

# 23 MAPLE AVENUE

GREENWICH, CT



1,810 SF OFFICE/MEDICAL SUITE FOR LEASE  
IN PRESTIGIOUS CENTRAL GREENWICH

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES

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GREENWICH, CT

## PROPERTY HIGHLIGHTS

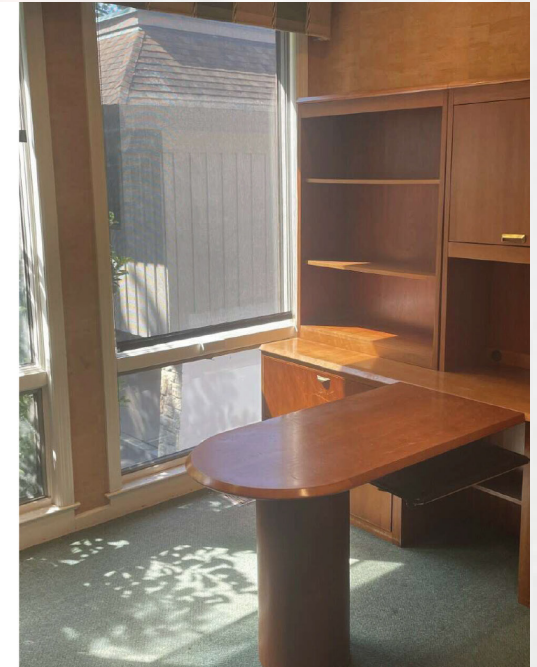
- Prime Central Greenwich location
- Potential to combine both units
- Iconic Greenwich property
- Ample on-site parking
- 3 minutes to Greenwich Hospital
- Mixed-use property with apartments above
- Permitted for medical or office use



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OFFICE/MEDICAL  
SUITE 2 - 1,810 SF



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# 23 MAPLE AVENUE

GREENWICH, CT

OFFICE/MEDICAL SUITE 2  
FLOOR PLAN | 1,810 SF



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# 23 MAPLE AVENUE 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%

# 23 MAPLE AVENUE AREA MAP

GREENWICH, CT



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CONTACT EXCLUSIVE LISTING AGENTS:

**THOMAS ASHFORTH**

914.968.8500 x302

tashforth@rmfriedland.com

**NATHANIEL BARNUM**

914.968.8500 x366

nbarnum@rmfriedland.com

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440 Mamaroneck Ave • Harrison, NY 10528 • [rmfriedland.com](http://rmfriedland.com)