

# 23 MAPLE AVENUE

GREENWICH, CT



1,810 SF & 851 SF MEDICAL OFFICE SUITES FOR LEASE  
IN PRESTIGIOUS CENTRAL GREENWICH

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES



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GREENWICH, CT

## PROPERTY HIGHLIGHTS

- Prime Central Greenwich location
- Potential to combine both units
- Iconic Greenwich property
- Ample on-site parking
- 3 minutes to Greenwich Hospital
- Mixed-use property with apartments above
- Permitted for medical or office use





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MEDICAL SUITE 1 – 856 SF

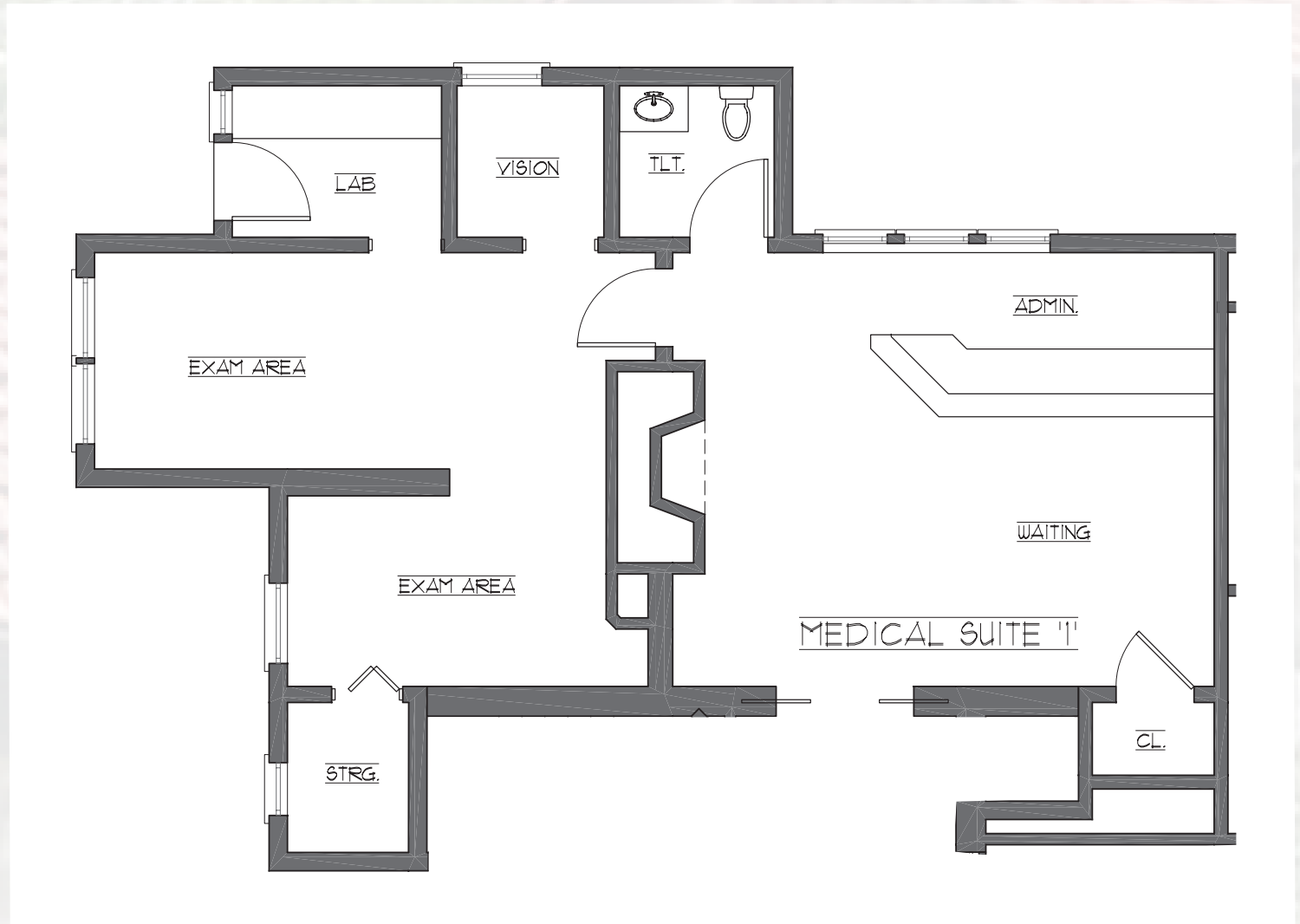


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# 23 MAPLE AVENUE

GREENWICH, CT

MEDICAL SUITE 1  
FLOOR PLAN  
856 SF





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## MEDICAL SUITE 2 – 1,810 SF

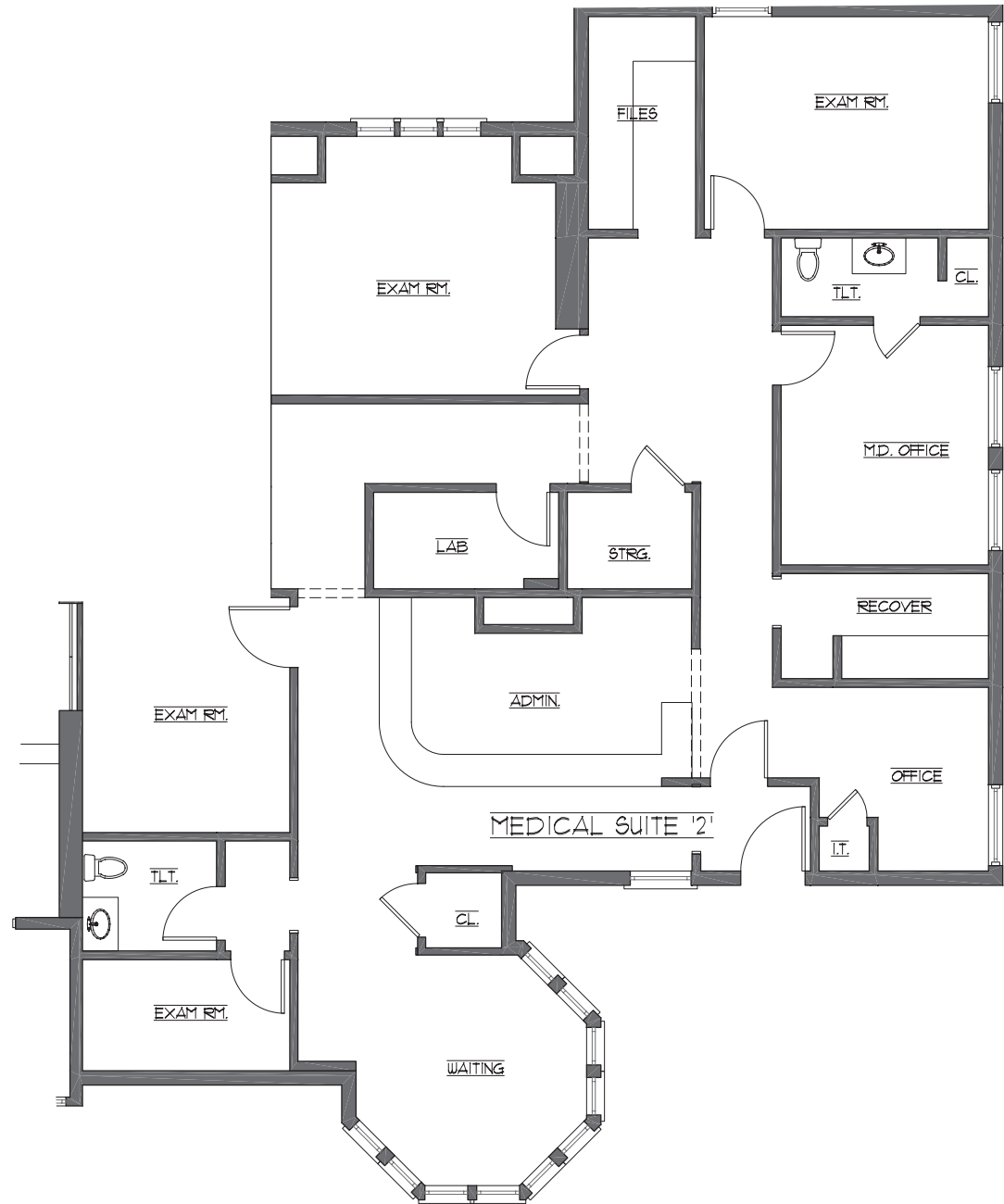


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# 23 MAPLE AVENUE

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MEDICAL SUITE 2  
FLOOR PLAN  
1,810 SF





# 23 MAPLE AVENUE GREENWICH, CT

# GREENWICH, CT

**Greenwich: The financial powerhouse of Connecticut's Gold Coast** thrives with its concentration of hedge funds and major financial services firms.

**Scenic beaches, vibrant festivals, and upscale dining.** A wide array of festivals, celebrating arts, film, cuisine, and culture, are hosted year-round in Greenwich. The vibrant downtown area offers an appealing mix of fine dining, boutique shopping, and various local attractions for visitors and residents alike.



**Greenwich is one of the safest towns in Connecticut**, with a crime rate 76% lower than the national average, contributing to a high quality of life and a family-friendly environment.

## DEMOGRAPHICS

|                               |                |
|-------------------------------|----------------|
| Estimated Population (2024)   | 65,279         |
| Projected Population (2029)   | 65,575         |
| Average Household Size        | 2.7            |
| Female / Male Ratio (2024)    | 51.6% / 48.4%  |
| Median Age                    | 43.7           |
| Age 19 Years or Less          | 16,188 (24.8%) |
| Age 20 to 64 Years            | 36,229 (55.5%) |
| Age 65 Years or Over          | 12,848 (19.7%) |
| High School/GED Only          | 13.5%          |
| College Graduate Only         | 35.7%          |
| College + Professional Degree | 68.9%          |
| Average HH Income (2024)      | \$378,067      |
| Median HH Income (2024)       | \$199,256      |
| Median Home Value             | \$1.81 M       |
| HH Income 100K +              | 69.6%          |
| HH Income 200K +              | 48.3%          |



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GREENWICH, CT

## AREA MAP



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