



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

## AVAILABLE FOR LEASE

•Ready To Open Greenwich, CT Restaurant Space•

**99 Railroad Avenue, Greenwich CT**



*Across the street from the new Greenwich Train Station Re-Development "Greenwich Crossing"  
At the Corner of Greenwich Avenue & Railroad Avenue*

Size:	Ground Floor: 1,600 SF +/- Storage Basement: 1,224 SF
Ceiling Height:	Approx. 10' 5"
Frontage:	Approx. 25'
Available:	Flexible
Lease Price:	\$95 P.S.F NNN

71 Arch Street

Greenwich, Connecticut 06830

phone 203-536-0740

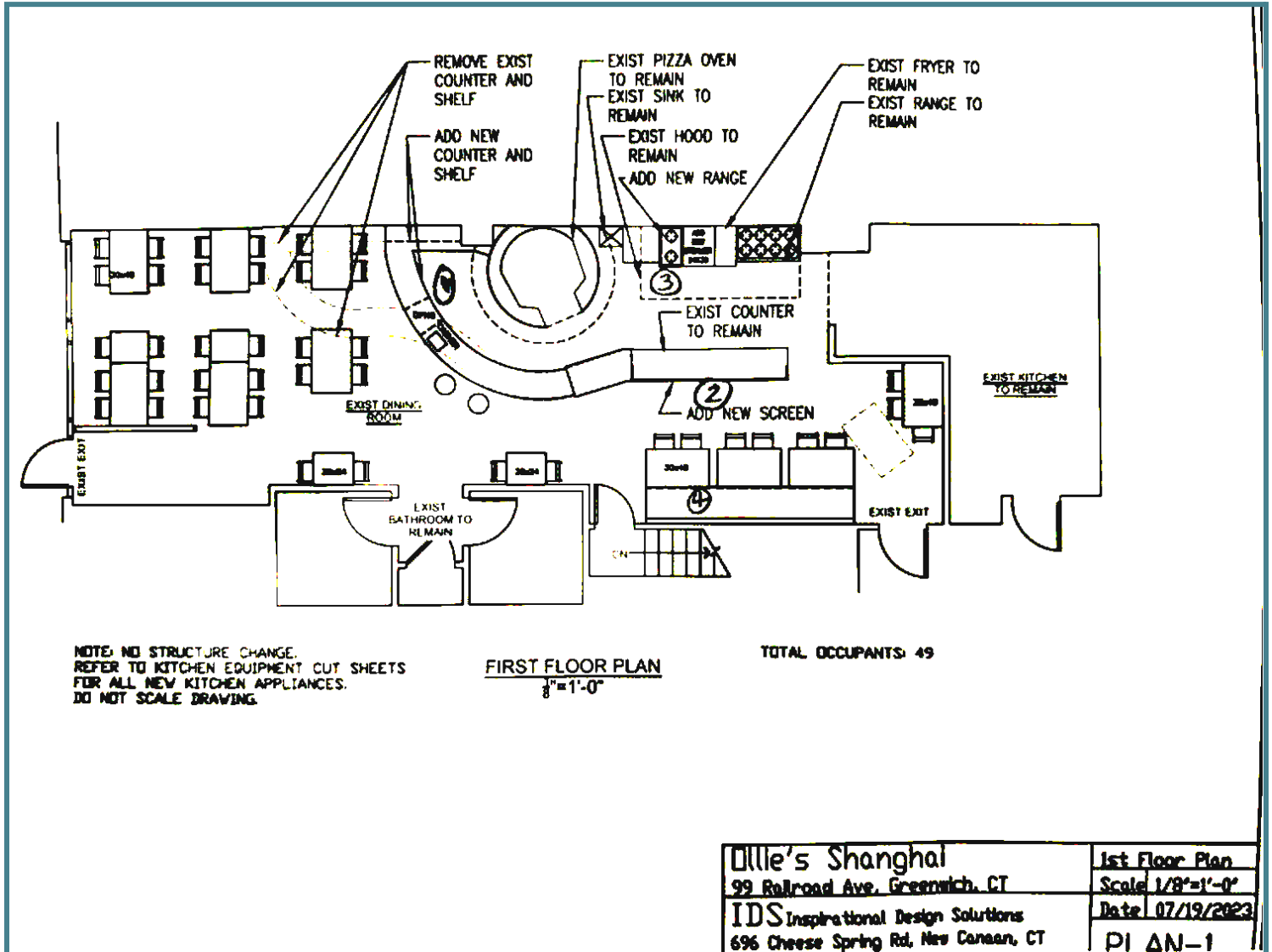
fax 203-622-1981



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## 99 Railroad Avenue — Floor Plans

### Ground Floor



### Overall Building Dimensions (Interior/Exterior)

**Building Width:** 25 FT

**Building Length:** 67.5 FT

**Interior Width w/ Stairs:** approx. 27.2 FT

**Interior Dimensions - Width:** approx. 22.5 FT

**Interior Dimension - Length:** approx. 55.3 FT

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## 99 Railroad Avenue – STREET MAP



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## 99 Railroad Avenue — Demographics

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