

COMMERCIAL FOR LEASE

28 HENRY STREET

28 HENRY STREET, GREENWICH, CT 06830



FOR LEASE

KW COMMERCIAL NEW YORK

760 White Plains Rd
Scarsdale, NY 10583



Each Office Independently Owned and Operated

PRESENTED BY:

PAUL MOULINS

Managing Director - Associate Broker

O: (914) 714-3777

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pmoulins@kw.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

28 HENRY STREET

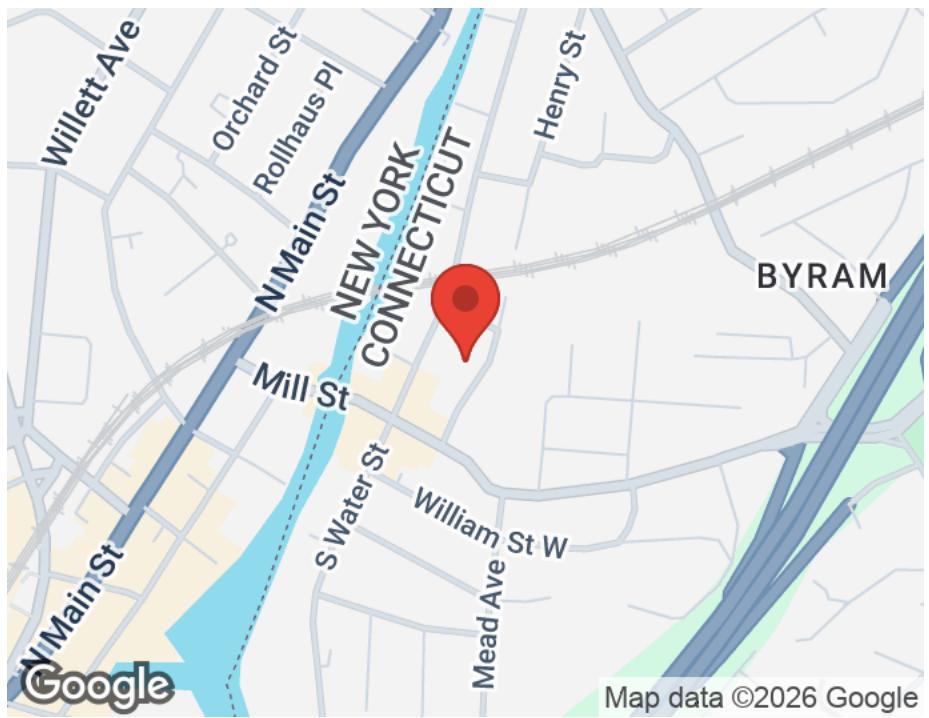


OFFERING SUMMARY

LEASE RATE:	\$22.00
AVAILABLE SF:	5,355
CLEAR HEIGHT:	9'6"
DOCK DOORS:	1
PARKING	7-8 Spaces

PROPERTY OVERVIEW

- BUILT IN 1930
- 50% COLD STORAGE SPACE - CAN BE DELIVERED AS TRADITIONAL WAREHOUSE
- 7 + ON-SITE PARKING SPACES
- LIGHT INDUSTRIAL ZONING WITH R6



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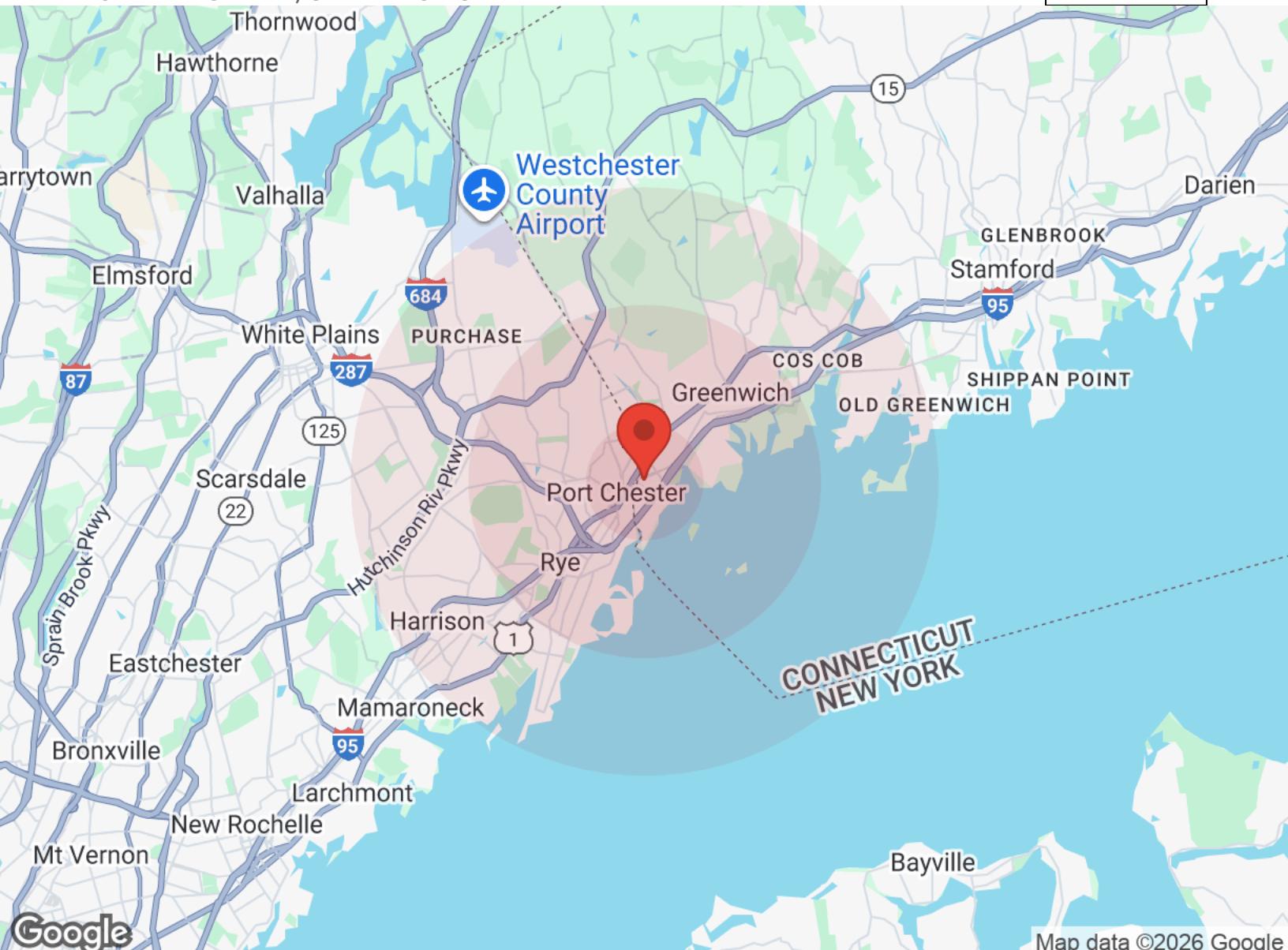
PROPERTY PHOTOS

28 HENRY STREET, GREENWICH CT



DEMOGRAPHICS

28 HENRY STREET, GREENWICH CT



Population	1 Mile	3 Miles	5 Miles
Male	15,537	38,172	70,538
Female	15,373	39,658	69,678
Total Population	30,910	77,830	140,216
Income	1 Mile	3 Miles	5 Miles
Median	\$105,072	\$135,406	\$161,753
< \$15,000	769	1,812	2,614
\$15,000-\$24,999	477	1,151	1,702
\$25,000-\$34,999	652	1,234	1,828
\$35,000-\$49,999	794	1,597	2,465
\$50,000-\$74,999	1,135	2,282	3,603
\$75,000-\$99,999	1,455	2,728	4,049
\$100,000-\$149,999	2,057	4,884	7,417
\$150,000-\$199,999	1,088	2,758	4,870
> \$200,000	2,632	10,383	21,097

Housing	1 Mile	3 Miles	5 Miles
Total Units	11,585	30,459	52,385
Occupied	11,060	28,828	49,645
Owner Occupied	4,123	15,083	30,129
Renter Occupied	6,937	13,745	19,516
Vacant	525	1,630	2,741

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DISCLAIMER

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