



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.<br>Storage Basement: 1,275 sq. ft.  |
| Condition:      | Existing Vanilla Box  |
| Ceiling Height: | 10'- 12"  |
| Frontage:       | Wrap around Two Elevation Facade<br>Approx. 35' of Frontage & Potential for double street sign exposure |
| Storefront:     | Approx. 20'   |
| Available:      | 9/15/2024   |
| Lease Price:    | \$120 P.S.F NNN   |

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71 Arch Street

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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**

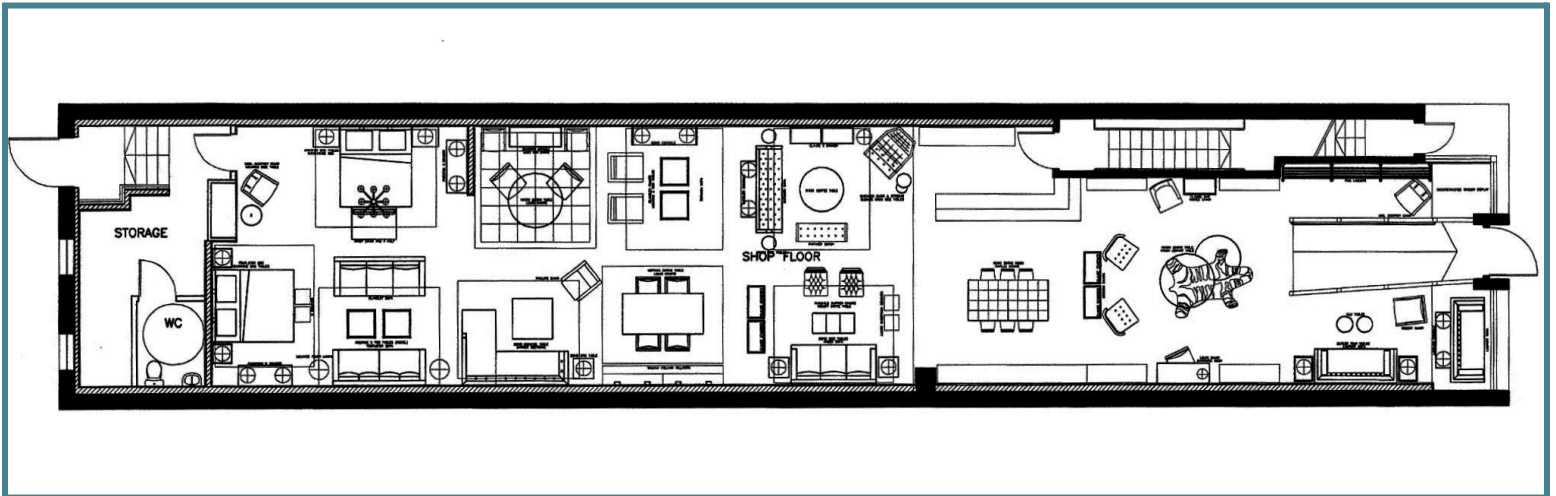
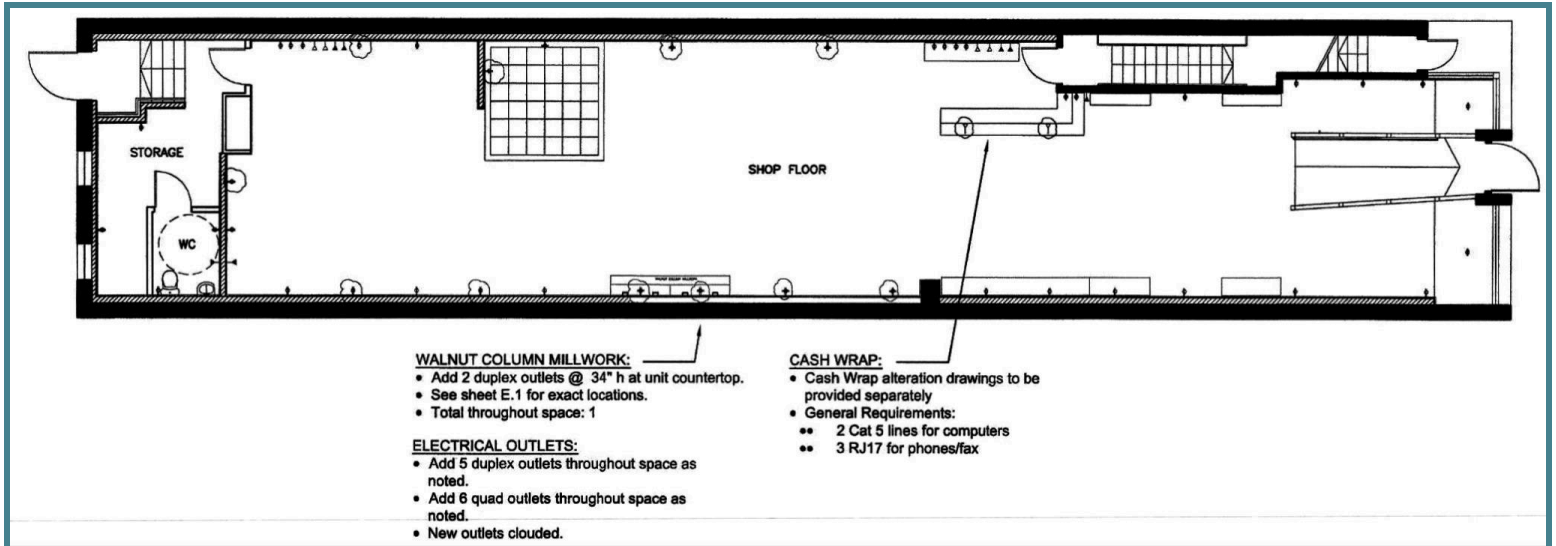
- 145 Vineyard Vines
- 151 Lululemon Athletica
- 161 Vince
- 163 Unsubscribed
- 165 Aritzia
- 169 Boll & Branch
- 173 Club Monaco
- 175 Hoagland's of Greenwich
- 175 Cavalier Gallery
- 181 Express Edit
- 195 Aerie
- 195 Posh Spa & Nails
- 197 Chase Bank
- 205 Saks Fifth Avenue
- 225 Zara
- 227 Indoxi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