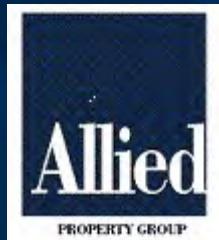




OFFERING MEMORANDUM



67 HOLLY HILL LANE

Greenwich, Connecticut 06830

Marcus & Millichap

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

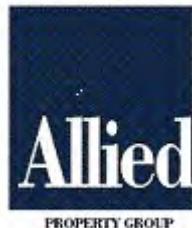
The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and Allied Property Group and should not be made available to any other person or entity without the written consent of Marcus & Millichap and Allied Property Group. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap and Allied Property Group have not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap and Allied Property Group have not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap or Allied Property Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Activity ID
#ZAG0280413



67 HOLLY HILL LN

BROKER OF RECORD

TOM TORELLI

Managing Partner

Office: 203-661-5800

Mobile: 203-253-4714

tom@alliedpropertygp.com

CT REB 0684067



JOHN KRUEGER

Connecticut

CT REB 752012

Marcus & Millichap

..... SECTION 1

01



INVESTMENT OVERVIEW

[Property Summary](#)

[Regional Map](#)

[Local Map](#)

[Survey](#)

[Parking Garage](#)

[1st and 2nd Floors](#)

[3rd Floor](#)

[2nd Floor](#)

[3rd Floor](#)

67 HOLLY HILL LANE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

67 Holly Hill Lane in Greenwich, Connecticut is a modern three-story elevated office building containing a total of 20,947 square feet located just off West Putnam Street (Route 1), a major office/retail corridor in the area. The location is extremely desirable for office, medical and financial tenants given its proximity to one of the wealthiest communities in the country.

The property is a modern 20,947 square-foot office building in a highly desirable location for both office and medical tenants. Jewish Family Services of Greenwich occupies approximately 43 percent of the building in a several spaces throughout the property.

Situated on .91 acres, this boutique office building is a concrete/steel structure with a precast concrete and glass facade, one hydraulic Dover elevator, a standby generator (diesel powered), 12 foot slab to slab floors, a new rooftop cooling tower, fire alarm, landlord controlled HVAC, and 88 parking spaces (50 covered, 4.2/1000 ratio).

Located in the Western Putnam section of Greenwich, it is approximately one mile off Interstate-95 and 30 miles north of Manhattan, the Property is approximately 1.4 miles from the Greenwich Metro-North train station and is minutes from the vibrant Greenwich Business District, renowned for its high concentration of financial services firms, hedge funds and money management funds and upscale retail stores and fine dining.

PROPERTY HIGHLIGHTS

- Prime Class A Office Building in Greenwich, CT
- High Barrier to Entry Market
- Located one mile to Interstate I-95 and 1.4 miles to Metro North train stop
- 24/7 key card access and surveillance
- New cooling tower

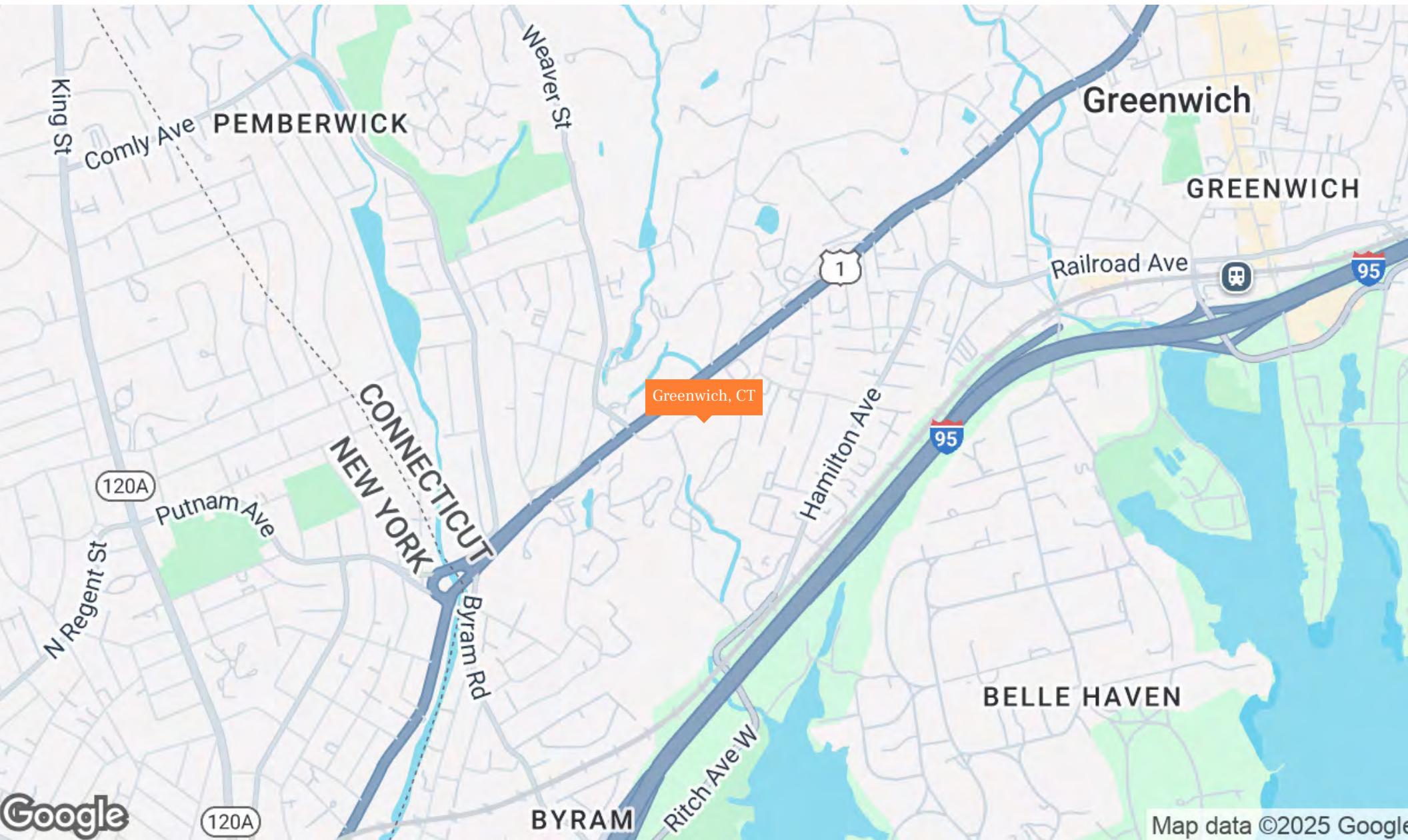
OFFERING SUMMARY

Listing Price:	\$9,900,000
Net Rentable Area:	20,947 SF
Lot Size:	0.91 Acres
Year Built/Renovated:	1990/2012
Cap Rate:	6.46%
Price/SF:	\$472.62
Average Rent:	\$46.11/SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	311	1,958	6,291
Total Population	758	4,864	16,399
Average HH Income	\$181,175	\$189,497	\$177,159

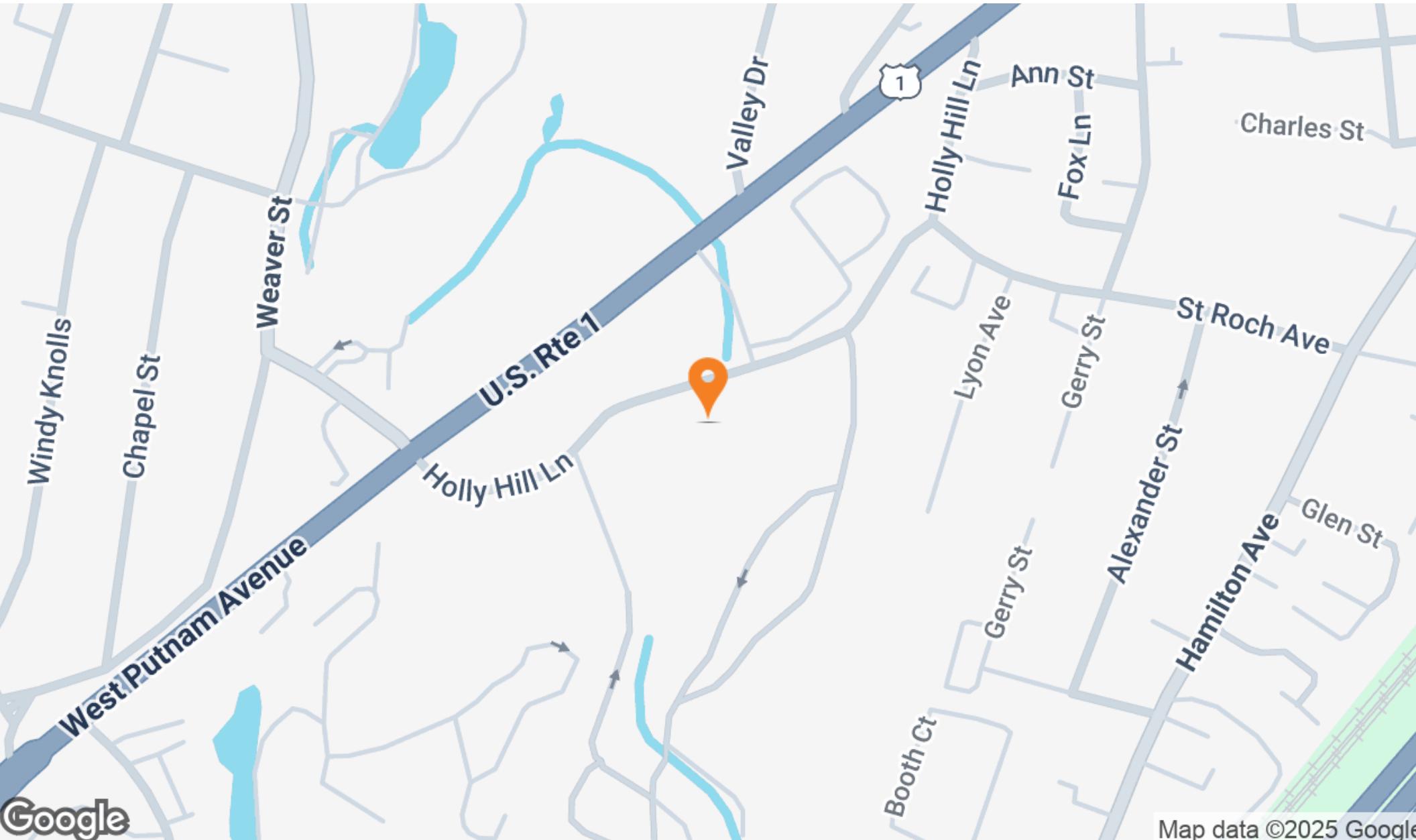
67 HOLLY HILL LANE

REGIONAL MAP



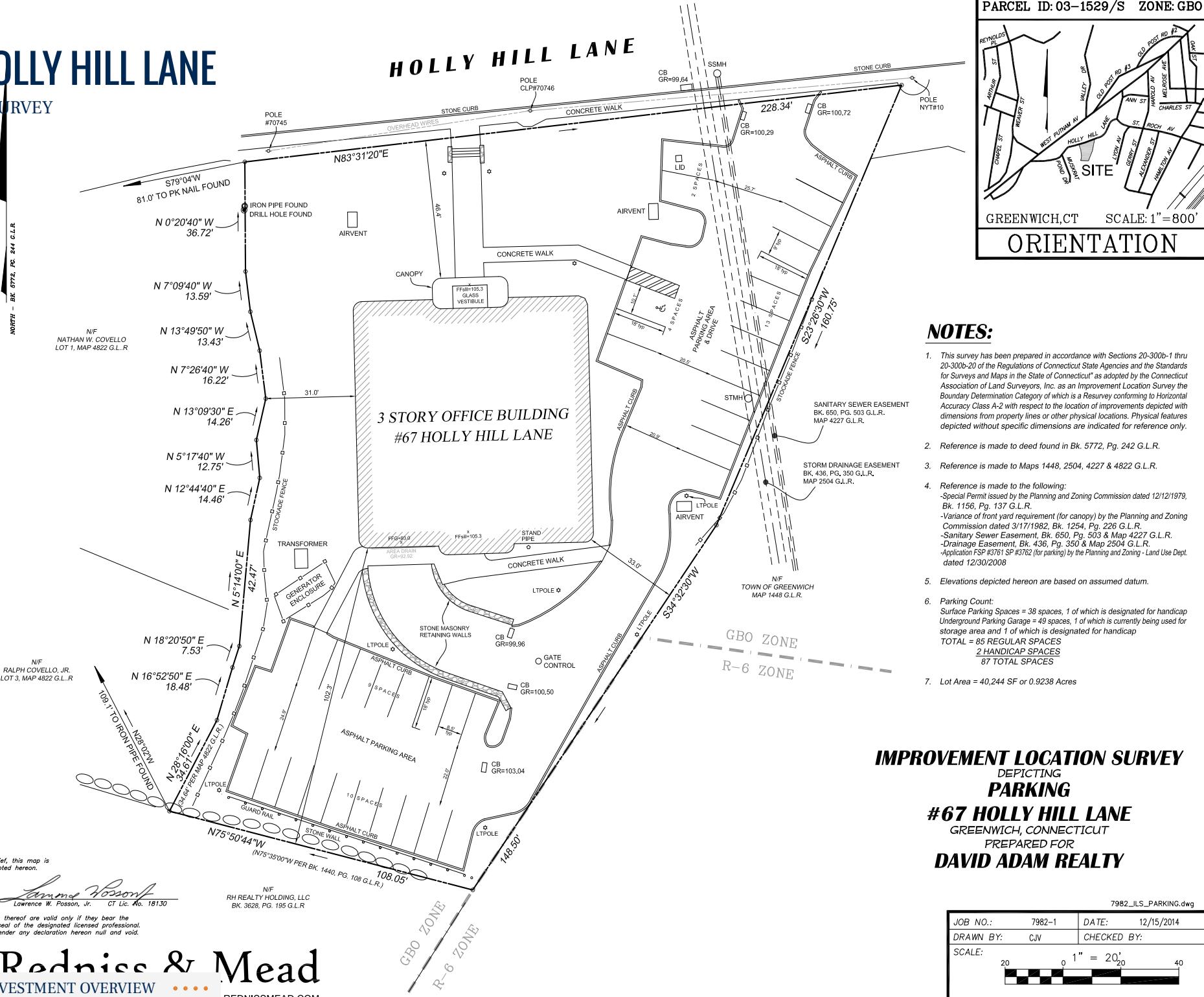
67 HOLLY HILL LANE

LOCAL MAP



67 HOLLY HILL LANE

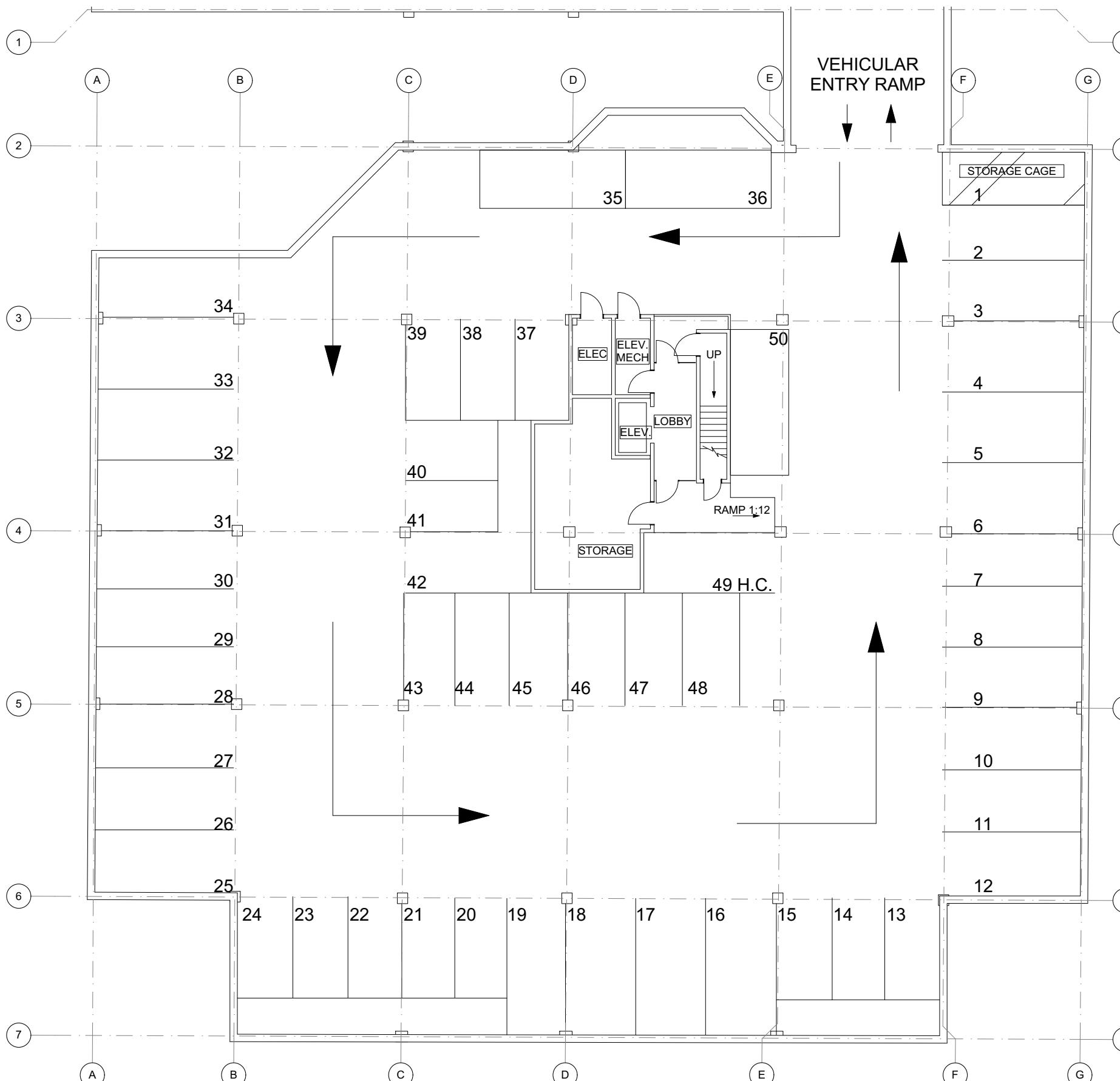
SURVEY



To my knowledge and belief, this map is substantially correct as noted hereon.

On 12/15/2014 by *Lawrence W. Posson, Jr.* CT Lic. No. 18130

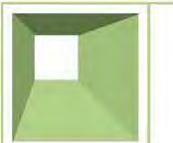
This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any designation hereon null and void.



1
A0.2

PARKING GARAGE LEVEL EXISTING PLAN

SCALE: 1/16" = 1'-0"



FREDERICK WILLIAM HOAG
ARCHITECT

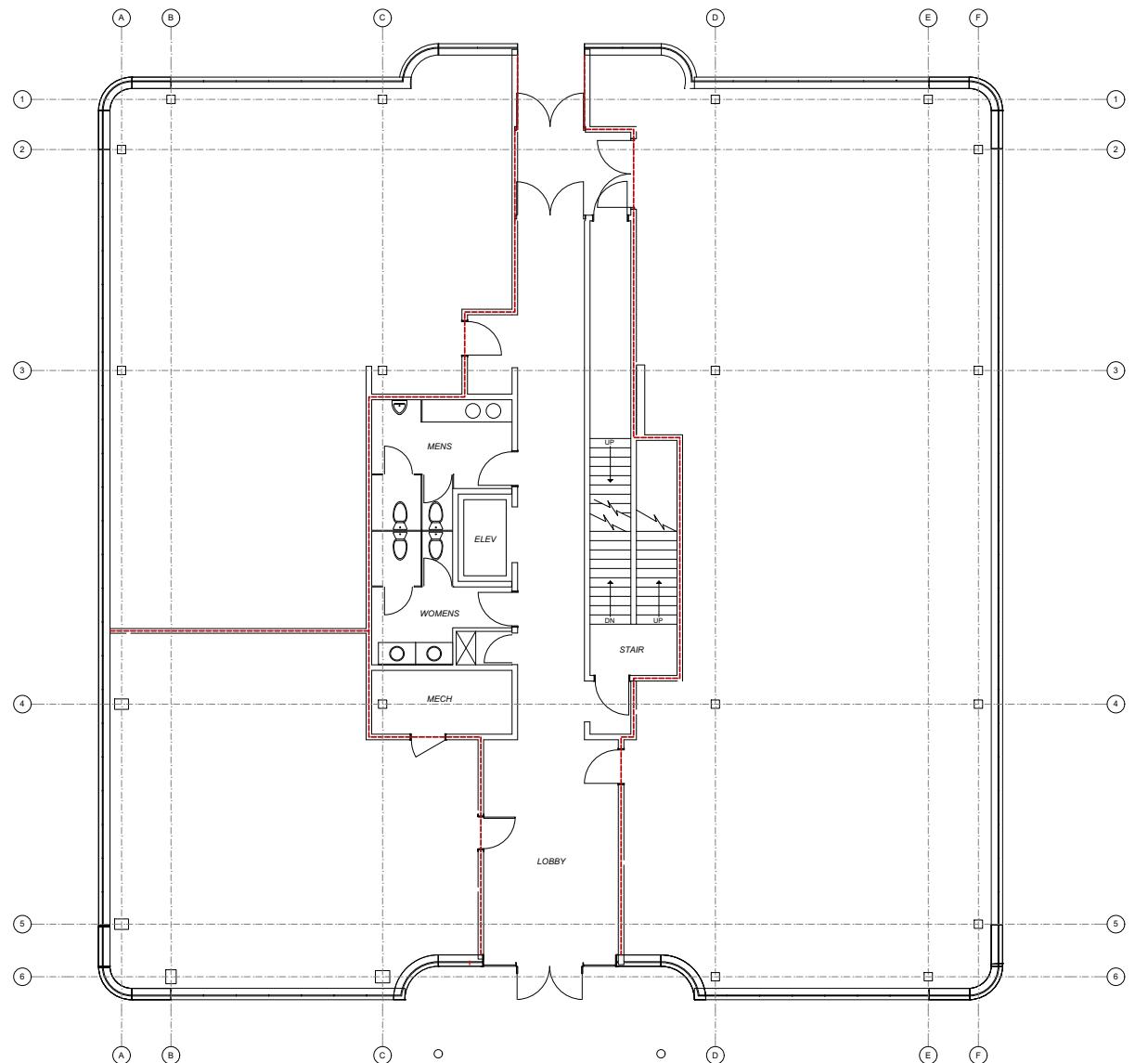
21 JESUP ROAD
WESTPORT, CT 06880
P: 203.557.0803

R
E
V
I
S
I
O
N
S

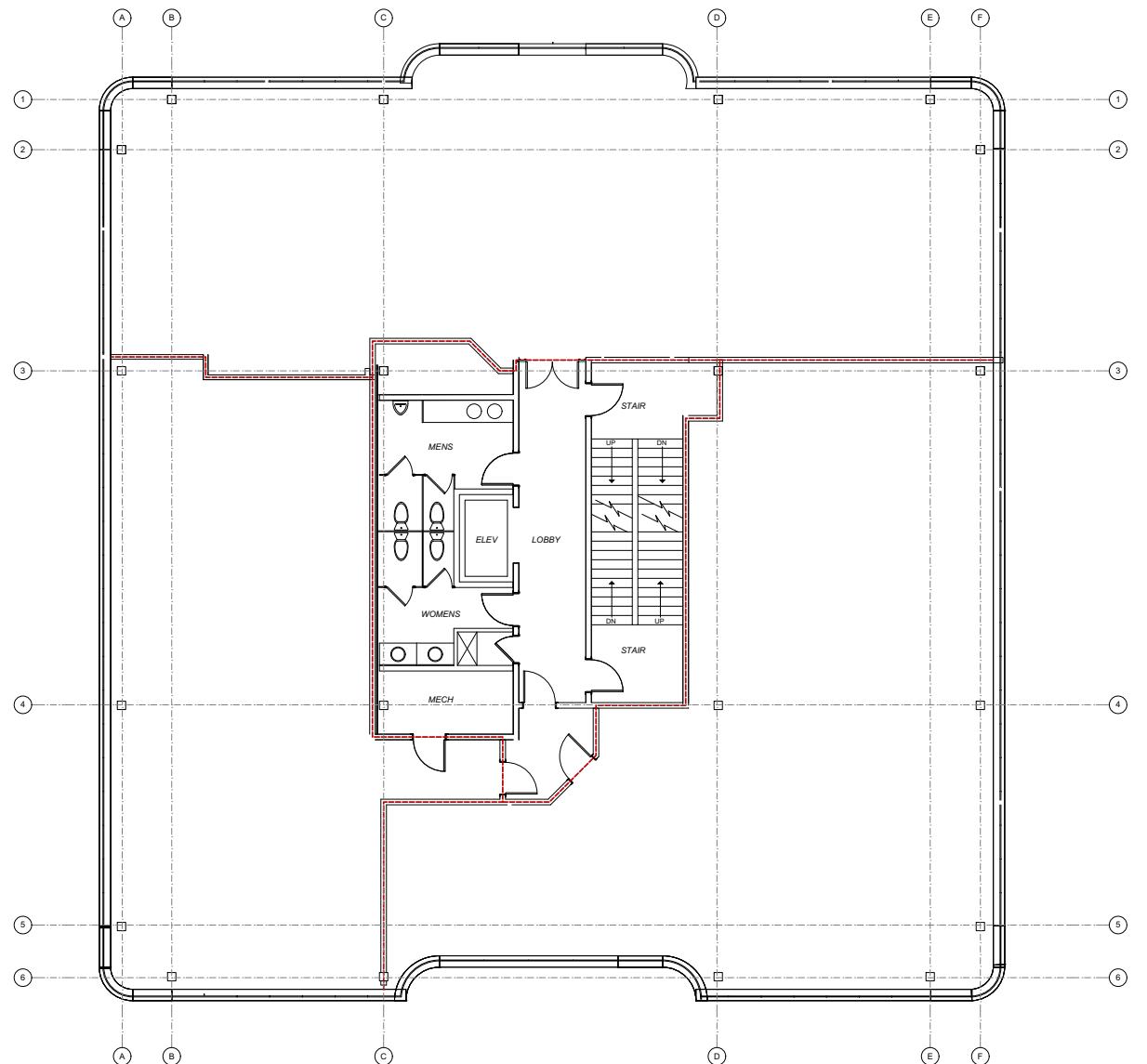
N

ISSUE DATE 2/17/2015
PROJECT #109073
PROJECT NAME:
67 HOLLY HILL LANE
GREENWICH, CT 06830
SHEET TITLE:
A0.2

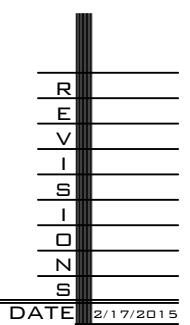
PARKING GARAGE LEVEL KEY PLAN



1
AO.3
FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



2
AO.3
SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



ISSUE DATE 2/17/2015
PROJECT #109073
PROJECT NAME:
PEAK PHYSIQUE
TENANT SPACE 100
67 HOLLY HILL LANE
GREENWICH, CT 06830

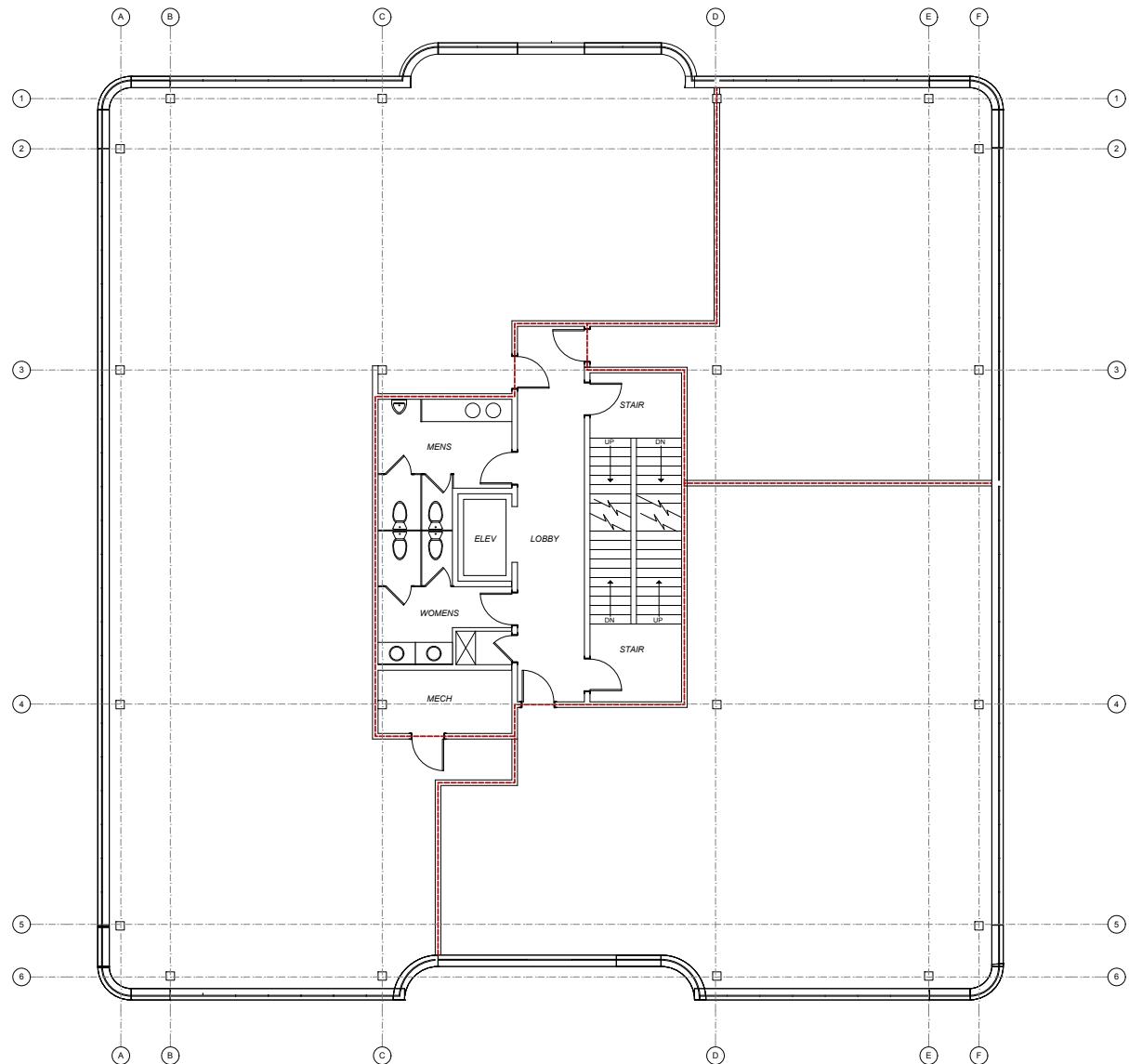


FREDERICK WILLIAM HOAG
ARCHITECT

21 JESUP ROAD
WESTPORT, CT 06880
P: 203.557.0803

FIRST & SECOND FLOOR KEY PLAN

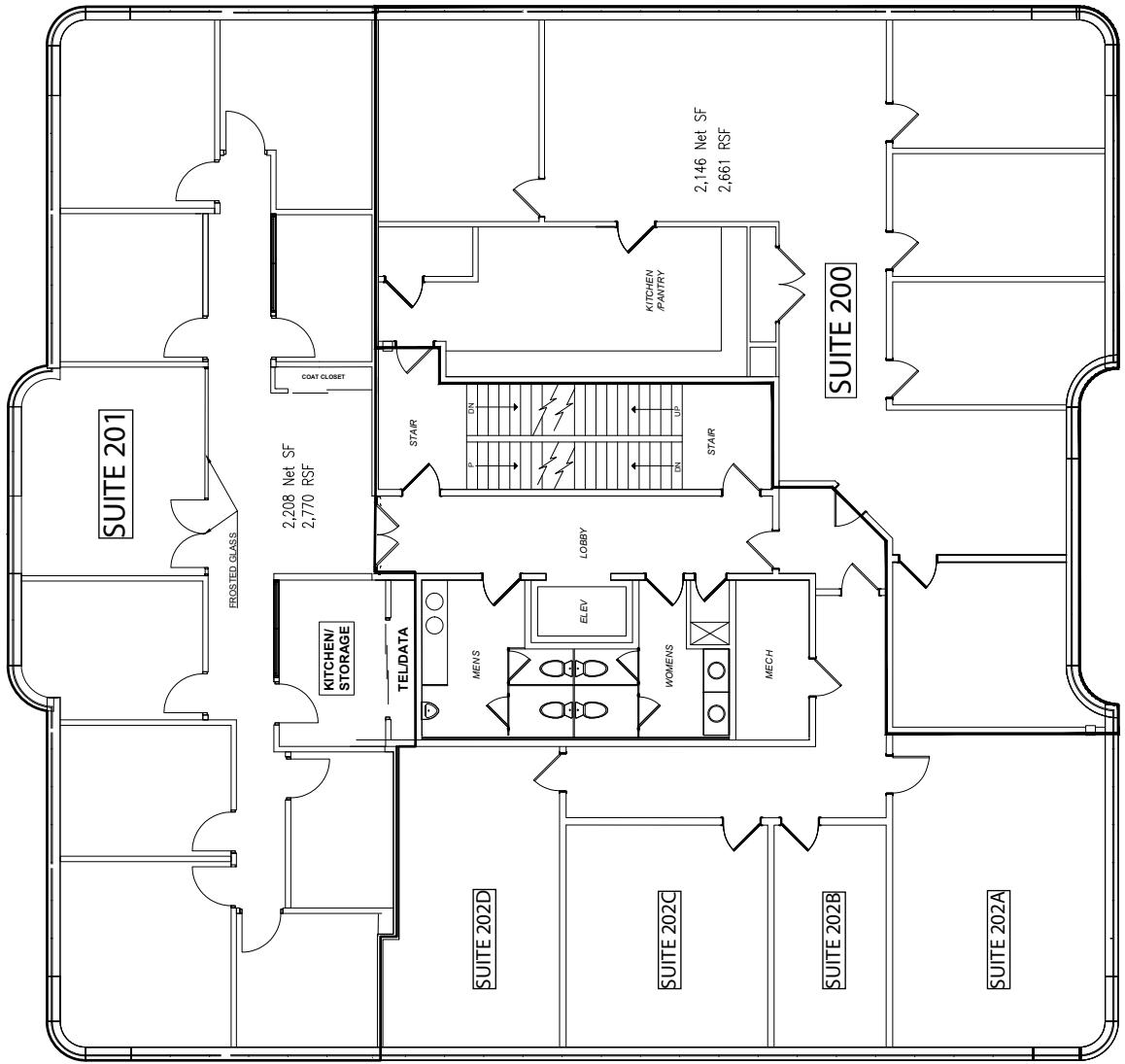
A0.3



1
A0.4

THIRD FLOOR PLAN

SCALE : 1/16 " = 1'-0"

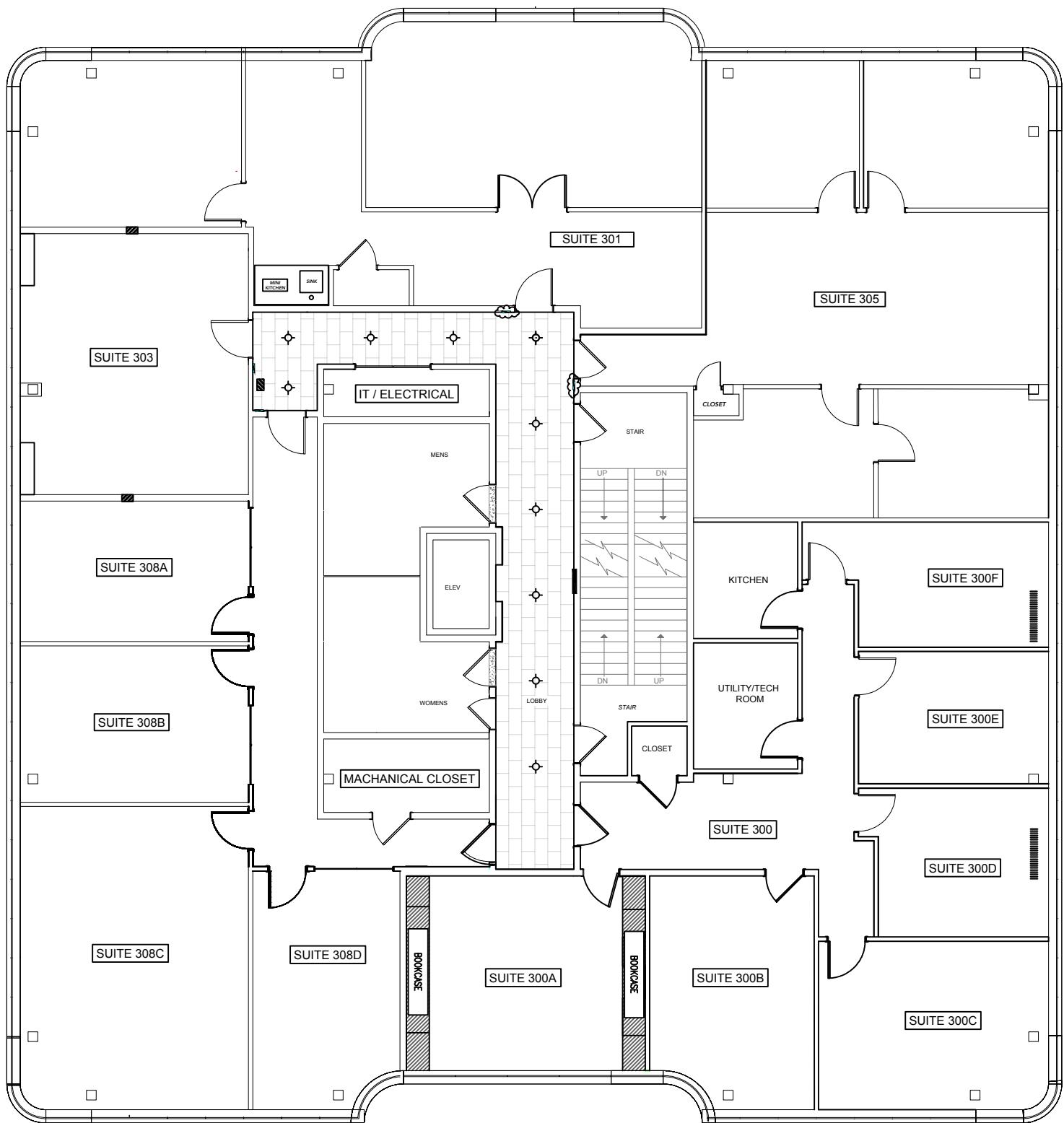


Notes:
1) Ceiling Height: 8' 11"

67

HOLLY HILL LANE
GREENWICH CT 06830
ARYEHLAND & TECHNOLOGY GROUP
SAMMEL
ARCHITECTURE PLLC
332 ROUTE 100 SONNERS, NY 10589
TEL: 914.276.0777 FAX: 914.276.0779

PROJECT NAME		DRAWING TITLE	
<input type="checkbox"/>	<input type="checkbox"/>	REV. TO EXIST. DWG.:	<input type="checkbox"/>
NEW DWG.:	EXIST. DWG.:		
SCALE:		DATE:	
DRAWN BY:		CHK'D BY:	
CAR FILE:		SHEET:	



THIRD FLOOR

67

HOLLY HILL LANE
GREENWICH CT 06830

ARYEH LAND & TECHNOLOGY GROUP

Notes:
1) Ceiling Height:
2)

PROJECT NAME

DRAWING TITLE

SCALE: DATE:
DRAWN BY: ST. A. CHKD BY:
CAD FILE:

NEW DWG.: REV. TO EXIST. DWG.:

ADDENDUM TO DWG.: SHEET:



Exterior of Building



1st Floor Tenant – Facilities and Seating Area





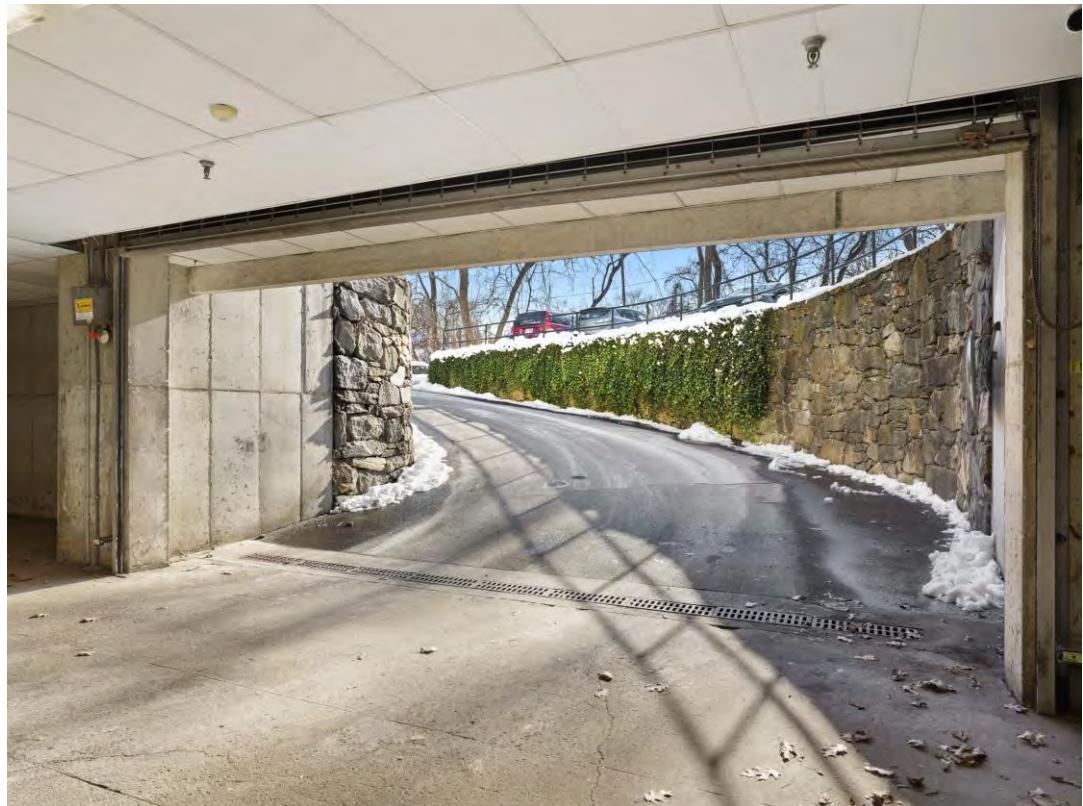
1st Floor Lobby

Interior
Hallway



Office





Electrical Panel

Indoor Underground Garage Entrance



..... SECTION 2

02



FINANCIAL ANALYSIS

Rent Roll as of 10/15/2025
Pro Forma
Financial Details



Rent Roll

67 Holly Hill Lane, Greenwich CT

Unit	Tenant	Lease Start	Lease Exp.	RSF	Current Rent	Rent Event Date	Annual			Renewal Options	Sec. Deposit
							PSF	Annual	Monthly		
100 & 103	Peak Physique Inc. <i>10 YR. RENEWAL SIGNED ON NOV. 19, 2024</i>	1/15/15	9/30/35	4,614	\$15,764.50	10/1/25	41.00	\$189,174.00	\$15,764.50	Ten (10) Year Term w/2.5% Increases Every Other Year, and Tenant has right to Terminate after 5 years with 1 Year Notice	\$ -
						10/1/27	42.03	\$193,903.35	\$16,158.61		
						10/1/29	43.08	\$198,750.93	\$16,562.58		
						10/1/31	44.15	\$203,719.71	\$16,976.64		
						10/1/33	45.26	\$208,812.70	\$17,401.06		
102	Jewish Family Service	9/15/22	9/14/26	1,973	\$8,487.20	9/15/25	53.17	\$104,901.84	\$8,741.82		\$ 16,000.00
200 & 201	Jewish Family Service	10/15/23	10/14/28	5,428	\$20,687.55	10/15/25	45.74	\$248,250.60	\$20,687.55	One Five-Year Option to renew at 3% increase per annum	\$ 39,000.00
						10/15/26	47.11	\$255,698.16	\$21,308.18		
						10/15/27	48.52	\$263,369.04	\$21,947.42		
202	Suites. Totals ---->			1,841	\$7,354.00	Current	47.93	\$88,248.00	\$7,354.00		
	A: Adamucci LLC	8/1/25	7/31/27	595	\$2,500.00	8/1/25	50.41	\$30,000.00	\$2,500.00	Tenant since 2022	\$ 2,500.00
						8/1/26	51.92	\$30,900.00	\$2,575.00		
	B: Lawrence S. DeVan	12/1/23	1/31/26	292	\$1,379.00	2/1/25	56.67	\$16,548.00	\$1,379.00	Tenant since 2022	\$ 1,300.00
	C: loanDepot.com	1/1/25	12/31/25	450	\$1,500.00	1/1/24	39.99	\$18,000.00	\$1,500.00	Tenant since 2011	\$ 16,000.00
	D: New England Concrete	7/1/25	6/30/27	504	\$1,975.00	7/1/25	47.02	\$23,700.00	\$1,975.00	2 x 1/2 Mo. Rent Credits: 1 @ Mo.#1, 1 @ Mo. #13	\$ 3,950.00
						7/1/26	48.43	\$24,411.00	\$2,034.25		
300	Suites. Totals ---->			2,294	\$9,430.13	Current	49.33	\$113,161.56	\$9,430.13		
	A&B: Pecksland Capital Partners & Ag	11/1/23	10/31/26	954	\$3,296.00	11/1/24	41.46	\$39,552.00	\$3,296.00		\$ 6,400.00
						11/1/25	42.70	\$40,738.56	\$3,394.88		
	C: Third Seven Capital	12/1/24	11/30/26	453	\$2,050.00	12/1/24	54.30	\$24,600.00	\$2,050.00		\$ 4,100.00
	D: Nilsa Warburton	8/15/24	8/31/28	307	\$1,390.50	9/1/25	54.35	\$16,686.00	\$1,390.50	Two-Year Lease with One Two-Year Option to renew @ 3% Incr	\$ 1,350.00
						9/1/26	55.98	\$17,186.58	\$1,432.22		
						9/1/27	57.66	\$17,702.18	\$1,475.18		
	E: Andrew Smoller	10/1/25	9/30/27	285	\$1,420.55	10/1/25	59.81	\$17,046.60	\$1,420.55	Tenant since 2022	\$ 1,300.00
						10/1/26	61.61	\$17,558.04	\$1,463.17		
	F: Otter Creek Advisors	9/15/23	9/14/25	295	\$1,273.08	9/15/24	51.79	\$15,276.96	\$1,273.08	Tenant since 2022	\$ 1,200.00
301	First Financial Resources	11/1/23	10/31/28	1,236	\$4,944.00	11/1/24	48.00	\$59,328.00	\$4,944.00		\$ 15,000.00
						11/1/25	49.44	\$61,107.84	\$5,092.32		
						11/1/26	50.92	\$62,941.08	\$5,245.09		
						11/1/27	52.45	\$64,829.28	\$5,402.44		
303	Darrin Group	1/1/24	2/28/26	533	\$2,200.00	1/1/25	49.53	\$26,400.00	\$2,200.00	Tenant since 2020	
305	Jewish Family Service	5/1/24	4/30/29	1,334	\$4,944.00	5/1/25	44.47	\$59,328.00	\$4,944.00		\$ 4,800.00
						5/1/26	45.81	\$61,107.84	\$5,092.32		
						5/1/27	47.18	\$62,941.08	\$5,245.09		
						5/1/28	48.60	\$64,829.28	\$5,402.44		
308	Suites. Totals ---->			1,694	\$7,466.27	Current	52.89	\$89,595.24	\$7,466.27		
	<i>A: Under Renovation (Vacant)</i>			300	<i>\$1,500.00</i>	<i>10/1/25</i>	<i>\$60.00</i>	<i>\$18,000.00</i>	<i>\$1,500.00</i>		
	B: CaptiveX Securities	8/1/24	7/31/27	370	\$1,751.00	8/1/25	56.79	\$21,012.00	\$1,751.00	Two one-year options to renew @ 3% increase per annum	\$ 2,500.00
						8/1/26	58.49	\$21,642.36	\$1,803.53		
	C: Aetos Capital Real Estate	6/24/24	1/31/30	687	\$2,700.00	6/24/24	47.16	\$32,400.00	\$2,700.00		
						2/1/26	48.58	\$33,372.00	\$2,781.00	Four auto one-year renewal terms @ 3% increase per year unless tenant serves notice to not-renew	\$ 2,700.00
						2/1/27	50.03	\$34,373.16	\$2,864.43		
						2/1/28	51.53	\$35,404.32	\$2,950.36		

Rent Roll

67 Holly Hill Lane, Greenwich CT

Unit	Tenant	Lease Start	Lease Exp.	RSF	Current Rent	Rent Event Date	Annual PSF	Annual	Monthly	Renewal Options	Sec. Deposit
	D: Darrin Group	1/1/24	2/28/26	337	\$1,515.27	2/1/29	53.08	\$36,466.44	\$3,038.87		
						1/1/25	\$53.96	\$18,183.24	\$1,515.27	Tenant since 2020	\$ 6,200.00
Rent Roll - Monthly (Current)										Security Deposit Total:	
Rent Roll - Annualized											\$ 124,300.00
Occupied Space											
Vacant Space											
Total Sq. Ft.											
Average Rent PSF - Vacant & Occupied											
Average Rent PSF - Occupied Only											

Note: CAM/RE Escalations are NOT Included in Rent Roll

PRO FORMA FOR 67 HOLLY HILL ROAD, GREENWICH, CT

INCOME	Expiration	Sq. Ft.	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Suite 101 & 103 Peak Physique	9/30/2035	4,614	189,180	193,903	193,903	198,751	198,751	203,720	203,720	208,813	208,813	208,813
Suite 200 & 201 Jewish Family Services	10/14/2028	5,428	255,698	255,698	263,369	271,270	279,408	287,790	296,424	305,317	314,476	323,911
Suite 102 Jewish Family Services	09/14/2026	1,973	104,902	108,049	111,291	114,629	118,068	121,610	125,258	129,016	132,887	136,873
Suite 305 Jewish Family Services	4/30/2039	1,334	61,872	62,330	64,199	66,125	68,109	70,152	72,257	74,424	76,657	78,957
Suite 202 Multiple Tenants	Various	1,841	90,452	92,713	95,031	97,407	99,842	102,338	104,897	107,519	110,207	112,962
Suite 300 Multiple Tenants	Various	2,294	116,146	119,050	122,026	125,077	128,203	131,409	134,694	138,061	141,513	145,050
Suite 301 First Financial Services	10/31/2028	1,236	62,788	64,672	66,612	68,277	69,984	71,734	73,527	75,365	77,249	79,180
Suite 303 Darrin Group	2/28/2026	533	26,400	27,060	27,737	28,430	29,141	29,869	30,616	31,381	32,166	32,970
Suite 308 Multiple Tenants	Various	1,694	91,864	94,161	96,515	98,927	101,401	103,936	106,534	109,197	111,927	114,726
			999,302	1,017,635	1,040,681	1,068,893	1,092,907	1,122,558	1,147,926	1,179,094	1,205,895	1,233,442
CAM, Reimb R.E. taxes & Utilities			24,304	25,033	25,784	26,558	27,354	28,175	29,020	29,891	30,788	31,711
Gross Income			1,023,606	1,042,668	1,066,466	1,095,451	1,120,261	1,150,733	1,176,947	1,208,985	1,236,683	1,265,153
Vacancy @ 3%			29,979	30,529	31,220	32,067	32,787	33,677	34,438	35,373	36,177	37,003
Adjusted Gross			993,627	1,012,139	1,035,245	1,063,384	1,087,474	1,117,056	1,142,509	1,173,612	1,200,506	1,228,150
Operating Expenses												
Real Estate Taxes			70,402	72,514	74,689	76,930	79,238	81,615	84,064	86,586	89,183	91,859
Insurance			12,795	13,115	13,443	13,779	14,123	14,476	14,838	15,209	15,589	15,979
Building Electric			38,884	39,662	40,455	41,264	42,089	42,931	43,790	44,665	45,559	46,470
Tenant Electric non-reimbursible			43,471	44,340	45,227	46,132	47,054	47,995	48,955	49,935	50,933	51,952
Gas & Generator fuel			3,579	3,651	3,724	3,798	3,874	3,952	4,031	4,111	4,193	4,277
Water			3,515	3,585	3,657	3,730	3,805	3,881	3,958	4,038	4,118	4,201
Bldg. internet & Phone			6,284	6,410	6,538	6,669	6,802	6,938	7,077	7,218	7,363	7,510
Janitorial Expense			52,443	53,492	54,562	55,653	56,766	57,901	59,059	60,241	61,445	62,674
Landscaping and snow removal			21,091	21,513	21,943	22,382	22,830	23,286	23,752	24,227	24,711	25,206
Refuse Removal			5,972	6,091	6,213	6,338	6,464	6,594	6,725	6,860	6,997	7,137
Elevator			5,149	5,252	5,357	5,464	5,573	5,685	5,799	5,915	6,033	6,154
Fire Alarm & Sprinkler			2,864	2,921	2,980	3,039	3,100	3,162	3,225	3,290	3,356	3,423
Repairs & Maintenance			7,202	7,346	7,493	7,643	7,796	7,952	8,111	8,273	8,438	8,607
Water Treatment Services			3,227	3,292	3,357	3,425	3,493	3,563	3,634	3,707	3,781	3,857
HVAC Repairs (estimated)			5,100	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975	6,095
HVAC Maintenance			16,702	17,203	17,547	17,898	18,256	18,621	18,994	19,373	19,761	20,156
Management @ 3%			29,682	30,276	30,881	31,499	32,129	32,771	33,427	34,095	34,777	35,473
TOTAL EXPENSES			328,362	335,865	343,372	351,054	358,913	366,954	375,182	383,600	392,214	401,029
Adjusted NOI			665,265	676,275	691,873	712,330	728,561	750,102	767,327	790,012	808,292	827,122

Notes

Expenses based on actual expenses from Oct. 24 to Sept 25

Yellow highlight assumes 300 SF currently vacant in suite 308 is leased @ \$1,500/mo.

Blue highlight indicates lease expiration

67 HOLLY HILL LANE

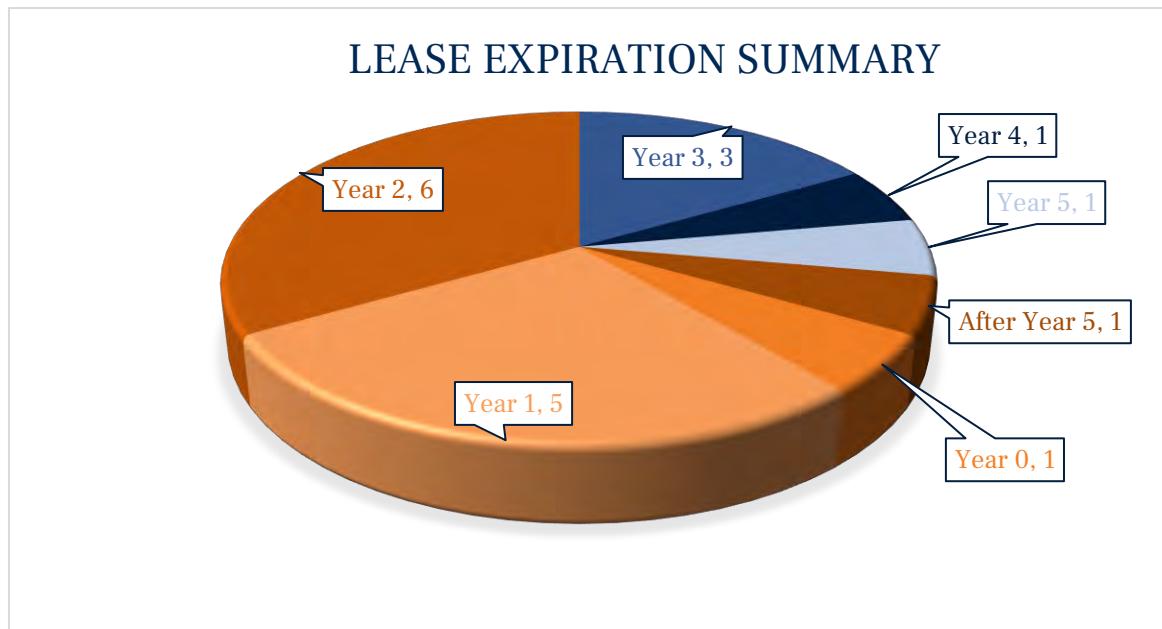
FINANCIAL DETAILS

As of October,2025

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma			Lease Type	Renewal Options and Option Year Rental Information
				Comm.	Exp.				Rent Per Year	Changes on	Rent Increase		
Peak Physique	100/103	4,614	22.3%	10/1/25	9/30/35	\$41.00	\$15,765	\$189,180	\$189,180	Oct-2027	\$16,159	Modified Gross	2.5% increases every other year. Tenant can terminate with 1 year notice
Jewish Family Services	102	1,973	9.6%	9/15/22	9/14/26	\$53.17	\$8,742	\$104,902	\$104,902			Modified Gross	
Jewish Family Service	200/201	5,428	26.3%	10/15/23	10/14/28	\$45.74	\$20,688	\$248,256	\$255,698	Oct-2026	\$21,308	Modified Gross	One five-year option to renew with 3% increase/year
202 Suites Adamucci LLC	202A	595	2.9%	8/1/22	7/31/27	\$50.42	\$2,500	\$30,000	\$30,900	Aug-2026	\$2,575	Modified Gross	
202 Suites Lawrence Devan	202B	292	1.4%	12/1/22	1/31/26	\$56.67	\$1,379	\$16,548	\$16,548			Modified Gross	
202 Suites Loan Depot	202C	450	2.2%	1/1/11	12/31/26	\$40.00	\$1,500	\$18,000	\$18,600	Jan-2026	\$1,550	Modified Gross	
202 Suites New Eng Concrete	202D	504	2.4%	7/1/25	6/30/27	\$47.02	\$1,975	\$23,700	\$24,408	Jul-2026	\$2,034	Modified Gross	2.5 month rent credit - at month 1 and month 13
300 Suites Pecksiland Capital	300A/B	954	4.6%	11/1/23	10/31/26	\$42.70	\$3,395	\$40,739	\$40,740	Nov-2025	\$3,295	Modified Gross	
300 Suites Third Seven Capital	300C	453	2.2%	12/1/24	11/30/26	\$54.30	\$2,050	\$24,600	\$25,344	Dec-2025	\$2,112	Modified Gross	
300 Suites Nilsa Warburton	300D	307	1.5%	8/15/24	8/31/28	\$54.35	\$1,391	\$16,686	\$17,227	Sep-2026	\$1,432	Modified Gross	Two year lease with one two-year option to renew with 3% increase
300 Suites Andrew Smoller	300E	285	1.4%	10/1/22	9/30/27	\$59.81	\$1,421	\$17,047	\$17,558	Oct-2026	\$1,463	Modified Gross	
300 Suites Otter Creek			0.0%	9/15/22	9/14/25	\$0.00	\$1,273	\$15,277	\$15,277			Modified Gross	
First Financial Resource	301	1,236	6.0%	10/1/23	10/31/28	\$49.44	\$5,092	\$61,108	\$62,788	Nov-2025	\$5,092	Modified Gross	
Darrin Group	303	533	2.6%	1/1/20	2/28/26	\$49.53	\$2,200	\$26,400	\$26,400			Modified Gross	
Jewish Family Services	305	1,334	6.5%	5/1/24	4/30/29	\$44.47	\$4,944	\$59,328	\$61,872	May-2026	\$5,092	Modified Gross	
308 Suites Vacant	308A	300	1.5%	1/0/00		\$0.00	\$0	\$0	\$18,000	Sep-2026	\$1,500		
308 Suites Capitivex Sec.	308B	370	1.8%	8/1/25	7/31/27	\$56.79	\$1,751	\$21,012	\$21,642	Aug-2026	\$1,804	Modified Gross	Two one-year options to renew at 3% oper annum
308 Suites Aetos Capital RE	308C	687	3.3%	6/24/24	1/30/30	\$47.16	\$2,700	\$32,400	\$34,039	Feb-2026	\$2,781	Modified Gross	Four auto two-year renewal terms @3% increase per year
308 Suites Darrin Group	308D	337	1.6%	1/1/20	2/28/26	\$53.96	\$1,515	\$18,183	\$18,183			Modified Gross	
Total		20,652				\$46.65	\$80,280	\$963,365	\$999,307				
Occupied Tenants: 18			Unoccupied Tenants: 1			Occupied Rentable SF: 98.50%			Unoccupied Rentable SF: 1.50%				

67 HOLLY HILL LANE

FINANCIAL DETAILS



Year	Tenant	SF	%of RBA	2025 Rent	Expiration
0	308 Suites Vacant	300	1.45%	\$0.00	
After Year 5	300 Suites Otter Creek	0	0.00%	\$0.00	9/14/2025

67 HOLLY HILL LANE

FINANCIAL DETAILS

INCOME	In Place	Per SF	Current	Per SF	Pro Forma	Per SF	Notes
Scheduled Base Rental Income	963,365	46.65	966,053	46.78	999,307	48.39	
Expense Reimbursement Income							
CAM	14,017	0.68	14,017	0.68	14,438	0.70	
Real estate Taxes	1,320	0.06	1,320	0.06	1,360	0.07	
Utilities	8,259	0.40	8,259	0.40	8,507	0.41	
Total Reimbursement Income	\$23,596	\$1.14	\$23,596	\$1.14	\$24,304	\$1.18	
Potential Gross Revenue	986,961	47.79	989,649	47.92	1,023,611	49.56	
General Vacancy	(28,901)	3.0%	(1.40)	(28,982)	3.0%	(1.40)	(29,979) 3.0% (1.45)
Effective Gross Revenue	\$958,060	\$46.39	\$960,668	\$46.52	\$993,632	\$48.11	
OPERATING EXPENSES	In Place	Per SF	Current	Per SF	Pro Forma	Per SF	
Electric	80,741	3.91	80,741	3.91	82,356	3.99	
Janitorial	51,415	2.49	51,415	2.49	52,443	2.54	
Water and Water Treatment Services	6,610	0.32	6,610	0.32	6,742	0.33	
Trash Removal	5,854	0.28	5,854	0.28	5,971	0.29	
Repairs & Maintenance Including HVAC	28,277	1.37	28,277	1.37	29,125	1.41	
Landscaping	14,337	0.69	14,337	0.69	14,624	0.71	
Snow Removal	6,340	0.31	6,340	0.31	6,467	0.31	
Elevator	5,048	0.24	5,048	0.24	5,149	0.25	
Gas and Generator Fuel	3,509	0.17	3,509	0.17	3,579	0.17	
Internet	6,161	0.30	6,161	0.30	6,284	0.30	
Fire Alarm and Spinkler	2,808	0.14	2,808	0.14	2,864	0.14	
Insurance	12,483	0.60	12,483	0.60	12,795	0.62	
Real Estate Taxes	68,351	3.31	68,351	3.31	70,402	3.41	
Management Fee	29,100	3.0%	1.41	29,100 3.0%	1.41	29,682 3.0%	1.44
Total Expenses	\$321,034	\$15.54	\$321,034	\$15.54	\$328,483	\$15.91	
Expenses as % of EGR	33.5%		33.4%		33.1%		
Net Operating Income	\$637,026	\$30.85	\$639,634	\$30.97	\$665,149	\$32.21	

Notes and assumptions to the above analysis are on the following page.

67 HOLLY HILL LANE

FINANCIAL DETAILS

SUMMARY	
Price	\$9,900,000
Down Payment	\$9,900,000
Down Payment %	100%
Number of Suites	19
Price Per SqFt	\$479.37
Rentable Built Area (RBA)	20,652 SF
Lot Size	0.91 Acres
Year Built/Renovated	1990/2012
Occupancy	98.55%

RETURNS	Current	Pro Forma
CAP Rate	6.46%	6.72%
Cash-on-Cash	6.46%	6.72%
Debt Coverage Ratio	0.00	0.00

Financing	1st Loan
Loan Amount	\$0
Loan Type	New
Interest Rate	0.00%
Amortization	0 Years
Year Due	2025

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

OPERATING DATA

INCOME	Current	Pro Forma
Scheduled Base Rental Income	\$966,053	\$999,307
Total Reimbursement Income	7.4%	\$23,596
Potential Gross Revenue		\$989,649
General Vacancy	3.0%	(\$28,982)
Effective Gross Revenue		\$960,668
Less: Operating Expenses	33.4%	(\$321,034)
Net Operating Income		\$639,634
Cash Flow		\$639,634
Net Cash Flow After Debt Service	6.46%	\$639,634
Total Return	6.46%	\$639,634

Operating Expenses	Current	Pro Forma
CAM	\$211,100	\$215,605
Insurance	\$12,483	\$12,795
Real Estate Taxes	\$68,351	\$70,402
Management Fee	\$29,100	\$29,682
Total Expenses		\$321,034
Expenses/Suite		\$16,897
Expenses/SF		\$15.54

..... SECTION 3

03



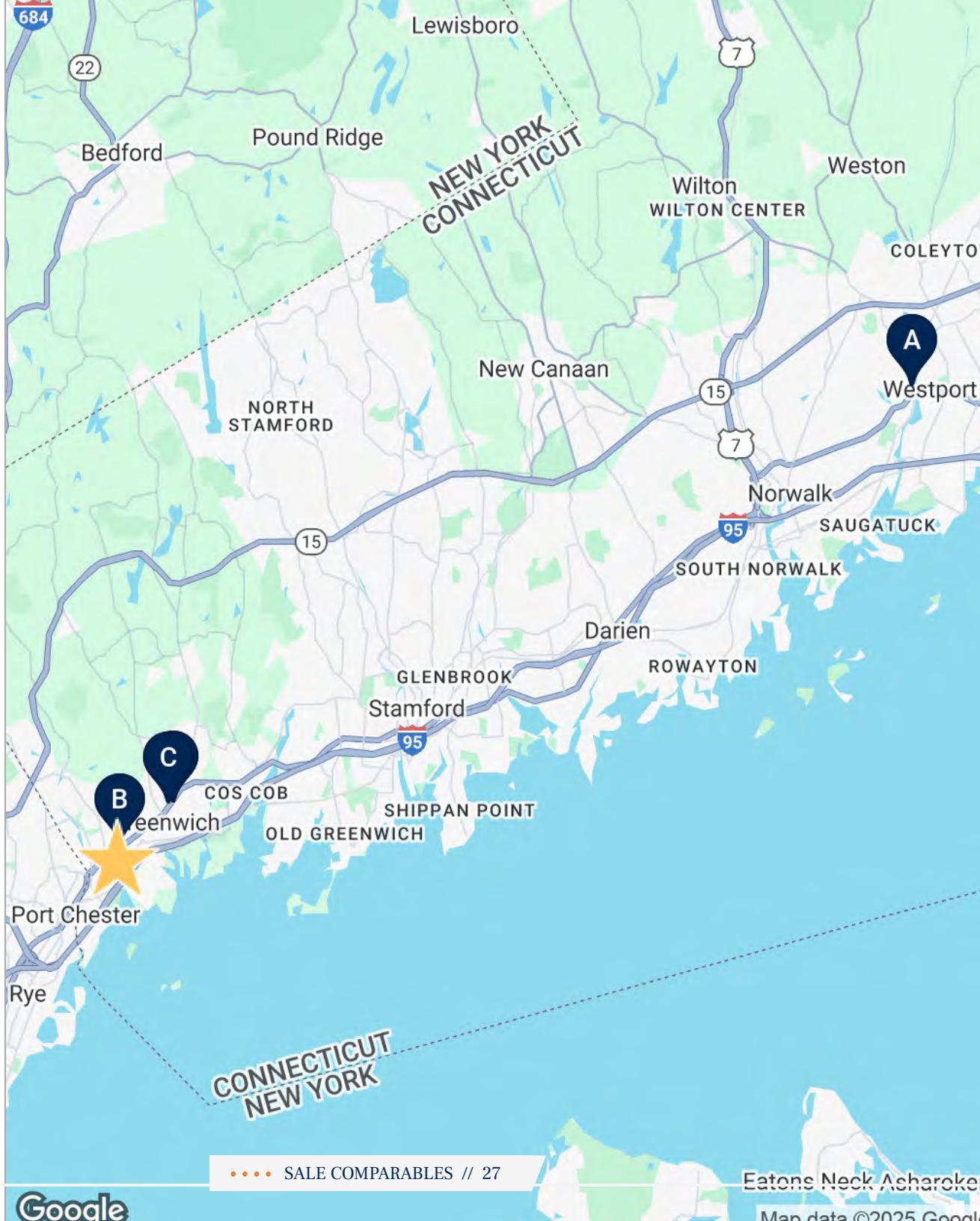
SALE COMPARABLES

[Sale Comps Map](#)
[Sale Comps Summary](#)
[Price per SF Chart](#)
[Sale Comps](#)



SALE COMPS MAP

- ★ 67 Holly Hill Lane
- A 54 Wilton Road
- B 530 Old Post Rd
- C The Chateau
- D 10 Mason St



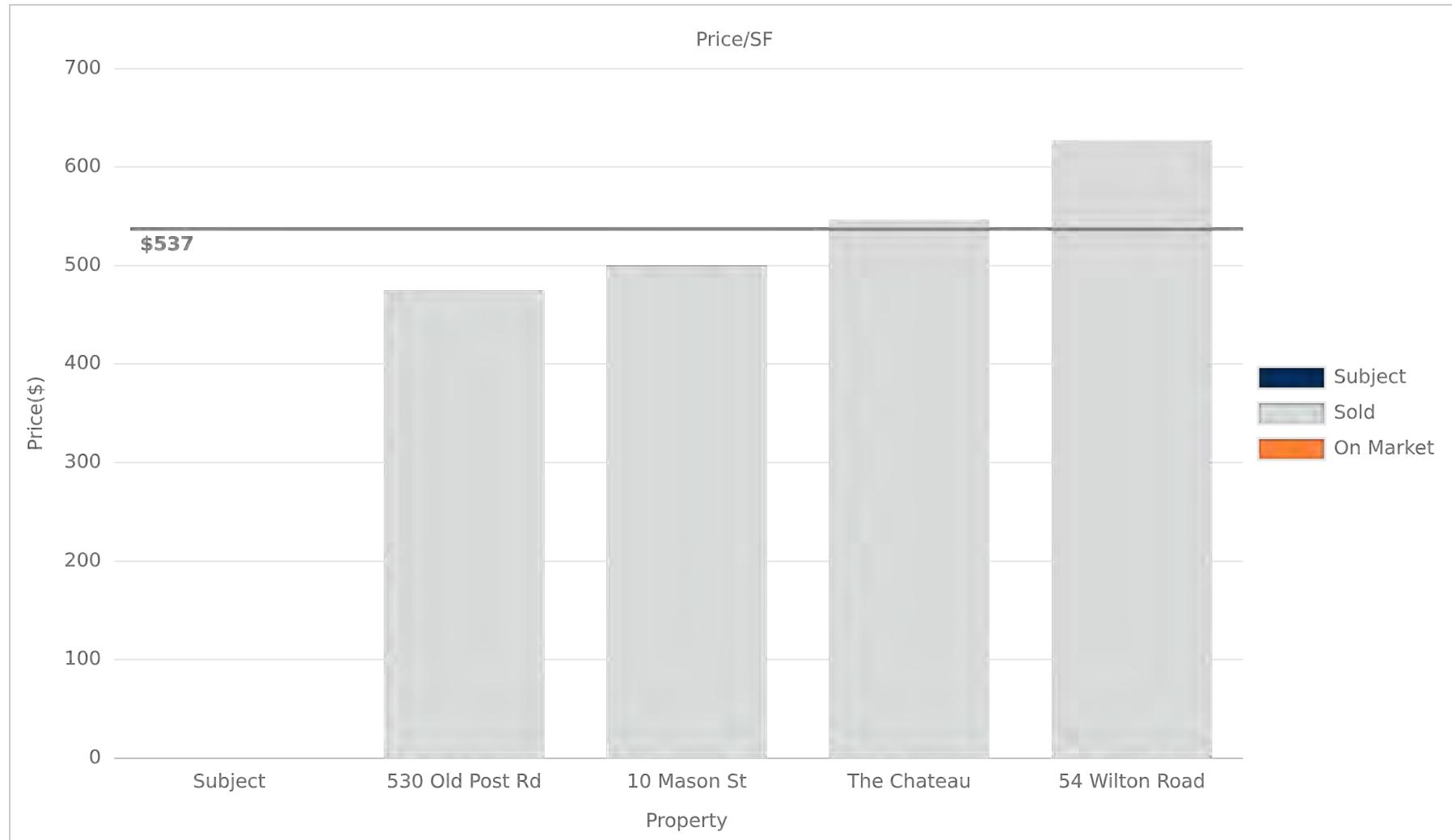
67 HOLLY HILL LANE

SALE COMPS SUMMARY

	Subject Property	Price	Cap Rate	Net Rentable Area	Price/SF	Lot Size	Close
	67 Holly Hill Lane 67 Holly Hill Ln Greenwich, CT 06830	\$9,875,000	6.23%	20,947 SF	\$471.43	0.91 AC	-
	Sale Comparables	Price	Cap Rate	Net Rentable Area	Price/SF	Lot Size	Close
	54 Wilton Road Westport, CT 06880	\$16,500,000	-	26,320 SF	\$626.90	2.57 AC	09/25/2025
	530 Old Post Rd Greenwich, CT 06830	\$3,800,000	-	8,003 SF	\$474.82	-	12/19/2024
	The Chateau 5 West Putnam Avenue Greenwich, CT 06830	\$5,250,000	-	9,600 SF	\$546.88	0.36 AC	07/25/2025
	10 Mason St Greenwich, CT 06831	\$13,500,000	-	27,000 SF	\$500.00	1.41 AC	07/17/2025
AVERAGES		\$9,762,500	-	17,731 SF	\$537.15	1.45 AC	-

67 HOLLY HILL LANE

PRICE PER SF CHART



67 HOLLY HILL LANE

SALE COMPS



67 Holly Hill Lane

67 Holly Hill Ln, Greenwich, CT 06830

Listing Price:	\$9,875,000	Net Rentable Area:	20,947 SF
Down Payment:	100% / \$9,875,000	Price/SF:	\$471.43
Cap Rate:	6.23%	Occupancy:	97%
Property Type:	Office	Year Built/Renovated:	1990/2012
Lot Size:	0.91 Acres	Floors:	3
COE:	-		



54 Wilton Road

Westport, CT 06880

Sale Price:	\$16,500,000	Net Rentable Area:	26,320 SF
Down Payment:	0% / -	Price/SF:	\$626.90
Cap Rate:	-	Occupancy:	100%
Property Type:	Office	Year Built/Renovated:	2018/-
Lot Size:	2.57 Acres	Floors:	-
Days On Market:	-	COE:	09/25/2025

The subject property is a 26,320-SF, multi-tenant asset located in Fairfield County. It sits on a 2.57-acre site and was constructed in 2018. GemSpring occupies over 12,000-SF on the 2nd floor while the 1st floor is leased to a number of tenants.

67 HOLLY HILL LANE

SALE COMPS



B 530 Old Post Rd Greenwich, CT 06830

Sale Price:	\$3,800,000	Net Rentable Area:	8,003 SF
Down Payment:	0% / -	Price/SF:	\$474.82
Cap Rate:	-	Occupancy:	-
Property Type:	Office	Year Built/Renovated:	1979/-
Lot Size:	Acres	Floors:	2
Days On Market:	-	COE:	12/19/2024

On December 19, 2024, a private individual sold this property to another private individual. The 8,003 SF office building traded for \$3.8 million or about \$475 per square foot.



C The Chateau 5 West Putnam Avenue Greenwich, CT 06830

Sale Price:	\$5,250,000	Net Rentable Area:	9,600 SF
Down Payment:	0% / -	Price/SF:	\$546.88
Cap Rate:	-	Occupancy:	-
Property Type:	Office	Year Built/Renovated:	1960/-
Lot Size:	0.36 Acres	Floors:	-
Days On Market:	-	COE:	07/25/2025

Located right at the top of Greenwich Avenue and with great views down Greenwich and West Putnam Avenues, this ornate building offers an alternative to the standard office building.

67 HOLLY HILL LANE

SALE COMPS



10 Mason St

Greenwich, CT 06831

Sale Price:	\$13,500,000	Net Rentable Area:	27,000 SF
Down Payment:	0% / -	Price/SF:	\$500.00
Cap Rate:	-	Occupancy:	-
Property Type:	Office	Year Built/Renovated:	1954/-
Lot Size:	1.41 Acres	Floors:	-
Days On Market:	-	COE:	07/17/2025

The subject property is a 27,000-SF, multi-tenant office facility located in the Greenwich submarket. The facility sits on a 1.41-acre site and was constructed in 1954. The 0.7-acre parking lot that was included in the deal is across the street from the office building. BNY Mellon will be leasing back the wealth management site from Atlas Holdings.

..... SECTION 4

04



LEASE COMPARABLES

[Rent Comps Map](#)

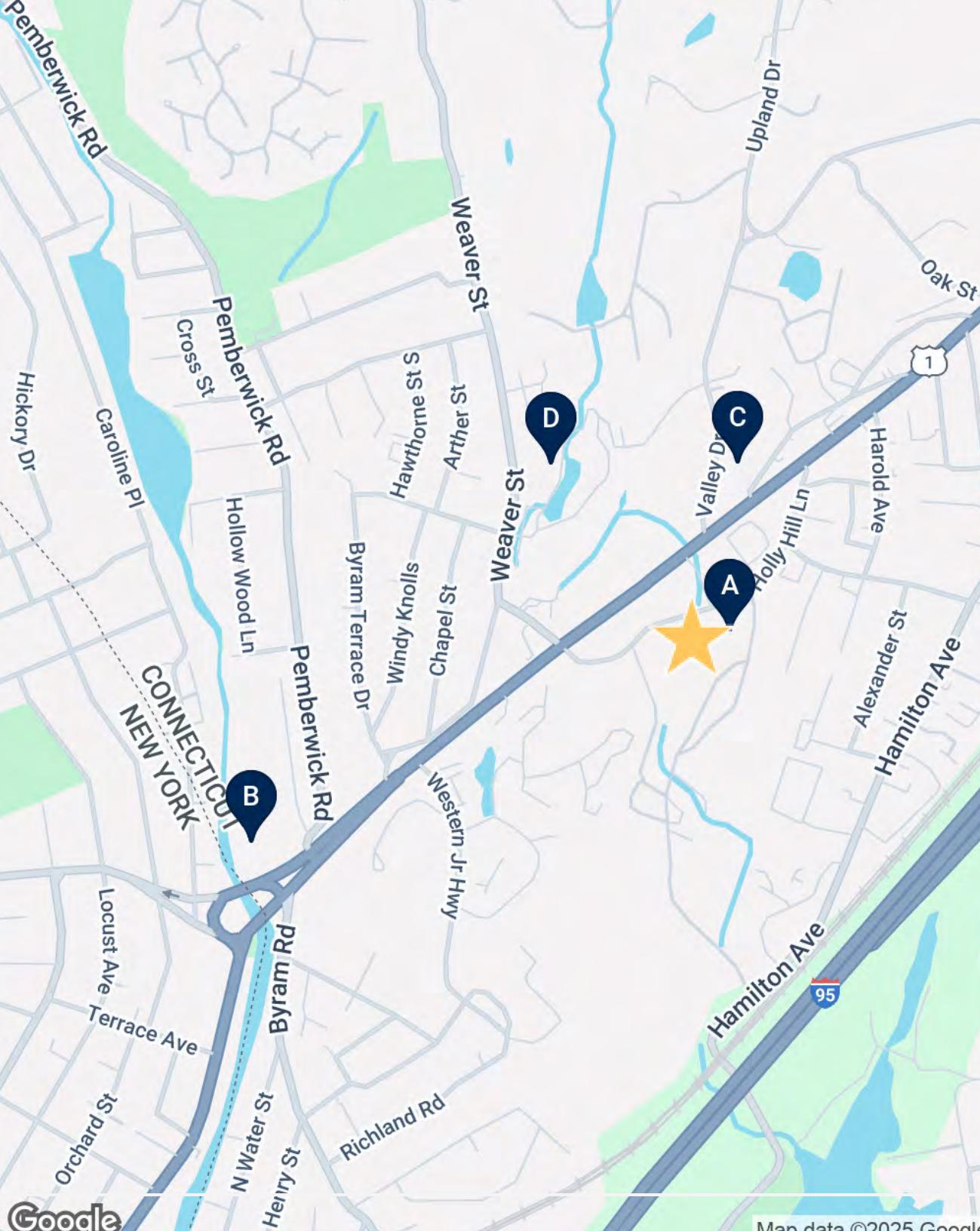
[Rent Comps Summary](#)

[Rent per SF Chart](#)

[Rent Comps](#)

RENT COMPS MAP

- ★ 67 Holly Hill Lane
- A 81 Holly Hill Lane
- B 777 West Putnam Avenue
- C 15 Valley Dr
- D Greenwich Office Park



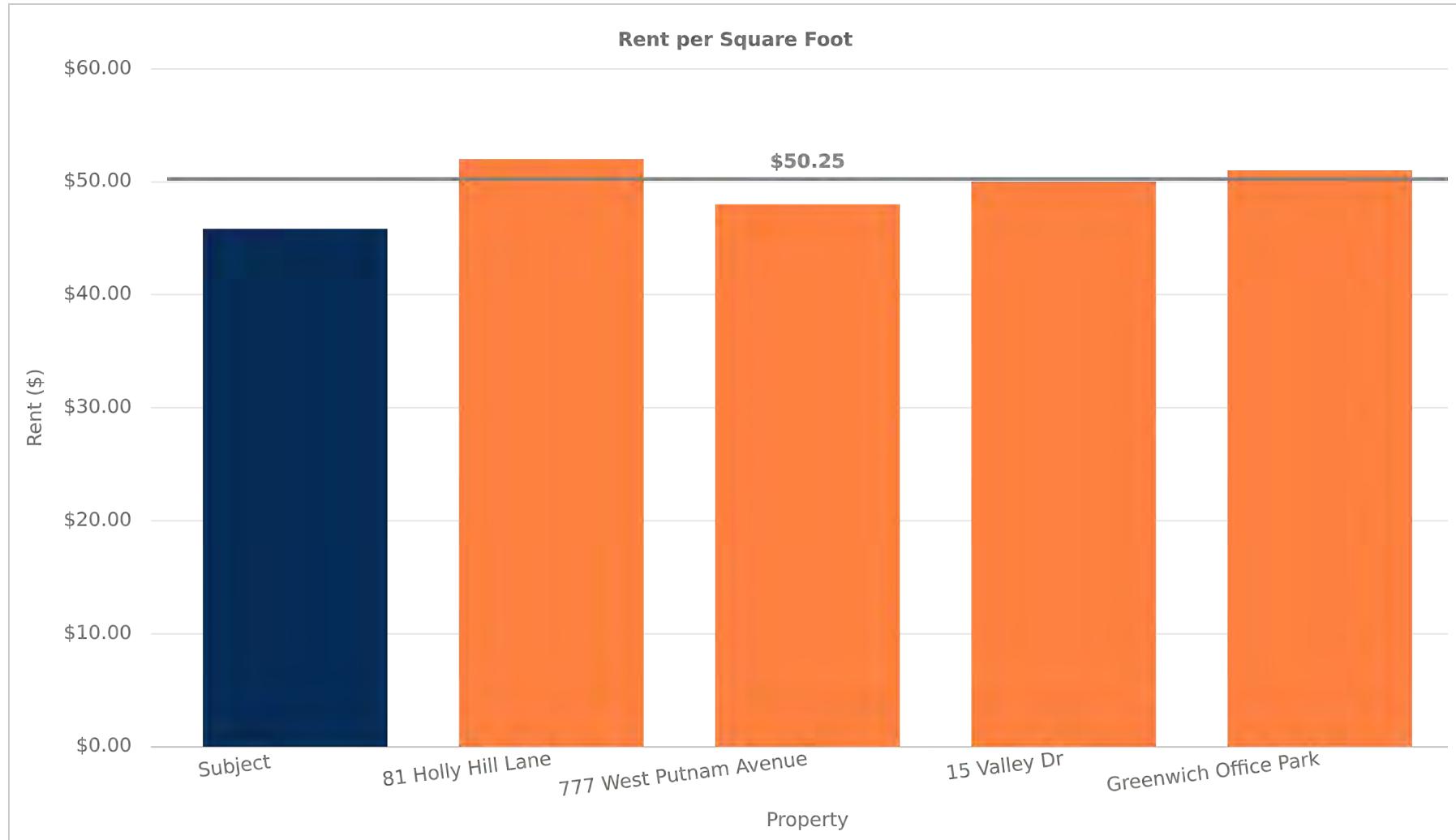
67 HOLLY HILL LANE

RENT COMPS SUMMARY

SUBJECT PROPERTY	NET RENTABLE AREA	AVERAGE RENT	PARKING RATIO	OCCUPANCY %
 67 Holly Hill Lane 67 Holly Hill Ln Greenwich, CT 06830	20,947 SF	\$45.84/SF	4.2:1,000 SF	97%
RENT COMPARABLES	NET RENTABLE AREA	AVERAGE RENT	PARKING RATIO	OCCUPANCY %
 A 81 Holly Hill Lane Greenwich, CT 06830	15,200 SF	-	-	-
 B 777 West Putnam Avenue Greenwich, CT 06830	136,000 SF	-	-	-
 C 15 Valley Dr Greenwich, CT 06831	37,300 SF	-	-	-
 D Greenwich Office Park 1 Greenwich Office Park Greenwich, CT 06831	40,826 SF	-	-	-
AVERAGES	57,332 SF	-\$/SF	1,000 SF	0%

67 HOLLY HILL LANE

RENT PER SF CHART



67 HOLLY HILL LANE

RENT COMPS



67 Holly Hill Lane

67 Holly Hill Ln, Greenwich, CT 06830



PROPERTY INFORMATION

Property Type:	Office	Average Rent:	\$45.84/SF
Parking Ratio:	4.2:1,000 SF	Net Rentable Area:	20,947 SF
Load Factor:	-%	Lot Size:	0.91 Acres
Year Built/Renovated:	1990/2012		



81 Holly Hill Lane

Greenwich, CT 06830



PROPERTY INFORMATION

Property Type:	Office	Average Rent:	-
Parking Ratio:	-	Net Rentable Area:	15,200 SF
Load Factor:	-%	Lot Size:	0.65 Acres
Year Built/Renovated:	1972/2020	Survey Date:	-

67 HOLLY HILL LANE

RENT COMPS



777 West Putnam Avenue
Greenwich, CT 06830



PROPERTY INFORMATION

Property Type:	Office	Average Rent:	-
Parking Ratio:	-	Net Rentable Area:	136,000 SF
Load Factor:	-%	Lot Size:	8.59 Acres
Year Built/Renovated:	1979/2023	Survey Date:	-

This Class A Office Building is conveniently located in Greenwich, CT, just thirty miles east of New York City and minutes from the vibrant Greenwich Business District, which is home to a multitude of financial service firms, fine dining and upscale retail stores. We are offering the most competitive lease pricing on available office space in Greenwich.



15 Valley Dr
Greenwich, CT 06831



PROPERTY INFORMATION

Property Type:	Office	Average Rent:	-
Parking Ratio:	-	Net Rentable Area:	37,300 SF
Load Factor:	-%	Lot Size:	1.57 Acres
Year Built/Renovated:	1979/2024	Survey Date:	-

As a result of new ownership, major renovations to the interior and exterior have recently been completed. These renovations include new and improved common areas, spectacular landscaping, a new card-key security system, and an on-site executive fitness center.

Features of this building include: Easy to divide floors with center core; Secure garage parking; Expansive windows with good light exposure; On site fitness center, near post office, bank and restaurants;

67 HOLLY HILL LANE

RENT COMPS



Greenwich Office Park

1 Greenwich Office Park, Greenwich, CT 06831



PROPERTY INFORMATION

Property Type:	Office	Average Rent:	-
Parking Ratio:	-	Net Rentable Area:	40,826 SF
Load Factor:	-%	Lot Size:	23 Acres
Year Built/Renovated:	1970/2017	Survey Date:	-

Greenwich Office Park consists of nine office buildings totaling 423,340 SF located on 23-acres. A prestigious address in a park setting located only five minutes from all major highways and MetroNorth.

..... SECTION 5

05



MARKET OVERVIEW

About Greenwich
Market Overview
Demographics



67 HOLLY HILL LANE

ABOUT GREENWICH

Greenwich, Connecticut, is a coastal town that blends natural beauty, historic charm, and modern amenities. Set along Long Island Sound, it features scenic shoreline, well-maintained parks, and tranquil neighborhoods. Greenwich Avenue serves as the town's vibrant center, offering luxury boutiques, restaurants, and galleries. The Bruce Museum and Greenwich Historical Society add cultural richness. Residents enjoy outdoor activities like hiking at Audubon Greenwich, kayaking the Mianus River, and visiting Greenwich Point Park. Annual events such as the Greenwich Film Festival and local polo matches foster a strong sense of community. With distinct areas—Cos Cob, Riverside, Old Greenwich, and central Greenwich—each with unique character, the town offers a variety of living environments. Just 50 minutes from Manhattan via train or I-95, Greenwich provides a connected and welcoming atmosphere for a wide range of residents.

Greenwich offers commuter access via Metro-North's New Haven Line with four stations connecting to NYC in under an hour. I-95 and the Merritt Parkway provide fast driving routes, while local buses, rideshares, and a walkable downtown support in-town transit. Nearby Westchester Airport adds regional travel options, making Greenwich convenient for commuters and frequent travelers while maintaining its coastal-suburban charm.

Greenwich is rich in culture, featuring the Bruce Museum with art, science, and history exhibits, and the Greenwich Historical Society preserving the town's colonial heritage. Annual events like the Greenwich International Film Festival and Art in the Park highlight local talent. Historic homes, restored estates, and lighthouses add charm and reflect the community's appreciation for arts and heritage, offering engaging experiences for all residents and visitors.

Greenwich homes range from waterfront estates and historic colonials to modern buildings and cottages. Neighborhoods such as Belle Haven, Cos Cob, and Riverside offer varied settings, from peaceful, spacious areas to centrally located streets. Architectural styles vary widely, with manicured lawns and tree-lined streets creating a timeless, elegant aesthetic. Housing diversity accommodates many preferences, supporting an inclusive and welcoming residential environment.

Greenwich offers a sophisticated lifestyle with a strong community focus. Residents enjoy local amenities, social clubs, cultural events, and outdoor activities. The pace is relaxed compared to NYC but still dynamic, balancing quiet neighborhoods with active town life. Civic involvement, seasonal events, and recreational opportunities provide a rich, inclusive experience, appealing to people of all ages, backgrounds, and household types.



Office Submarket Report

Greenwich

Stamford - CT USA

Overview

Greenwich Office

12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	Market Asking Rent Growth
0	109K	10.4%	1.7%

The Greenwich office submarket continues to see gradual improvement. Absorption was positive for two consecutive quarters, helping availability continue a downward trajectory.

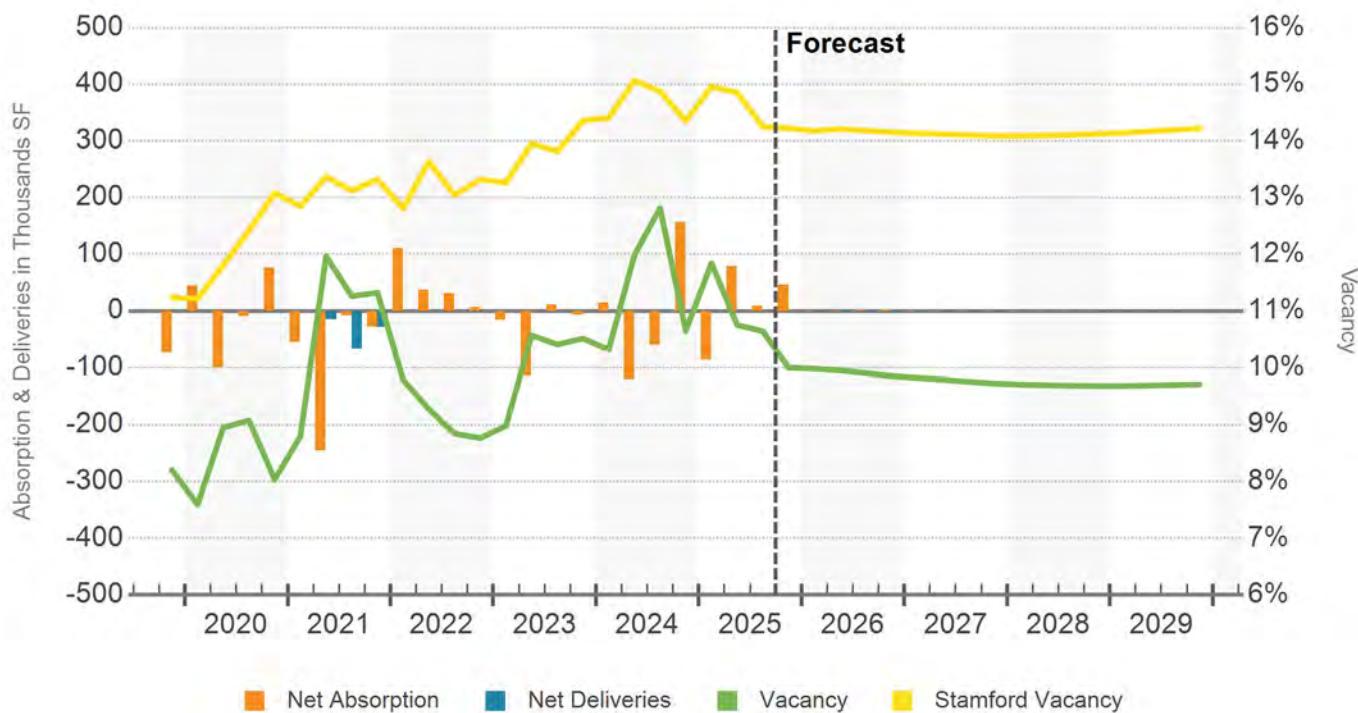
Net absorption has seesawed between positive and negative values throughout 2025, though it is currently projected to finish the year in positive territory, which would be the first instance of a positive annual figure since 2022. New leasing activity amounted to 66,000 SF in 25Q3, on par with the five-year quarterly average. That leasing could reach the five-year average is impressive, as reduced availability, especially in quality buildings, has limited options for the high-end financial service tenants that typically drive leasing in the submarket. The lack of options can introduce an artificial cap on both leasing activity and absorption.

Greenwich remains popular with its core tenant base: financial services. Merrill Financial Advisors renewed for 37,000 SF at 2 Pickwick Plaza in February, while Lotus Infrastructure Partners, a financial firm focused on energy investments, renewed for 24,000 SF at 5 Greenwich Office Park in January. New leases also occurred, with Level Equity taking 13,000 SF at Greenwich American Centre in January, and Northern Trust leasing 11,000 SF at 55 Railroad Ave. in February. Although there has been some move-out activity, Greenwich has not been hit as hard by tenant relocations and downsizing as the neighboring Stamford submarket.

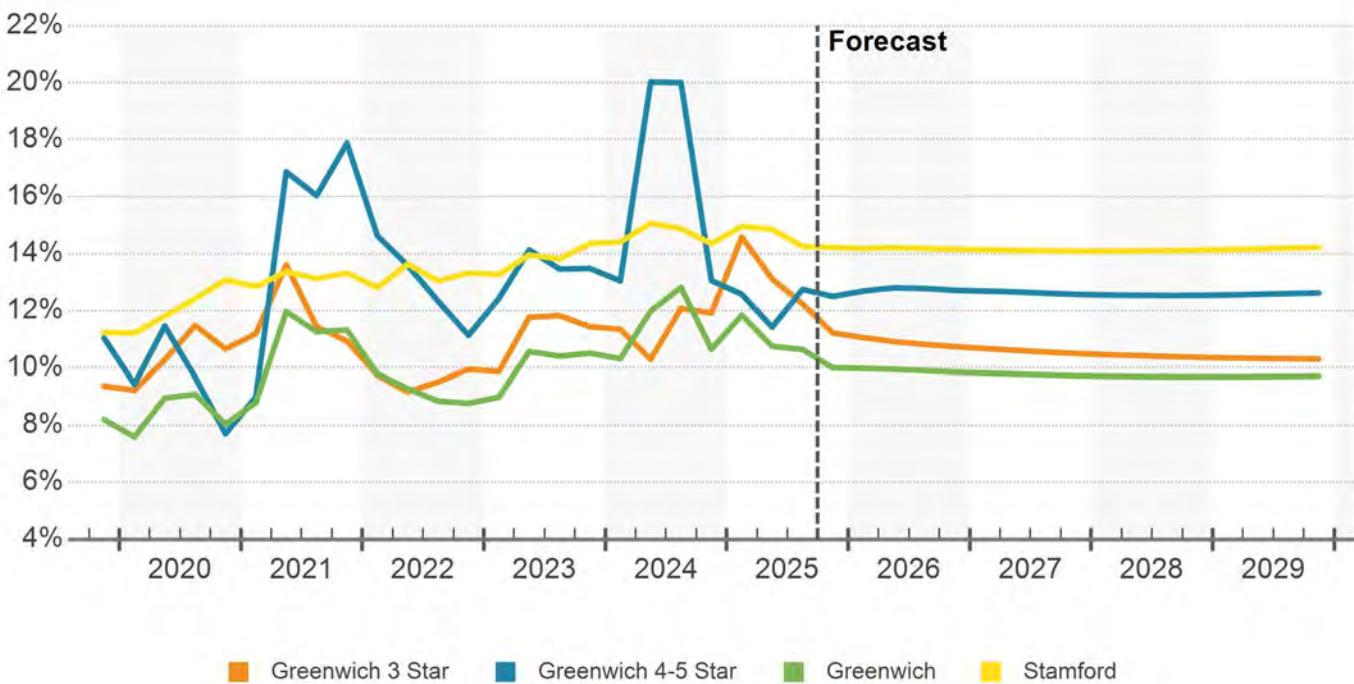
KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	2,173,083	12.5%	\$47.95	13.5%	6,231	0	0
3 Star	3,313,814	12.1%	\$50.34	11.1%	5,201	0	0
1 & 2 Star	1,749,548	4.8%	\$46.21	5.1%	3,546	0	0
Submarket	7,236,445	10.4%	\$48.63	10.4%	14,978	0	0
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	-1.5% (YOY)	8.6%	9.8%	13.5%	2013 Q3	2.2%	1997 Q4
Net Absorption SF	109K	(14,124)	13,867	302,932	2019 Q1	(614,616)	2002 Q2
Deliveries SF	0	5,617	2,247	40,000	2012 Q4	0	2025 Q3
Market Asking Rent Growth	1.7%	2.3%	3.2%	17.1%	2000 Q4	-4.5%	2009 Q4
Sales Volume	\$41.8M	\$89.8M	N/A	\$483.4M	2007 Q2	\$0	2003 Q4

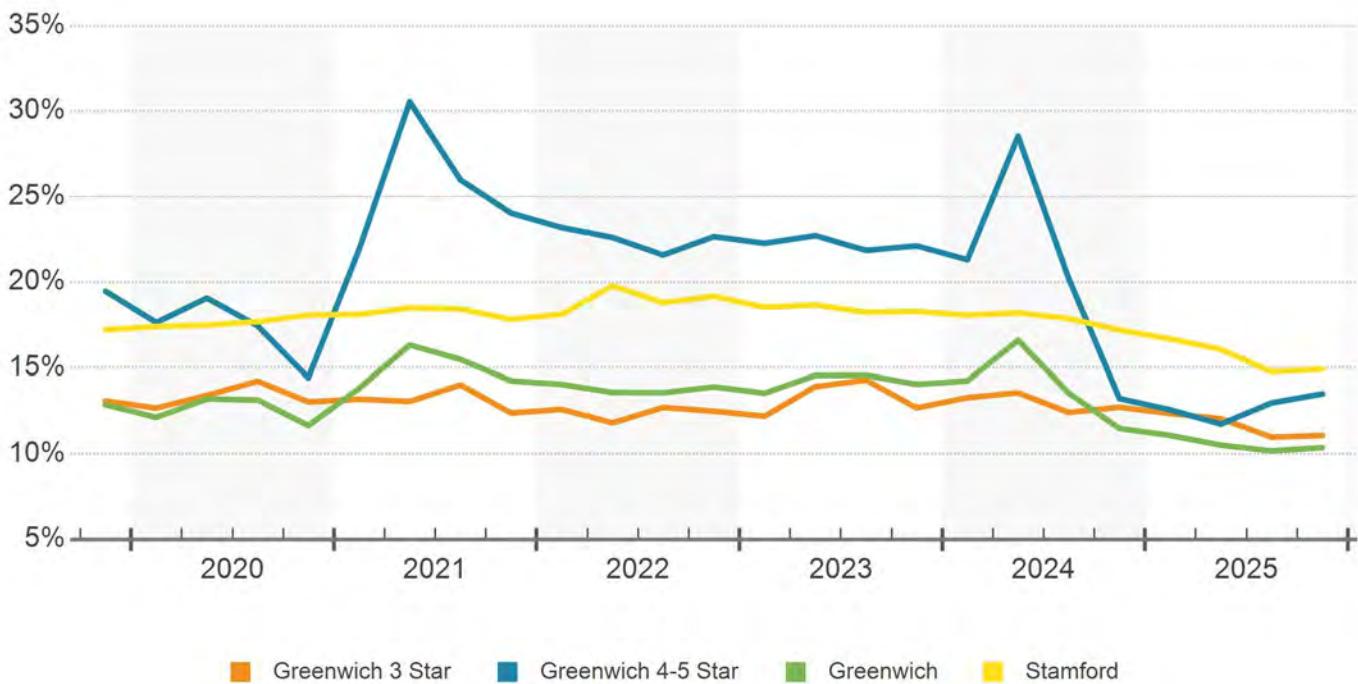
NET ABSORPTION, NET DELIVERIES & VACANCY



VACANCY RATE



AVAILABILITY RATE



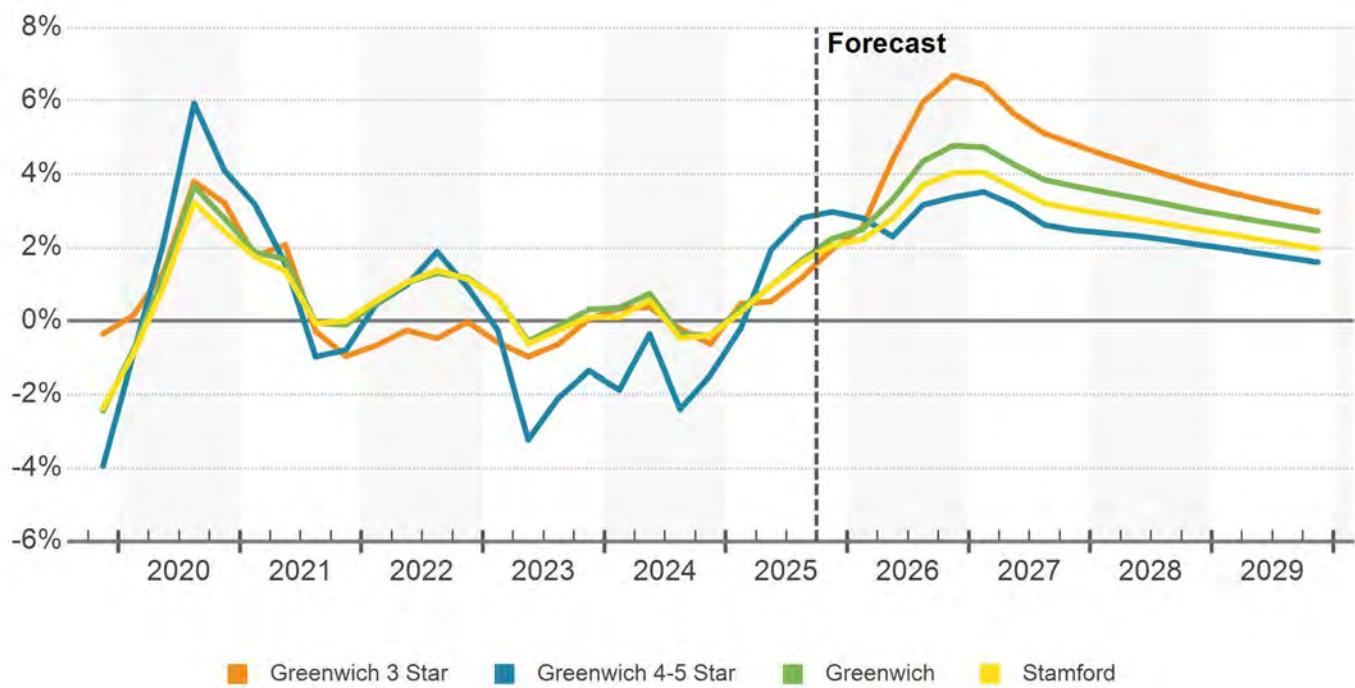
4 & 5 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

Property Name/Address	Rating	RBA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
1-2 American Ln	★★★★★	660,602	3	37,073	29.3%	103,747
145 Mason St	★★★★★	56,403	1	6,468	36.3%	27,689
1 Greenwich Plz	★★★★★	180,676	1	8,109	1.8%	8,109
1700 E Putnam Ave	★★★★★	178,764	3	6,542	14.0%	(2,990)
777 W Putnam Ave	★★★★★	136,000	1	2,645	6.5%	(12,114)
411 W Putnam Ave	★★★★★	100,155	1	20,559	15.3%	(15,555)

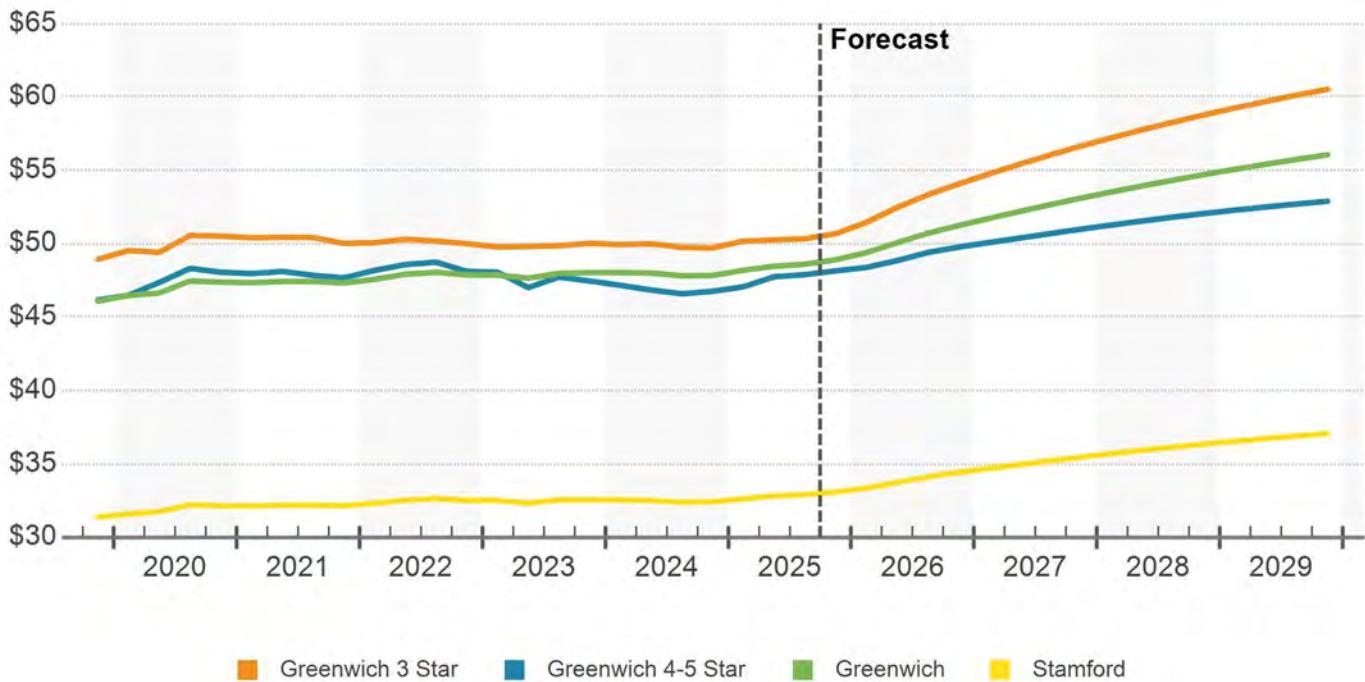
3 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

Property Name/Address	Rating	RBA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
55 Railroad Ave		149,584	4	55,019	20.2%	42,438
500 W Putnam Ave		124,000	2	18,095	8.8%	11,575
Greenwich Office Park 5 Greenwich Office Park		106,293	3	43,675	29.0%	8,500
75 Holly Hill Ln		158,232	1	3,487	8.0%	6,330
Building 3 3 Pickwick Plaza		80,784	1	7,806	17.2%	5,371
Greenwich Office Park 3 Greenwich Office Park		33,092	2	5,196	20.7%	1,324
23 Lewis St		6,300	1	1,104	7.0%	1,104
6 Oak St W		10,266	1	1,500	5.8%	603
372 Greenwich Ave		8,682	1	1,000	4.6%	402
Putnam Kitchens Building 406 E Putnam Ave		6,940	1	1,200	0%	0
81 Holly Hill Ln		15,200	1	1,800	0%	0
Greenwich Financial Center 1 Fawcett Pl		81,334	3	6,678	1.2%	0
Mason Associates Bldg 35 Mason St		40,000	1	2,875	0%	0
255 Field Point Rd		8,434	1	3,200	15.2%	0
600 W Putnam		38,644	1	5,753	14.9%	0
33 Benedict Pl		192,254	1	7,125	8.7%	(160)
4 Greenwich Office Park		39,130	1	4,155	29.1%	(1,606)
2 Dearfield Dr		20,000	1	2,612	1.7%	(1,700)

MARKET ASKING RENT GROWTH (YOY)



MARKET ASKING RENT PER SQUARE FEET



Sales Past 12 Months

Greenwich Office

Sale Comparables

Avg. Cap Rate

Avg. Price/SF

Avg. Vacancy At Sale

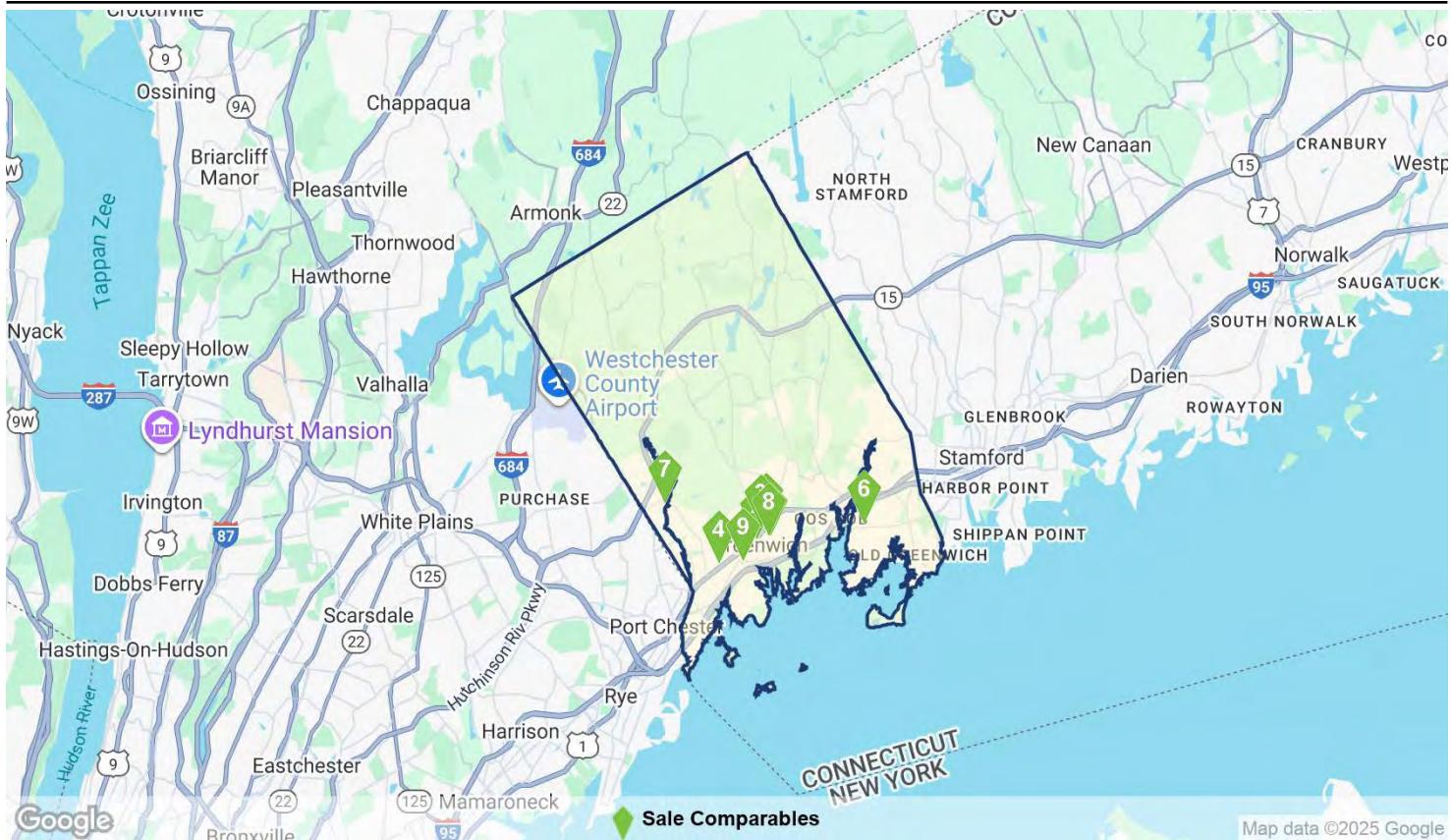
10

-

\$507

0%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$1,000,000	\$4,639,601	\$2,800,000	\$13,500,000
Price/SF	\$365	\$507	\$475	\$691
Cap Rate	-	-	-	-
Time Since Sale in Months	2.1	6.7	6.8	11.8
Property Attributes	Low	Average	Median	High
Building SF	2,212	8,455	7,036	27,000
Stories	2	3	3	4
Typical Floor SF	1,106	3,243	3,764	6,750
Vacancy Rate At Sale	0%	0%	0%	0%
Year Built	1868	1921	1917	1979
Star Rating	★★★☆☆	★★★☆☆ 2.1	★★★☆☆	

Sales Past 12 Months

Greenwich Office

RECENT SIGNIFICANT SALES

		Property				Sale			
Property Name - Address		Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1	10 Mason St	★ ★ ★ ★ ★	1954	27,000	0%	7/15/2025	\$13,500,000	\$500	-
2	24 Field Point Rd	★ ★ ★ ★ ★	1904	11,947	0%	9/2/2025	\$8,250,000	\$691	-
3	The Chateau 5 W Putnam Ave	★ ★ ★ ★ ★	1960	9,600	0%	7/25/2025	\$5,250,000	\$547	-
4	530 Old Post Rd 530 Old Post Rd	★ ★ ★ ★ ★	1979	8,003	0%	12/19/2024	\$3,800,000	\$475	-
5	123 Mason St	★ ★ ★ ★ ★	1868	6,544	0%	11/11/2024	\$2,800,000	\$428	-
6	17 Wilmot Ln	★ ★ ★ ★ ★	1910	7,527	0%	4/8/2025	\$2,750,000	\$365	-
7	The Mansion At The Mill 6 Glenville St		1900	6,000	0%	8/13/2025	\$2,225,317	\$371	-
8	116 Mason	★ ★ ★ ★ ★	1891	3,500	0%	4/16/2025	\$2,181,094	\$623	-
9	28 Old Field Point Rd	★ ★ ★ ★ ★	1924	2,212	0%	3/25/2025	\$1,000,000	\$452	-
9	28 Old Field Point Rd	★ ★ ★ ★ ★	1924	2,212	0%	12/9/2024	-	-	-

67 HOLLY HILL LANE

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population			
15,636	73,786	133,498	
2024 Estimate			
Total Population			
15,521	73,238	131,889	
2020 Census			
Total Population			
15,991	75,820	134,954	
2010 Census			
Total Population			
14,569	71,067	128,191	
Daytime Population			
2024 Estimate			
12,936	82,792	158,563	
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households			
6,183	28,048	48,081	
2024 Estimate			
Total Households			
6,136	27,863	47,520	
Average (Mean) Household Size			
2.5	2.7	2.7	
2020 Census			
Total Households			
6,068	27,599	46,733	
2010 Census			
Total Households			
5,635	25,966	44,658	
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	23.7%	31.8%	41.8%
\$150,000-\$199,999	10.5%	10.7%	9.8%
\$100,000-\$149,999	20.1%	16.6%	15.1%
\$75,000-\$99,999	10.6%	9.8%	8.0%
\$50,000-\$74,999	11.6%	10.1%	8.3%
\$35,000-\$49,999	7.0%	6.3%	5.2%
\$25,000-\$34,999	5.7%	4.0%	3.4%
\$15,000-\$24,999	7.0%	4.8%	3.9%
Under \$15,000	3.9%	5.8%	4.6%
Average Household Income	\$144,532	\$163,842	\$188,563
Median Household Income	\$106,261	\$99,750	\$109,014
Per Capita Income	\$57,878	\$62,353	\$67,968

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population			
15,521	73,238	131,889	
Under 20	23.5%	23.9%	26.8%
20 to 34 Years	18.2%	17.5%	15.7%
35 to 49 Years	21.6%	20.8%	19.6%
50 to 59 Years	14.1%	14.1%	14.3%
60 to 64 Years	6.6%	6.5%	6.4%
65 to 69 Years	5.2%	5.2%	5.0%
70 to 74 Years	3.9%	4.1%	4.0%
Age 75+	6.8%	7.9%	8.2%
Median Age	40.0	41.0	42.0
Population by Gender			
2024 Estimate Total Population			
15,521	73,238	131,889	
Male Population	51.7%	50.6%	51.1%
Female Population	48.3%	49.4%	48.9%
Travel Time to Work			
Average Travel Time to Work in Minutes			
	30.0	31.0	34.0

67 HOLLY HILL LANE

DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 131,889. The population has changed by 2.88 percent since 2010. It is estimated that the population in your area will be 133,498 five years from now, which represents a change of 1.2 percent from the current year. The current population is 51.1 percent male and 48.9 percent female. The median age of the population in your area is 42.0, compared with the U.S. average, which is 39.0. The population density in your area is 1,676 people per square mile.



HOUSEHOLDS

There are currently 47,520 households in your selected geography. The number of households has changed by 6.41 percent since 2010. It is estimated that the number of households in your area will be 48,081 five years from now, which represents a change of 1.2 percent from the current year. The average household size in your area is 2.7 people.



INCOME

In 2024, the median household income for your selected geography is \$168,558, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 71.85 percent since 2010. It is estimated that the median household income in your area will be \$185,981 five years from now, which represents a change of 10.3 percent from the current year.

The current year per capita income in your area is \$67,968, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$188,563, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 63,027 people in your selected area were employed. The 2010 Census revealed that 70.6 percent of employees are in white-collar occupations in this geography, and 11.9 percent are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 31.00 minutes.



HOUSING

The median housing value in your area was \$1,000,000 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 28,258.00 owner-occupied housing units and 16,405.00 renter-occupied housing units in your area.



EDUCATION

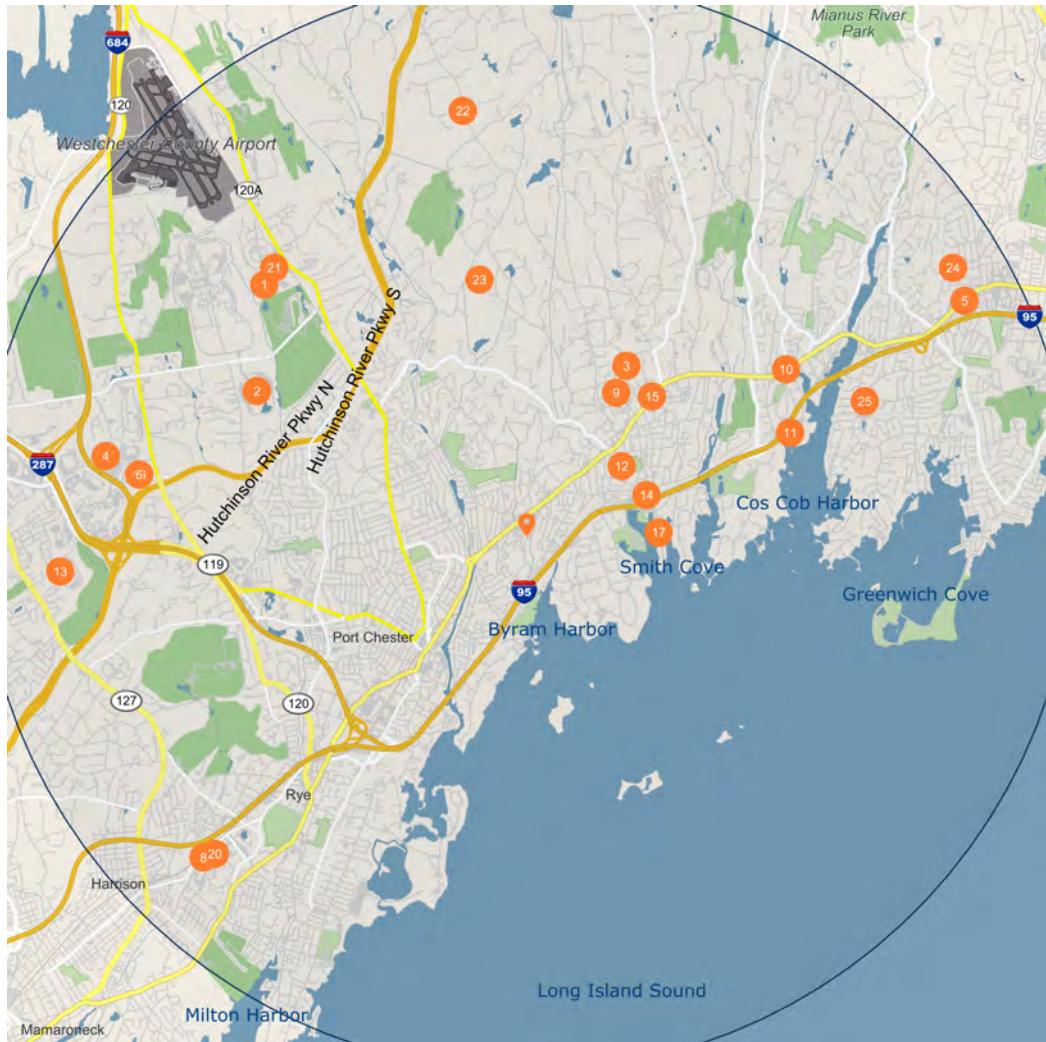
The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 59.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 5.2 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was lower than the nation's at 7.2 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.5 percent vs. 26.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 17.7 percent in the selected area compared with the 19.7 percent in the U.S.

67 HOLLY HILL LANE

DEMOGRAPHICS



Major Employers

	Employees	
1	Compass Group USA Investments	4,296
2	Pepsico Inc-Pepsico	3,979
3	Atlas Agi Holdings LLC-Agi-Shorewood US	3,860
4	Central Nat Pulp & Ppr Sls Inc	2,500
5	Millennium Management LLC	2,276
6	Mastercard Incorporated-MASTERCARD	2,198
7	Pepsico Beverage Sales LLC	2,000
8	Consolidated Edison Co NY Inc-Consolidated Edison	1,350
9	Greenwich Hospital	1,263
10	Redbox Automated Retail LLC	1,194
11	Littlejohn Fund II L P	1,069
12	Town of Greenwich	1,000
13	Arlon Viscor Ltd	858
14	Trident Holdco LLC	838
15	Littlejohn Partners IV LP	811
16	Mastercard International Inc-Mastercard Worldwide	800
17	Zinnia Distr Solutions LLC	700
18	TAC Acquisition Corp-Tensar	650
19	72 Capital Advisors LP-S A C	629
20	Dunes Point Capital LP	626
21	Avon Products Inc-Avon	614
22	House Representatives Conn	612
23	House Representatives Conn	612
24	House Representatives Conn	612
25	House Representatives Conn	612

67 HOLLY HILL LANE

DEMOGRAPHICS

