

FOR SALE — DEVELOPMENT SITE

85 East Putnam Avenue • Cos Cob • Connecticut

- HIGHLY VISIBLE HALF ACRE SITE
- CENTRAL GREENWICH LOCATION
- AVERAGE VPD 20,700

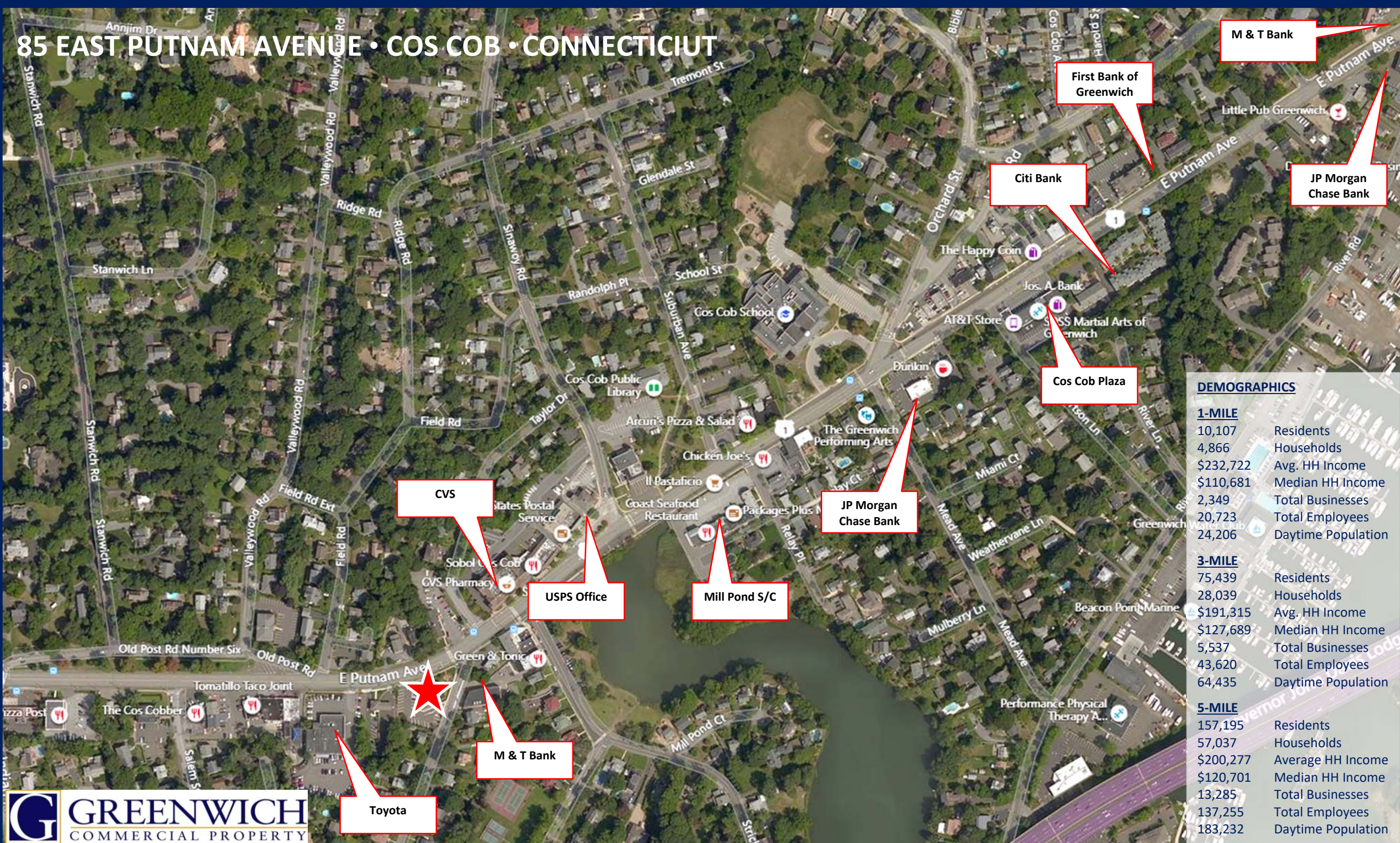
CONTACT EXCLUSIVE BROKER
Bill Mason (203) 869-3300
Bill@GreenwichCommercial.com

ZONING and LAND DATA

Zone: LB Local Business
Lot Size: .4929 Acres / 21,471 SF
Max Building Height: 35 FT or 2.5 Stories
Max FAR: 50% of lot size / 10,73 5SF
Max Building Coverage: 30% / 6441 SF
Max Lot Coverage: 75% / 16,103

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DEMOGRAPHICS

1-MILE

10,107	Residents
4,866	Households
\$232,722	Avg. HH Income
\$110,681	Median HH Income
2,349	Total Businesses
20,723	Total Employees
24,206	Daytime Population

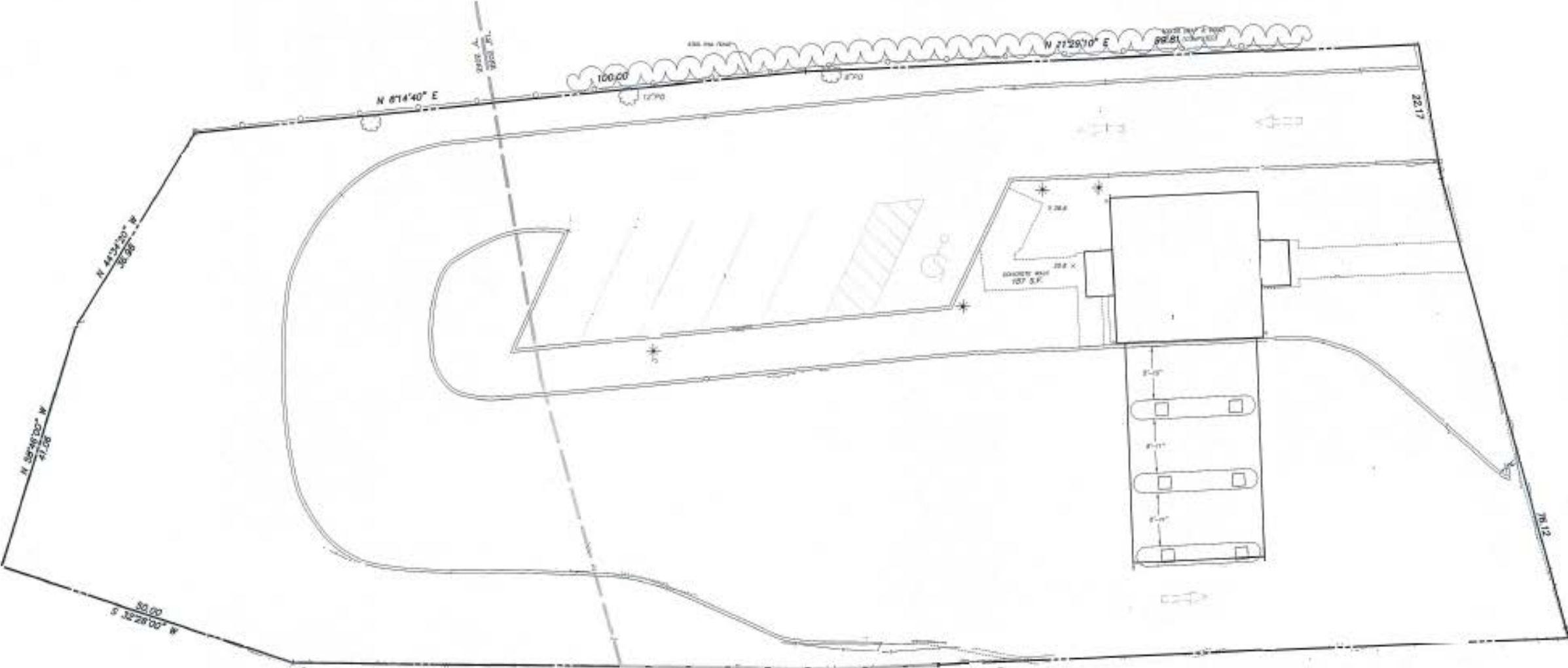
3-MILE

75,439	Residents
28,039	Households
\$191,315	Avg. HH Income
\$127,689	Median HH Income
5,537	Total Businesses
43,620	Total Employees
64,435	Daytime Population

5-MILE

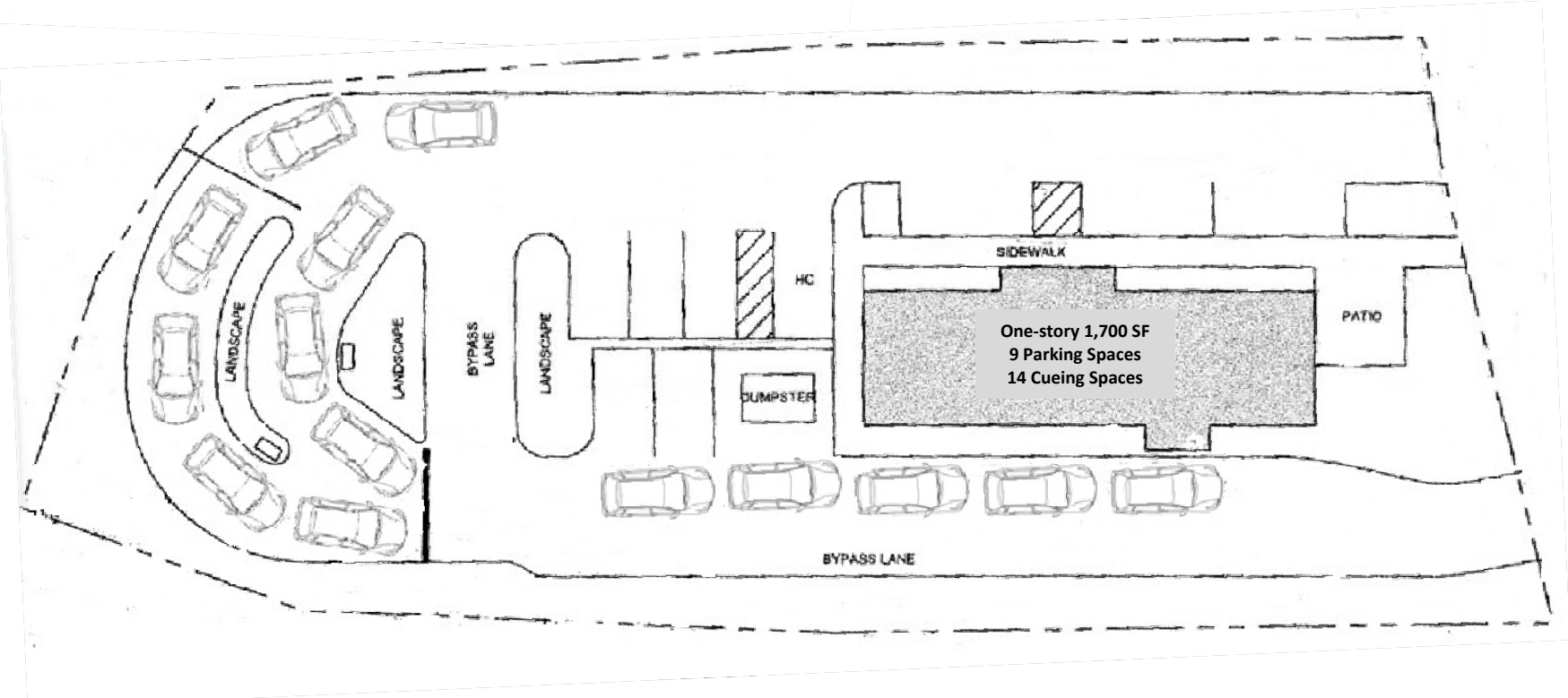
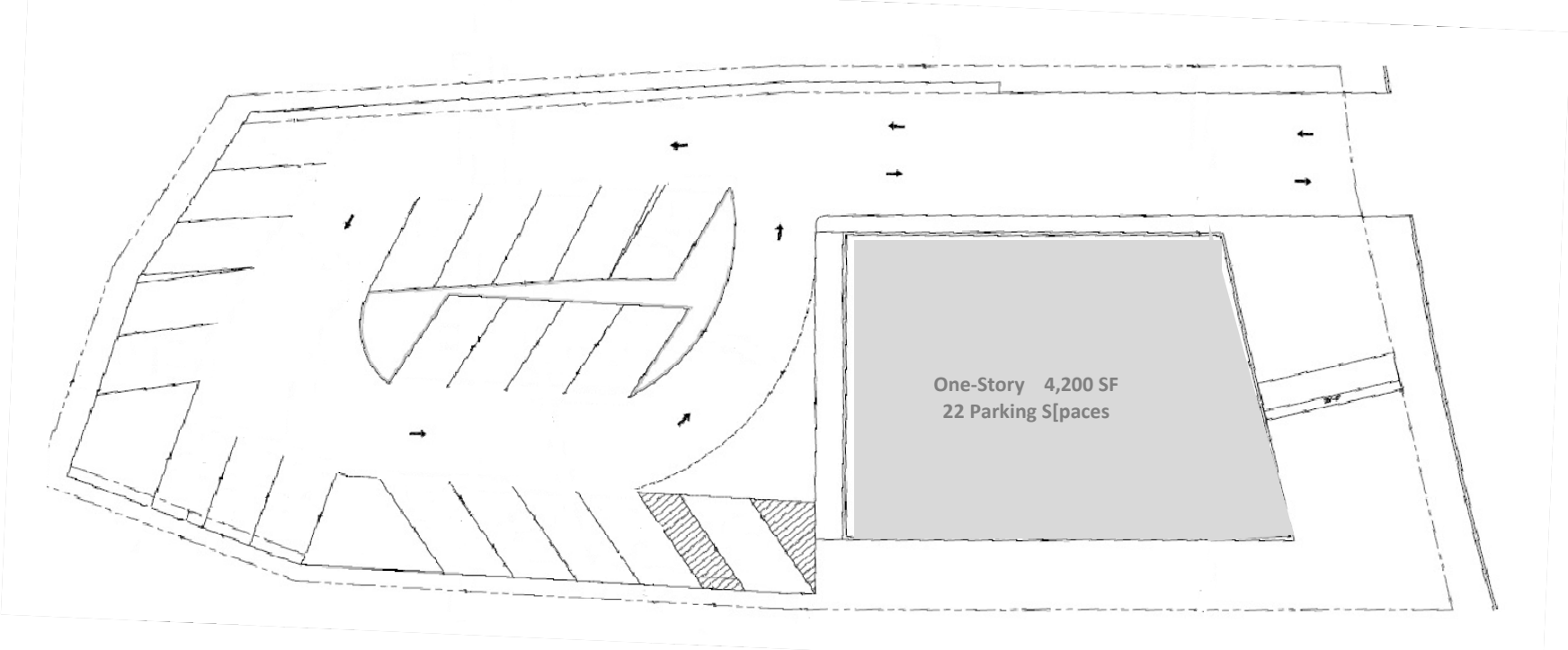
157,195	Residents
57,037	Households
\$200,277	Average HH Income
\$120,701	Median HH Income
13,285	Total Businesses
137,255	Total Employees
183,232	Daytime Population

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As Built Site Plan

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