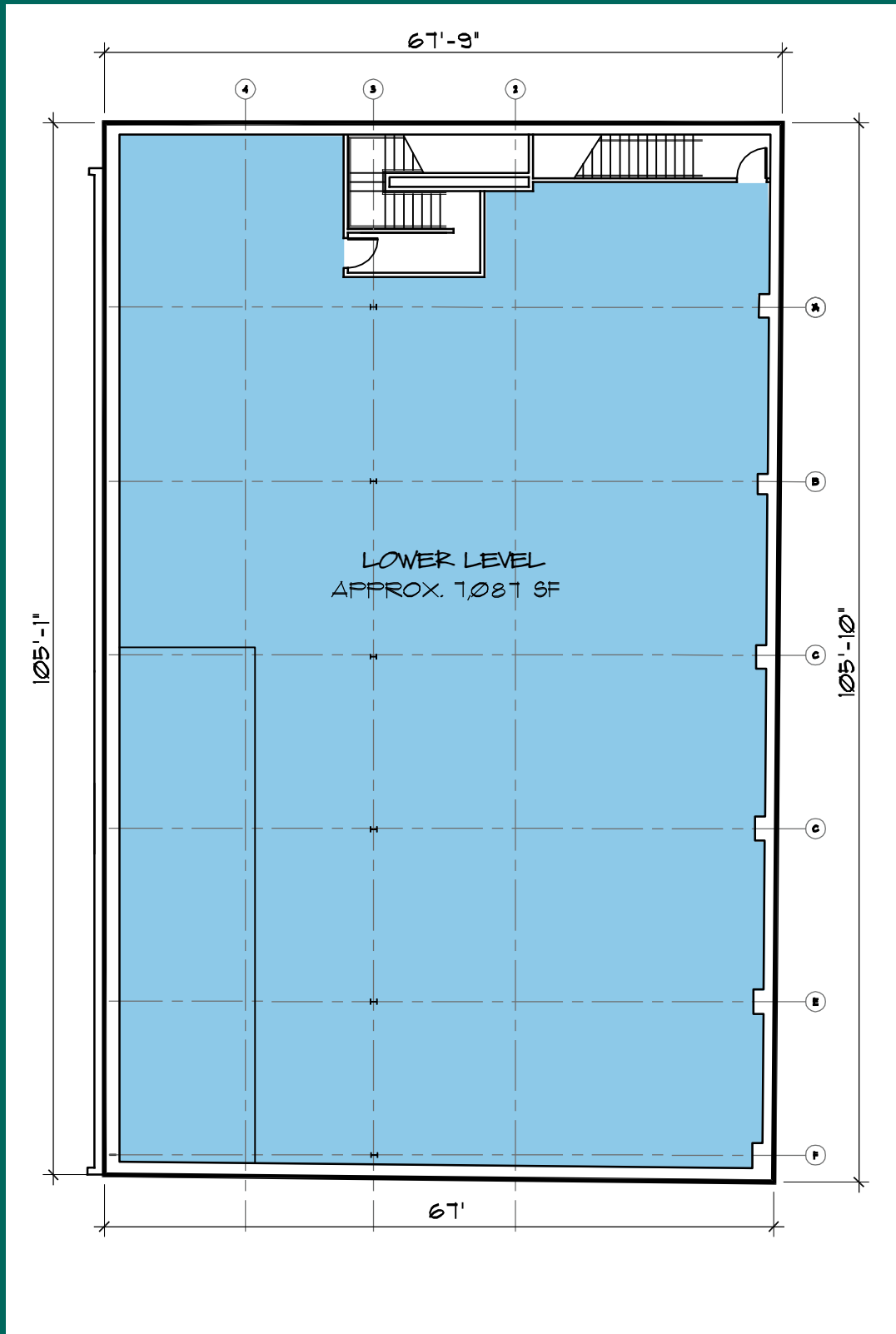
FULL FLOOR



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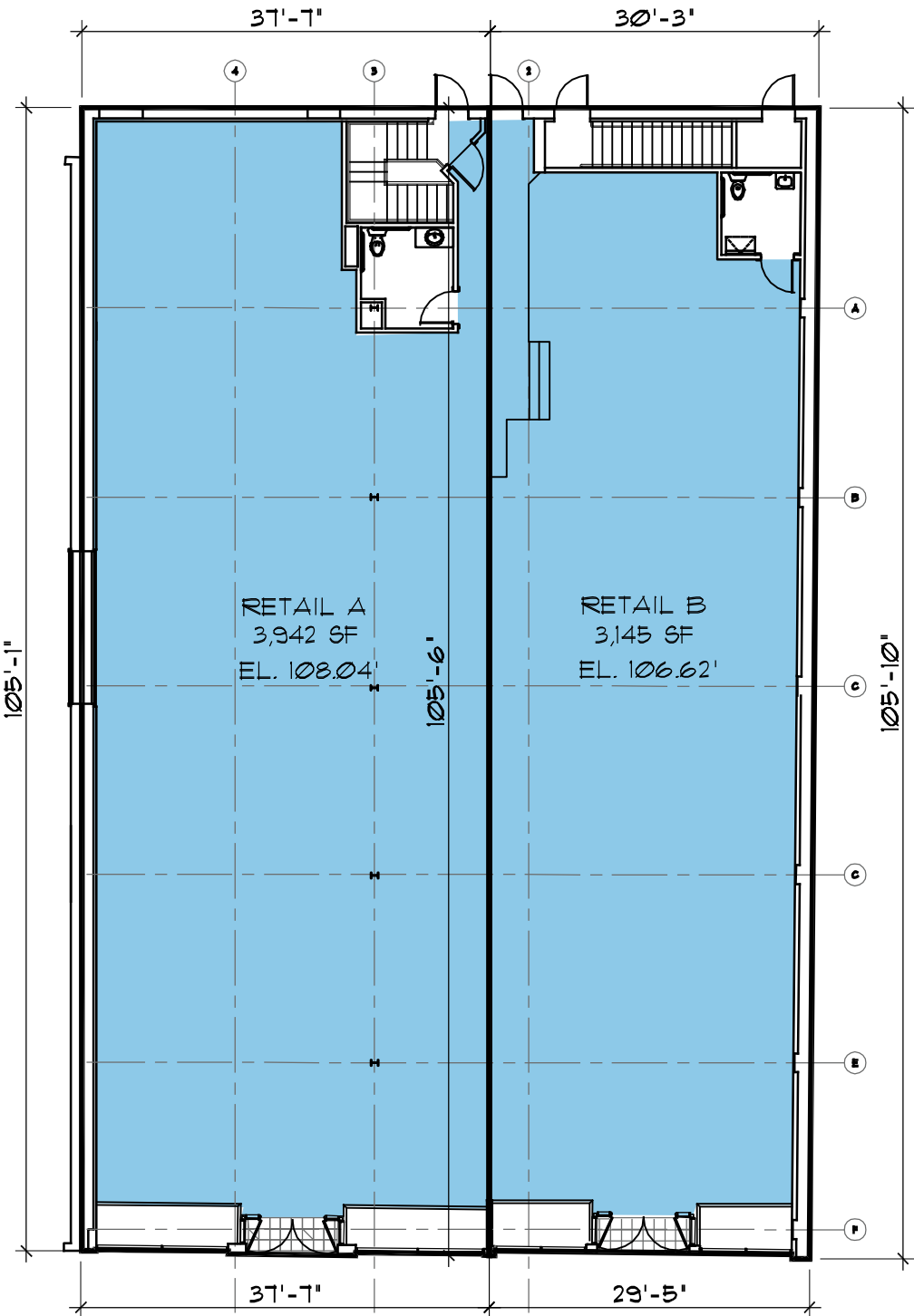
LOWER LEVEL

FULL FLOOR



FIRST FLOOR

DIVIDED

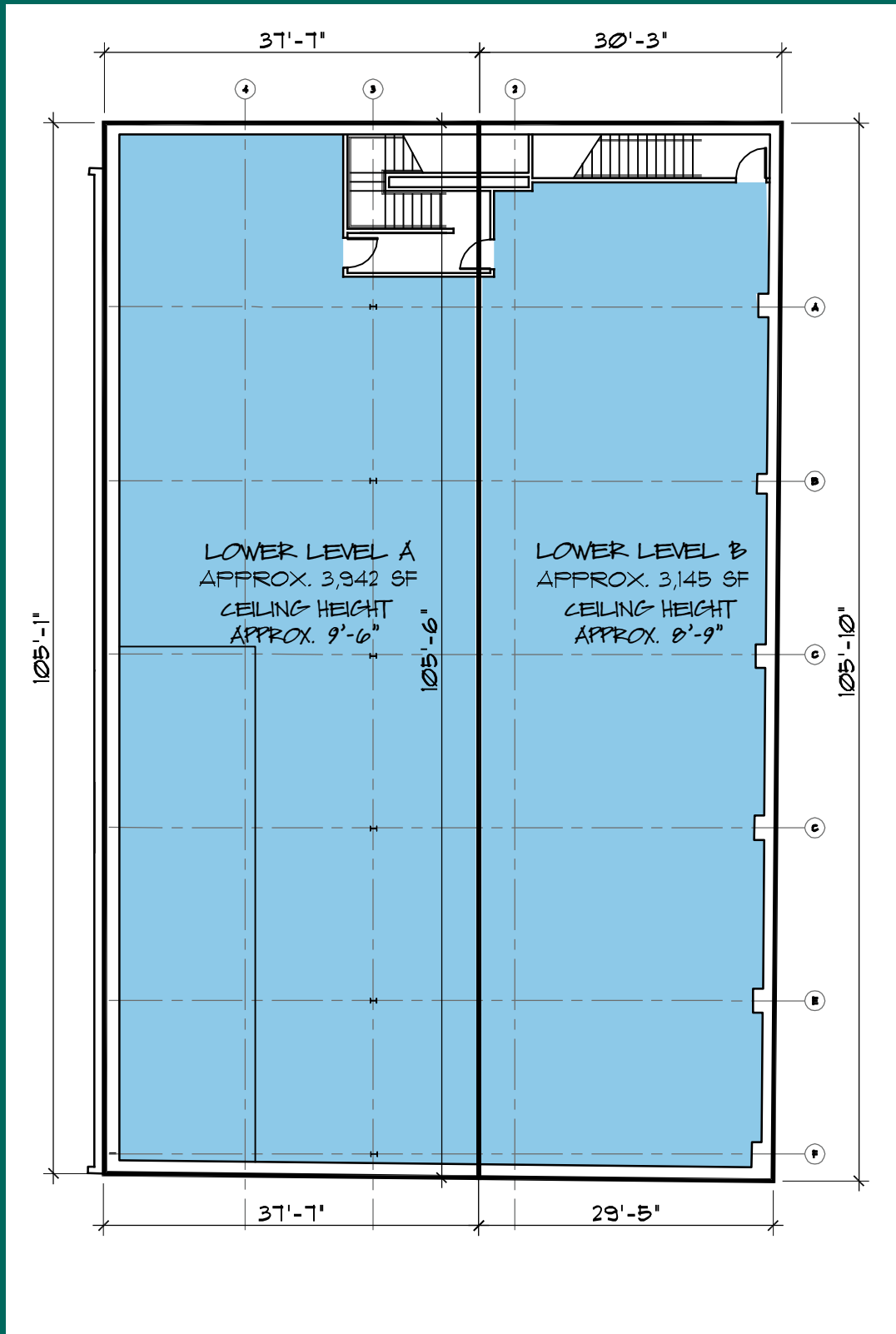


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LOWER LEVEL

DIVIDED



SOME AREA RETAILERS

