



THE **RETAIL LEASING**
COMPANY
A Division of **Bernard Realty Corp**

AVAILABLE FOR LEASE

•High Profile Greenwich Avenue Retail Space•

88 Greenwich Avenue, Greenwich CT



PREMIER STORE LOCATION

Adjacent to Lilly Pulitzer, Vineyard Vines, J. Crew

Across from one of the top-volume street retail CVS locations in the country

Size:	Ground Floor: 3,000 sq. ft. Storage Basement: 1,275 sq. ft.
Condition:	Existing Vanilla Box
Ceiling Height:	10'- 12"
Frontage:	Wrap around Two Elevation Facade Approx. 35' of Frontage & Potential for double street sign exposure
Storefront:	Approx. 20'
Available:	9/15/2024
Lease Price:	\$135 P.S.F NNN

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71 Arch Street

Greenwich, Connecticut 06830

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88 Greenwich Avenue – Street Map/Locator

WEST PUTNAM AVENUE

- 2 The Tailored Home
- 6 Blo Blow Dry Bar
- 10 La Taqueria
- 18 Optical Options
- 18 Gas Bijoux
- 22 Jacadi
- 26 East Putnam Variety
- 28 Falafel Taco
- 30 Bianca Restaurant
- 40 Jewels by Viggi
- 42 AT&T Wireless
- 48 Pasta Vera Restaurant
- 50 Macrae Skye
- 60 Modiana Kitchens
- 64 The Ginger Man
- 68 Miku Sushi
- 70 Gabby
- 72 Steinway Piano
- 82 The Piccolina Shop
- 84 Everything But Water
- 86 Funky Monkey
- 88 AVAILABLE LOCATION** ←
- 92 Lilly Pulitzer
- 96 Sorokin Gallery
- 98 Maman
- 102 Sweetgreen
- 116 Greenwich Pharmacy
- 118 CFCF Cafe

LEWIS STREET

- 126 J. Crew
- 140 Tiffany & Co.
- 156 Terra Ristorante
- 158 C. Stuttig Lock Smith
- 160 Gorjana
- 178 Church
- 178 St. Mary's Parish Center
- 200 Vilebrequin
- 200 The Vault - Saks Fifth Avenue
- 200 Saks Fifth Avenue
- 200 Saks Fifth Avenue
- 200 Saks Fifth Avenue
- 234 Anne Fontaine
- 236 Oliver Peoples
- 238 Baccarat

EAST PUTNAM AVENUE

- 1 Chase Bank
- 1 TD Bank
- 1 Available
- 41 The Granola Bar
- 43 Burton Young Greenwich Ave
- 49 The Cottage
- 53 Bonobos
- 53 Citizen's Bank

AMOGERONE CROSSWAY

- 69 Best Ever Cleaners
- 73 Petite Maison Kids
- 73 Gretchen Scott
- 75 Sephora
- 83 Mason Cleaners
- 85 Nobelle
- 87 Trapp Optical
- 89 Verizon
- 99 CVS

- 103 Roberta Roller Rabbit
- 107 Rebag
- 107 Lobster Truck
- 113 LoveShackFancy
- 117 Westside/Everafter
- 121 Manfredi Jewelers
- 125 Shreve, Crump & Low

LEWIS STREET

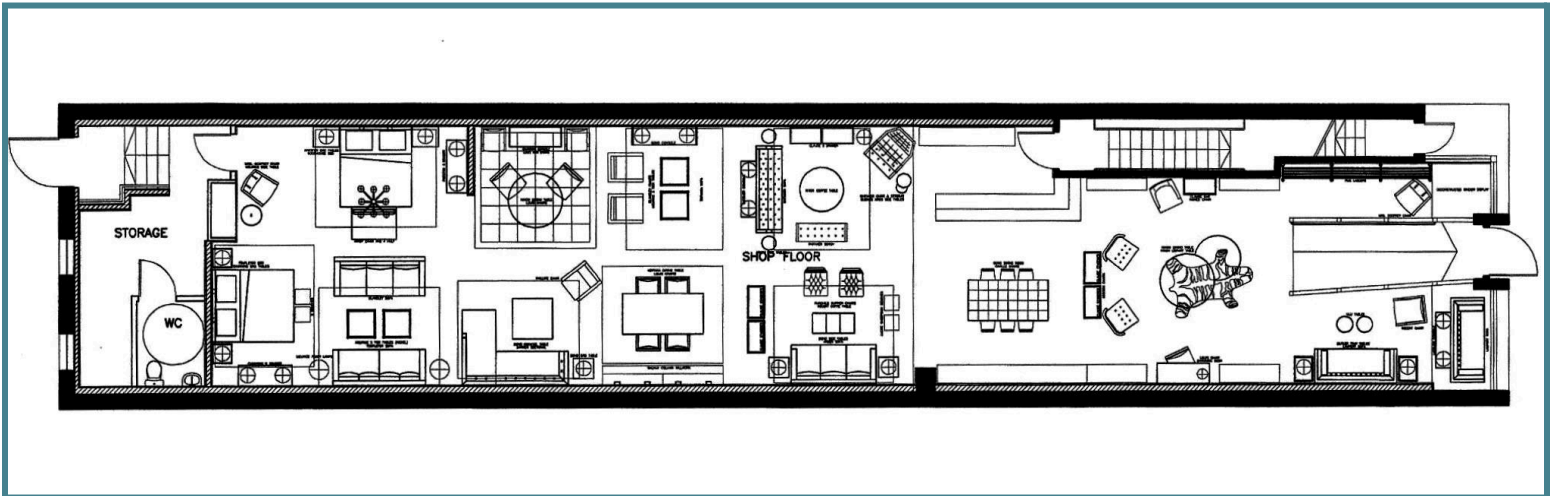
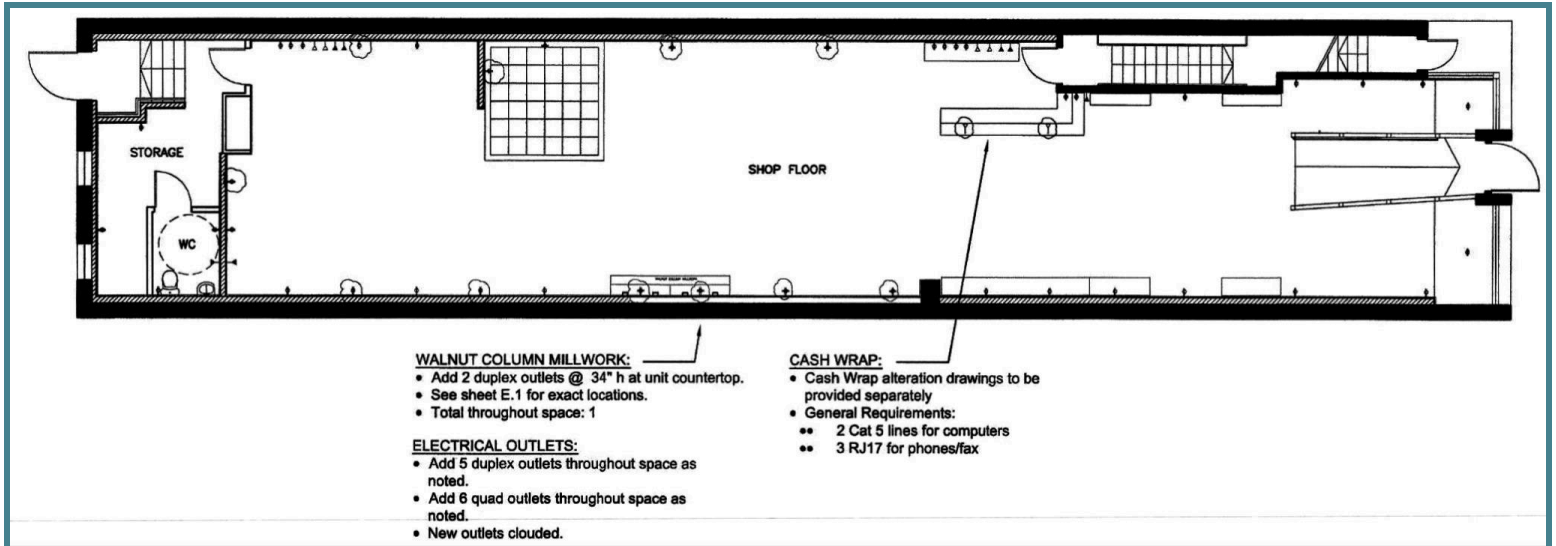
- 145 Vineyard Vines
- 151 Lululemon Athletica
- 161 Vince
- 163 Unsubscribed
- 165 Aritzia
- 169 Boll & Branch
- 173 Club Monaco
- 175 Hoagland's of Greenwich
- 175 Cavalier Gallery
- 181 Express Edit
- 195 Aerie
- 195 Posh Spa & Nails
- 197 Chase Bank
- 205 Saks Fifth Avenue
- 225 Zara
- 227 Indoxi Jewelry
- 229 La Ligne
- 235 Chase Bank



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88 Greenwich Avenue – Floor Plans

Retail Floor



Overall Building Dimensions (Interior/Exterior)

Building Width: 25 ft

Building Length: 120 ft

Interior Width w/ Stairs: 17 ¾ ft

Interior Dimensions - Width: 21.6 ¾ ft

Interior Dimension - Length: 117 ft

White Box Dimensions: 3,000 SF (gross leasable)

***Retail Industry Standards:** outside exterior storefront to outside exterior rear / **Width:** midwall to midwall*

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**THE RETAIL LEASING
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88 Greenwich Avenue – Interior Photos



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88 Greenwich Avenue – Demographic

Population	2 mile	5 mile	10 mile
2010 Population	27,501	139,900	469,651
2022 Population	26,936	147,558	485,931
2027 Population Projection	26,653	148,032	485,837

Households	2 mile	5 mile	10 mile
2010 Households	11,359	50,247	173,231
2022 Households	11,113	53,037	179,351
2027 Household Projection	10,995	53,207	179,310

Income	2 mile	5 mile	10 mile
Avg Household Income	\$158,631	\$152,007	\$160,497
Median Household Income	\$125,562	\$114,217	\$125,972