

PRIME MIXED-USE OPPORTUNITY

232-238 E PUTNAM AVE, GREENWICH, CT



**COLDWELL BANKER
COMMERCIAL
REALTY**



THE OFFERING

232-238 E Putnam Ave presents a compelling mixed use investment opportunity in Greenwich, Connecticut, one of Fairfield County's most established and supply-constrained markets. Comprising 9,824 square feet, the property is prominently positioned along East Putnam Avenue (Route 1), offering strong visibility, consistent foot traffic, and access to a dense residential and commercial trade area.

The asset consists of four street-level retail units with nine residential apartments above, providing diversified income streams and long-term stability. The retail component benefits from direct frontage and exposure along a high-demand corridor, while the residential units are supported by strong rental fundamentals in the Greenwich market.

Located in the heart of Cos Cob and minutes from major commuter routes and the Metro-North station, the property delivers the visibility, accessibility, and embedded demand that investors prioritize. 232-238 E Putnam Ave represents a rare opportunity to acquire a well-located mixed-use asset in one of Connecticut's most sought-after commercial districts.

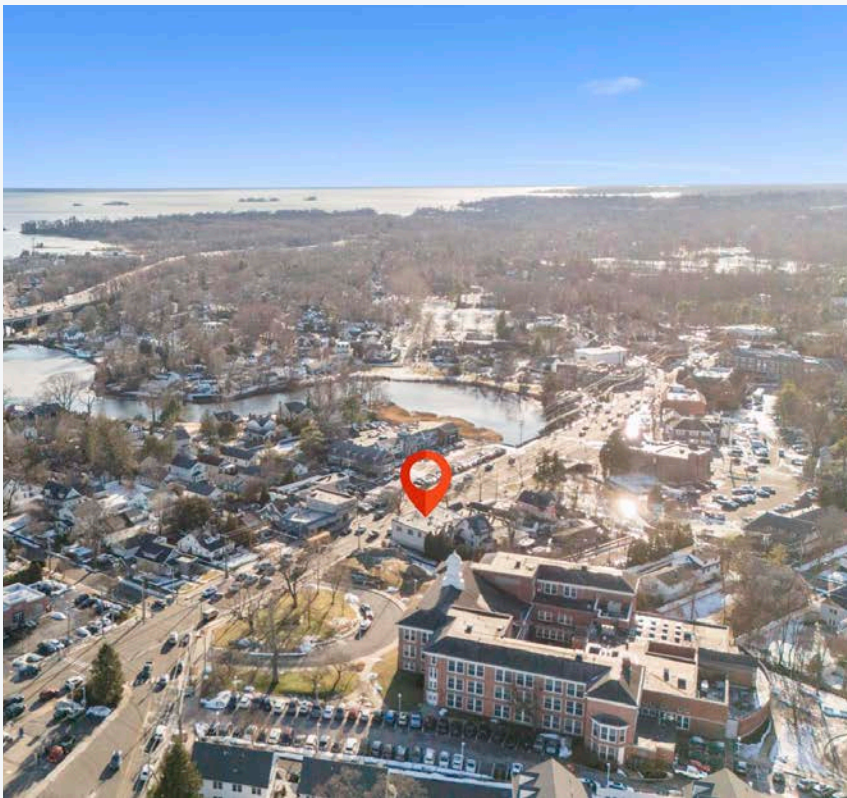
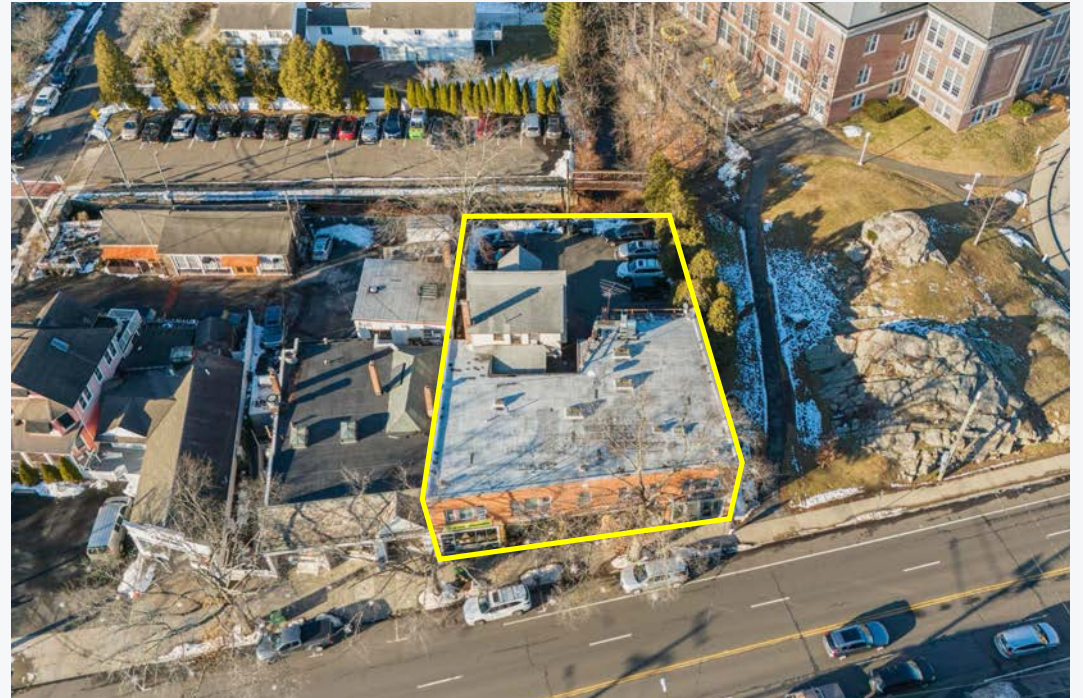
PROPERTY SUMMARY

SALE PRICE	\$4,500,000
LOT SIZE	0.22 acres
UNITS	9 Residential 4 Retail
BUILDING SF	9,824 SF

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PROPERTY HIGHLIGHTS

9,824 SF BUILDING: Efficiently sized to attract a wide range of tenants while remaining easy to manage.

PRIME LOCATION IN COS COB: Positioned in one of Greenwich's most sought-after village corridors with strong daily traffic.

100% OCCUPANCY: Producing stable, in-place cash flow from day one.

IDEAL FOR RETAIL/MULTIFAMILY INVESTOR: Offers long-term upside in a high-demand, supply-constrained market.

PRIVATE 10-CAR PARKING LOT: Rare on-site parking that adds significant value and convenience.

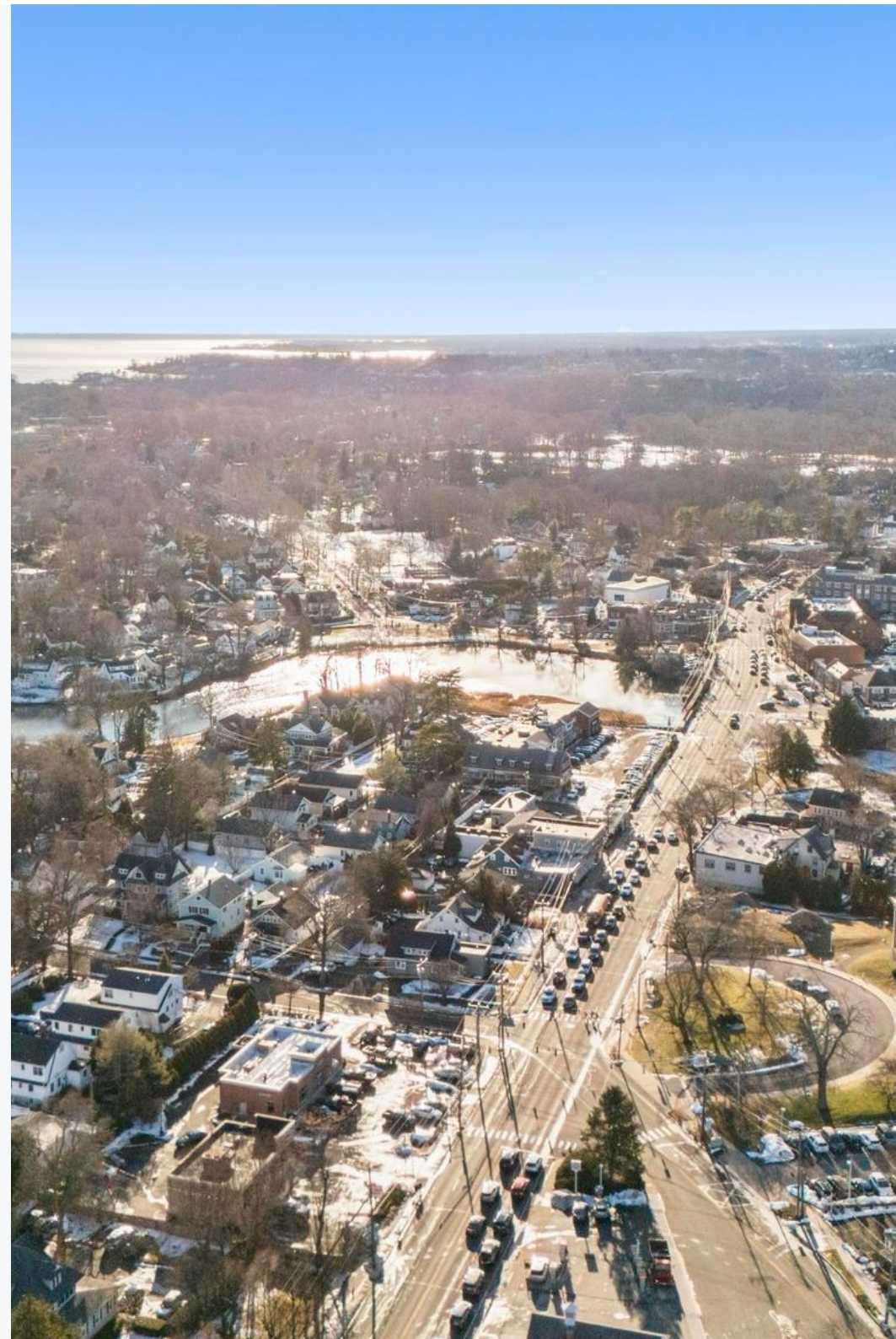
FRONTAGE: 113' ON PUTNAM AVE WITH 1 CURB CUT: Exceptional visibility and direct access along a major commercial thoroughfare.

ABOUT COS COB

Cos Cob, Connecticut is a highly sought-after waterfront village within the Town of Greenwich, known for its blend of New England charm and modern affluence. Situated along the scenic Cos Cob Harbor, the area offers a distinctive coastal setting that enhances both lifestyle and business appeal. Its historic character, walkable village core, and proximity to Greenwich's central business district make Cos Cob an attractive location for professional services, boutique retail, and office users seeking a refined yet accessible environment.

Strategically located just minutes from Interstate 95 and the Merritt Parkway, Cos Cob provides exceptional regional connectivity throughout Fairfield County and the greater New York City metropolitan area. The Cos Cob Metro-North station offers direct rail service to Manhattan, making the area especially appealing to firms that value commuter convenience and client accessibility. This strong transportation infrastructure supports a stable daytime population and consistent commercial activity.

Cos Cob benefits from Greenwich's affluent demographics, strong property values, and business-friendly climate. The surrounding residential neighborhoods feature some of the highest household incomes in the region, supporting premium retail, dining, and service-oriented businesses. With limited commercial inventory and enduring demand, Cos Cob represents a compelling opportunity for investors and tenants seeking long-term value in a prestigious coastal market.

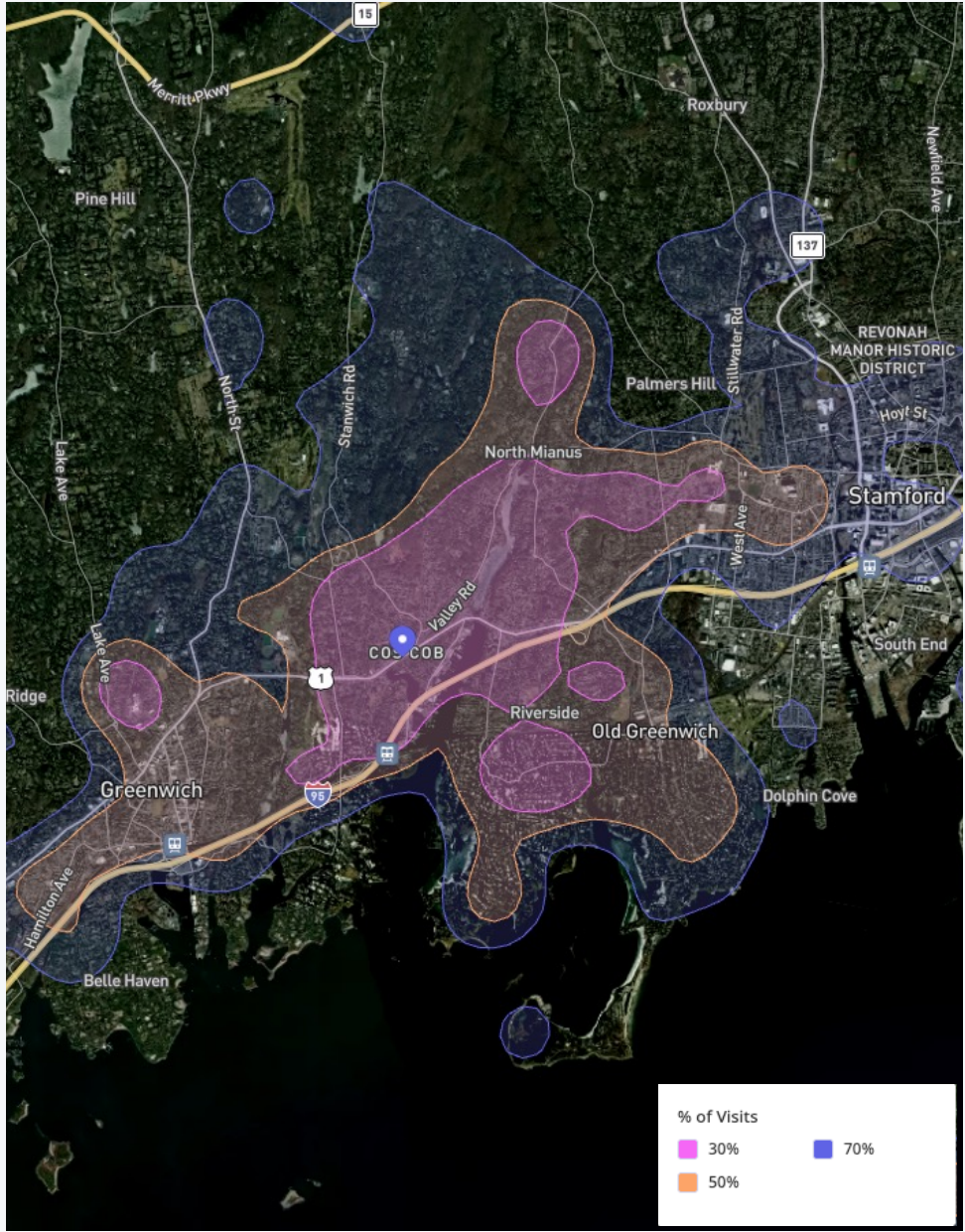
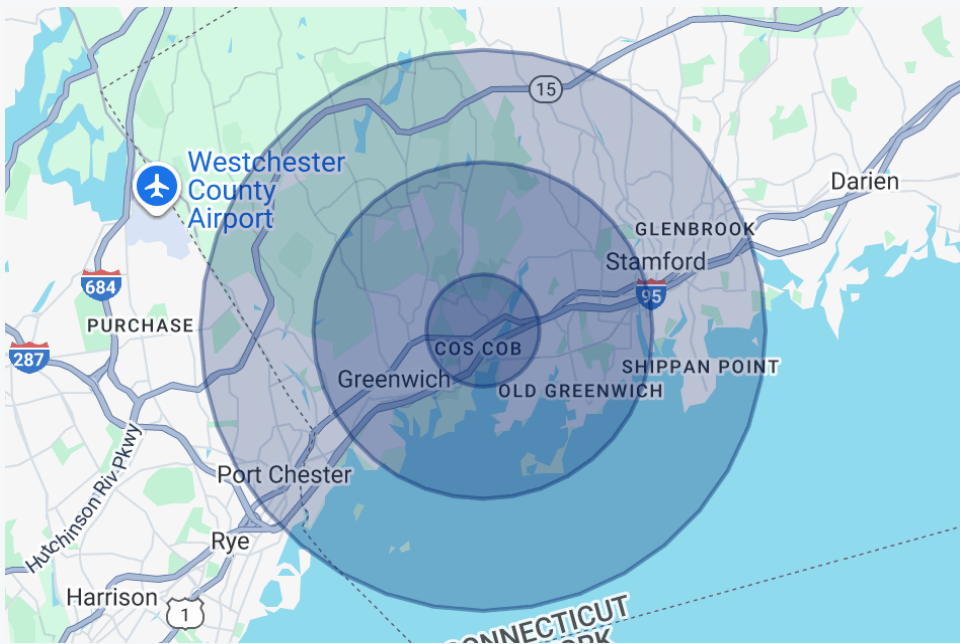


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DEMOGRAPHICS & TRADE AREA

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,932	74,632	200,556
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,244	27,897	76,349
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$269,888	\$209,197	\$181,137
Average House Value	\$1,513,614	\$1,247,188	\$942,479



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EXCLUSIVE BROKERS

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