

100 EAST

100 EAST PUTNAM AVENUE
GREENWICH, CT



PRIME RETAIL SPACE IN THE CENTER OF A BOOMING DOWNTOWN AREA

LOCATED 28 MILES EAST OF NEW YORK CITY IN GREENWICH, CONNECTICUT

Total Retail space consists of Approximately 4,550sqft, which can be divided into 2 or 3 independent retail spaces or taken as a whole.

This unique opportunity is located within the highly sought-after Cos Cob submarket within Greenwich, CT, and is just a 45-minute drive or direct train ride to New York City, NY.

The Building is strategically located on the corner of East Putnam Avenue (Route 1) and Taylor Lane, less than 1 mile from Exit 4 ramp of the major I-95 north-south thoroughfares.

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St. Katherine Group

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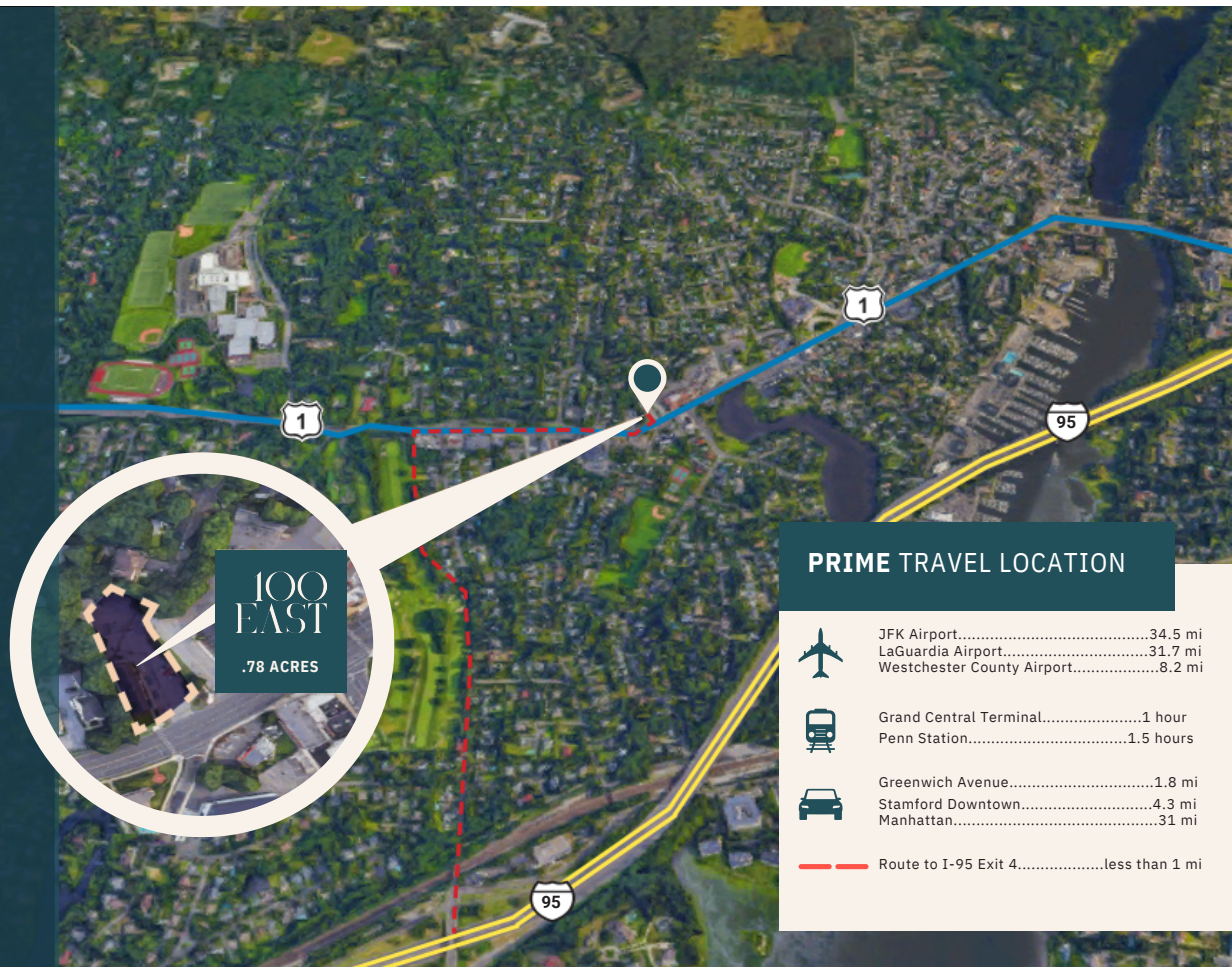
LOCATION OVERVIEW

LOCATED ON ROUTE 1 LESS THAN ONE MILE FROM I-95 EXIT 4, AND PUBLIC TRANSIT ACCESS VIA METRO NORTH LESS THAN ONE MILE FROM SITE LOCATION.

DEMOGRAPHIC PROFILE

within a 3 mile radius of 100 E Putnam Avenue

POPULATION	61,787
HOUSEHOLDS	23,085
AVERAGE HOUSEHOLD INCOME	\$191,183
MEDIAN AGE	42.7



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Greenwich demographics boast one of the highest income levels in the country



One of the premier office and retail markets in suburban America



Excellent location, visibility and frontage in Cos Cob



Rare opportunity for retail space on Putnam Ave

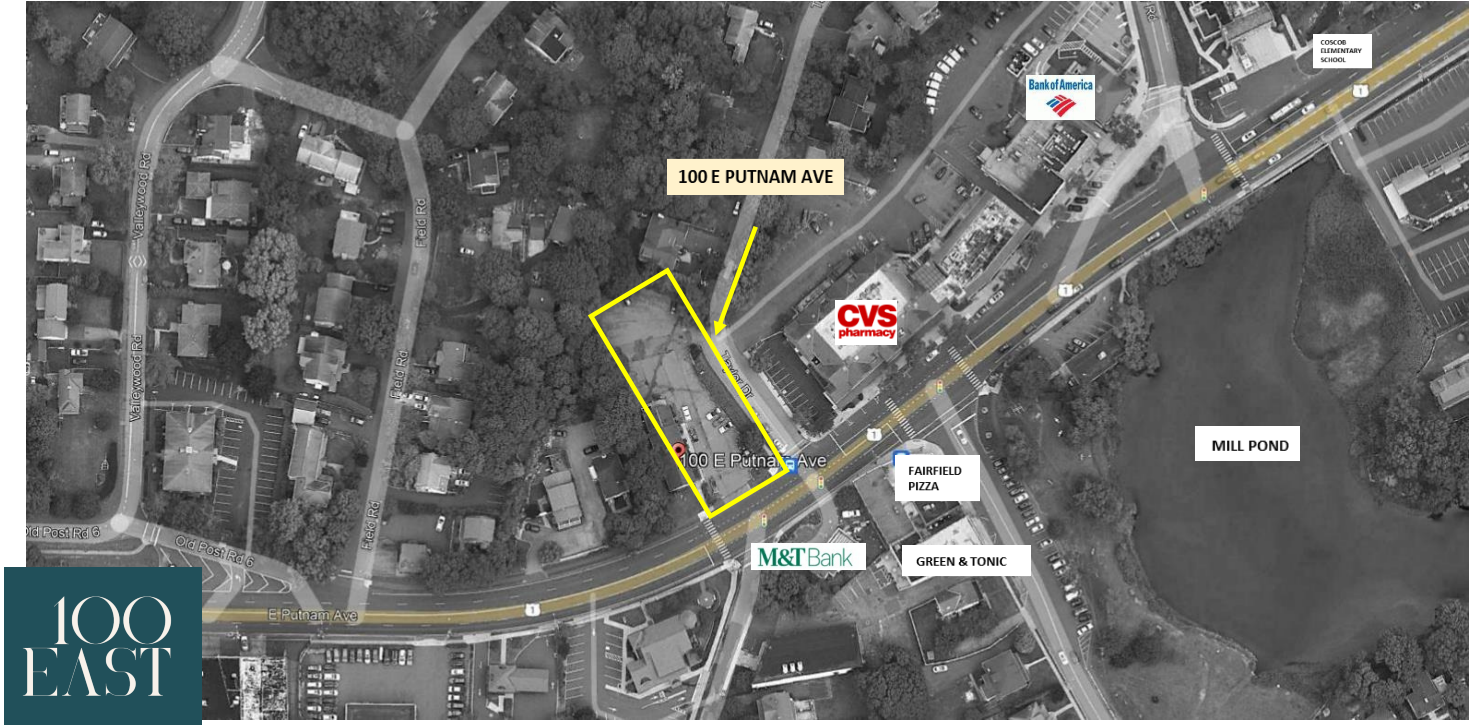


Historically low vacancy rates

MARKET OVERVIEW

Greenwich, CT is widely considered the most affluent town in the highly sought after County of Fairfield. Long known as the Gateway to New England, Greenwich is strategically located within a 35 minute commute to Manhattan and is bordered by the ever growing Stamford market on the east, New York's Westchester County on the west and the waters of Long Island Sound on the south. The town of Greenwich is internationally known as a suburban epicenter for business and retail. The numerous corporate headquarters located throughout Greenwich include organizations such as Interactive Brokers, AQR Management, W.R. Berkley, Viking Global Investors and BlueSky Studios, while Greenwich Avenue is dominated by such luxury international brands as Zara, Apple, Tiffany & Co., Vilebrequin and Hermes.

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MAJOR EMPLOYERS

The Greenwich market is home to an impressive office and retail tenant roster. Notably, the overall market features a significant financial and hedge fund cluster along with high-end retailers. Local residents therefore benefit from access to employment opportunities from major corporations.

SELECT OFFICE EMPLOYERS



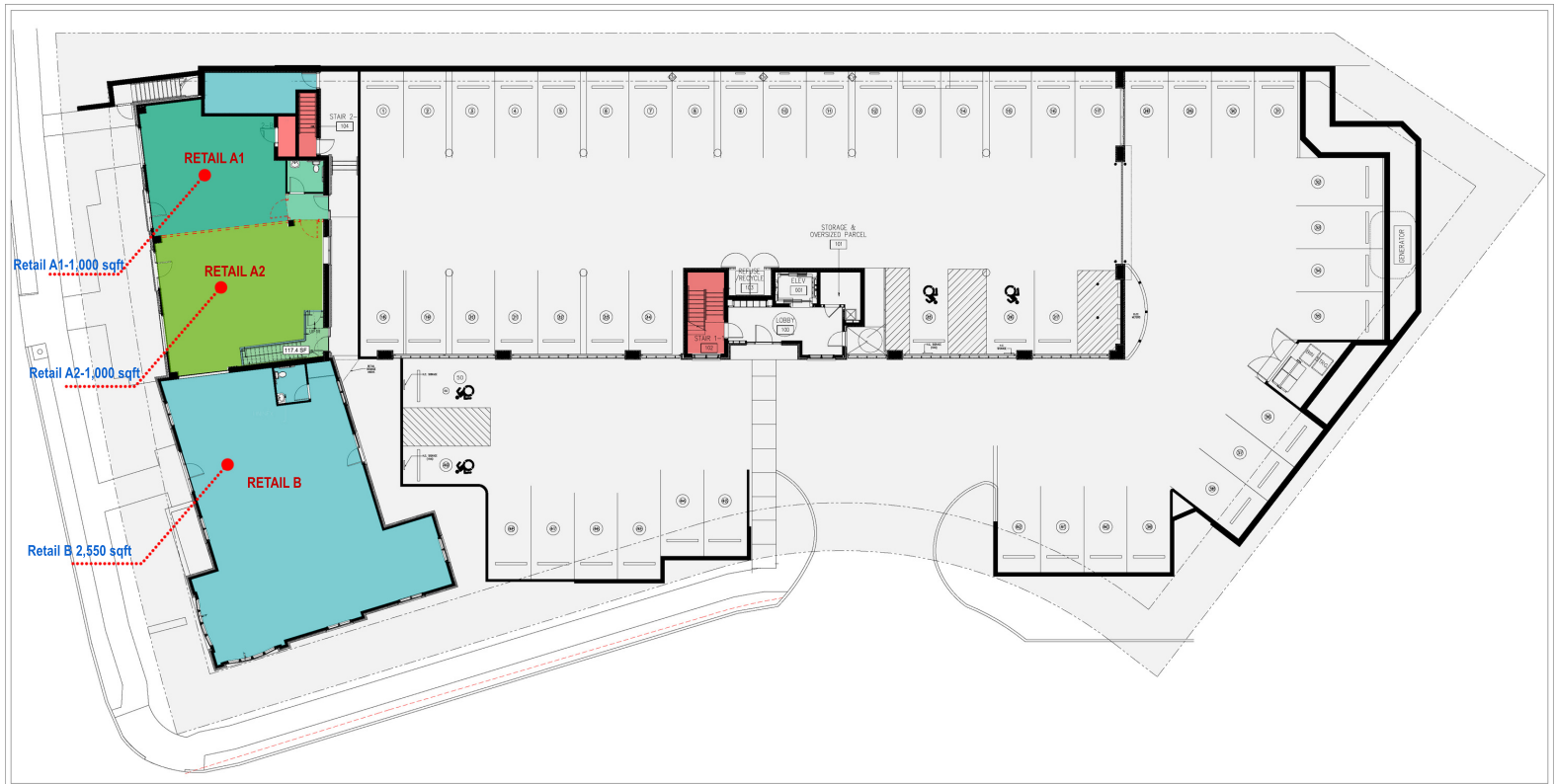
SELECT RETAIL EMPLOYERS



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GROUND FLOOR RETAIL LAYOUT

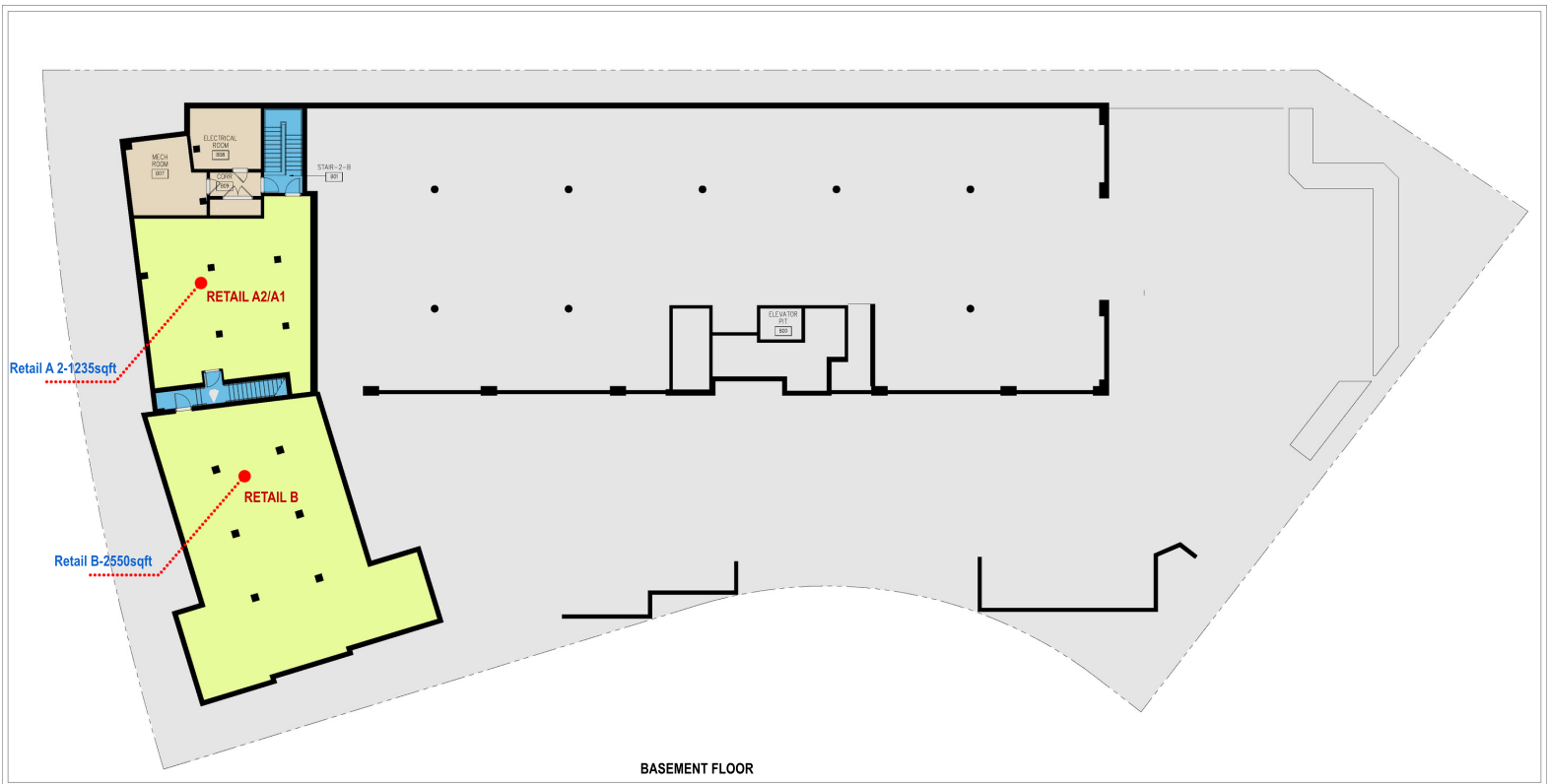
TOTAL
4,550 sq ft



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BASEMENT RETAIL LAYOUT

TOTAL
3,785 sq ft



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Exclusively Offered By

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