

6 **BENEDICT**
PLACE
Greenwich, Connecticut

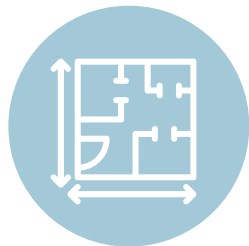
PRIVATE OFFERING

NEWMARK



EXECUTIVE SUMMARY

Located in the nucleus of downtown Greenwich, Connecticut, 6 Benedict Place is a 3,400 square foot office building that is ideal for an owner/user. It sits on .2 acre and has parking for 10 cars. It is steps away from Greenwich Avenue which is home to numerous luxury retailers, restaurants and a multitude of service providers. The building is being delivered vacant. Zoning is CGB (Central Greenwich Business) The CGB zone is comprised of small office uses, residential uses, public uses, and a wide variety of businesses offering goods and services to suit the needs of customers and residents.



3,400
Square Feet



0.2
Acres



10
Parking Spaces

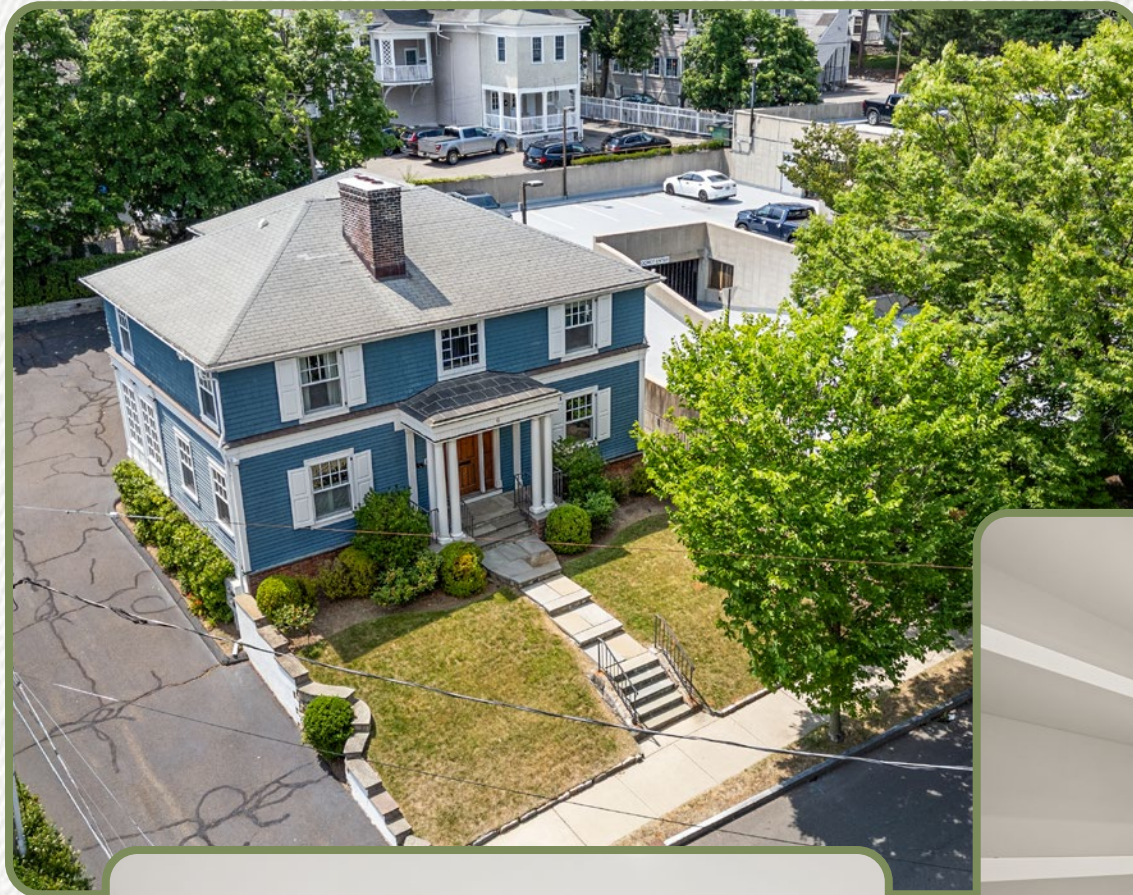


CLOSE PROXIMITY
to I-95 & Route 1



METRO-NORTH
Walking Distance

PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION

6 Benedict Place is nestled in the heart of Greenwich, Connecticut, a town renowned for its high quality of life, top-tier schools, and close proximity to New York City. It's an ideal location for those looking to enjoy the benefits of suburban living while maintaining easy access to metropolitan amenities and natural beauty.

Neighborhood Features:

Community: Greenwich is known for its vibrant community life that includes a mix of historical sites, art galleries, and public parks. The area around Benedict Place is characterized by well-maintained homes and friendly neighborhoods, making it a perfect setting for families and professionals alike.

Local Amenities: Residents have immediate access to a wide range of shopping, dining, and recreational facilities. From luxury boutiques and fine dining to public parks and recreational areas, Greenwich offers a rich assortment of activities to suit all interests.

Transportation: This location boasts exceptional transport links, making New York City easily accessible for commuters. Interstate 95 and the Merritt Parkway are within easy reach, and the Greenwich Metro-North station offers convenient services into Manhattan.

DEMOGRAPHICS

3-MILE RADIUS

76,500 people

\$187,800 average household income

5-MILE RADIUS

136,300 people

\$225,000 average household income

10-MILE RADIUS

554,200 people

\$207,600 average household income



6 BENEDICT PLACE
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GREENWICH, CONNECTICUT

Located in southwestern Fairfield County, Greenwich is the largest and most affluent town along Connecticut's Gold Coast. Greenwich's prosperous economy is predominately led by the financial services industry; however, several other industries maintain a large presence including media & production, healthcare, insurance and retail trade/apparel. Within the financial sector, Greenwich competes with the largest cities in the world for hedge funds and private equity firms.

Residents enjoy a high quality of life complimented by the town's excellent school systems, miles of coastline and convenient access to New York City. Greenwich offers a wide range of leisure activities, community events and recreational venues including the Greenwich Polo Club, Audubon Center, and Bruce Museum.

In recent months, home values and sales volume have reached exuberant levels as Greenwich reaffirms itself as the preferred community for residential relocation from Manhattan – a trend further intensified by the Covid-19 Pandemic. Likewise, retail and office space availability within the market has depleted rapidly as commercial rents reach record highs. Homes that are close to town are in particular high demand.

IN Q4 2022:

- Class-A office average asking rents in Downtown Greenwich reached \$100+ PSF, the highest level in history
- Average rental rates for retail space along Greenwich Ave were \$80+ PSF (NNN) – up over 10% in the last two years

GREENWICH, CONNECTICUT DEMOGRAPHICS			
	GREENWICH	FAIRFIELD COUNTY	U.S.
HOUSEHOLD INCOME			
2020 Average Household Income	\$170,482	\$144,806	\$90,054
2020 Median Household Income	\$107,983	\$93,447	\$62,203
EDUCATION			
% Bachelor Degree or higher	63%	49%	33%
% of Population college educated	68%	55%	42%
HOME VALUE			
2020 Median Home Value	\$1,356,785	\$428,430	\$235,127



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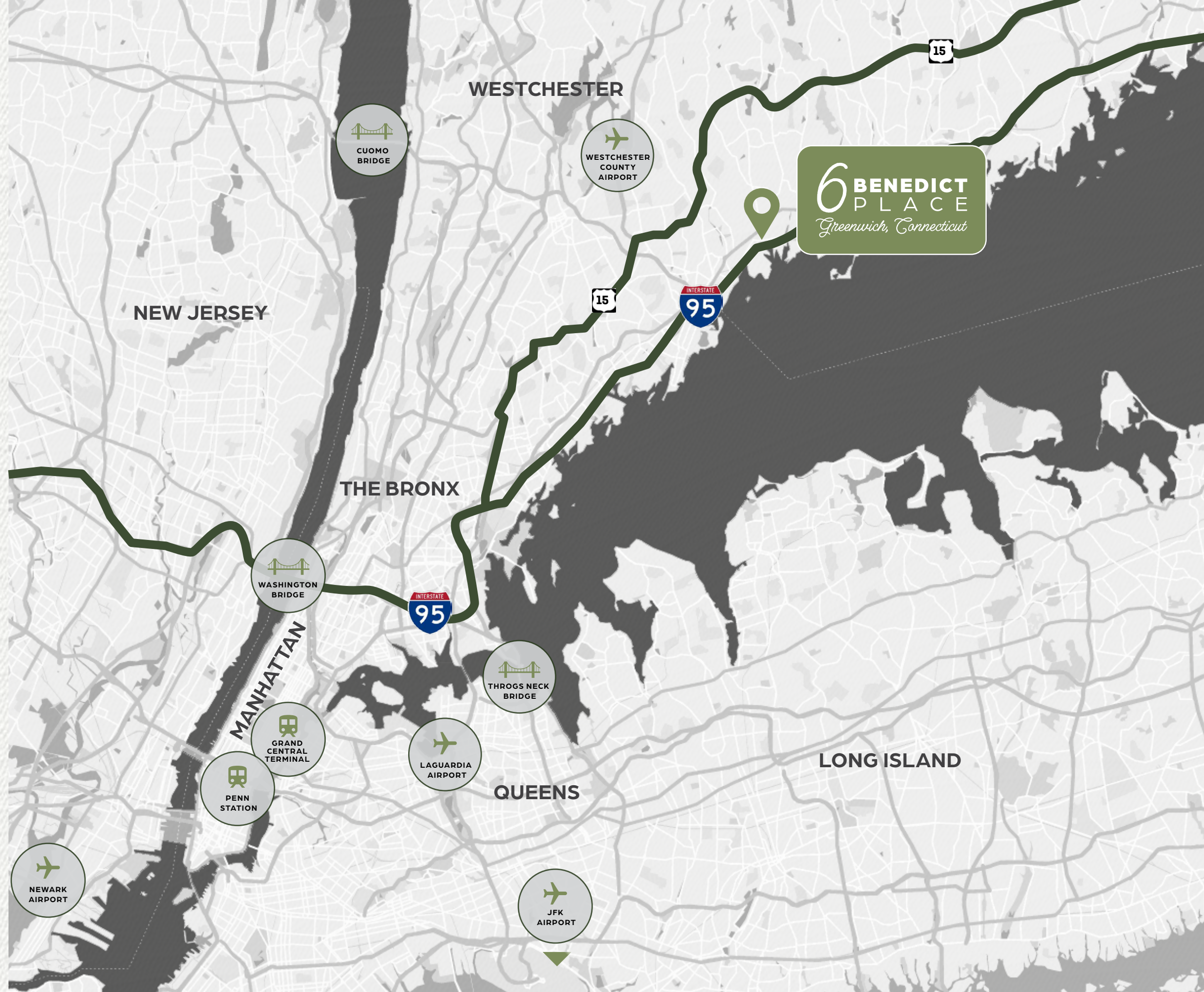
REGIONAL LOCATION



6 Benedict Place is strategically positioned, with easy access to Greenwich Avenue, Greenwich Train Station, and I-95, providing the property with unmatched local and regional accessibility.

MAJOR ROADWAYS / TRANSIT

Route 1	0.1 mi
Greenwich Train Station	1.2 mi
Interstate 95	1.9 mi
Route 15 / Merritt Parkway	4.3 mi
Westchester County Airport	7.1 mi
Governor Mario M. Cuomo Bridge	23.1 mi
George Washington Bridge	22.5 mi
Throgs Neck Bridge	26.8 mi
LaGuardia Airport	26.8 mi
Grand Central Terminal	31.4 mi
Penn Station	32.6 mi
JFK International Airport	35.0 mi
Newark International Airport	49.1 mi



6 BENELECT PLACE
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P L A C E
Greenwich, Connecticut

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