

RETAIL FOR LEASE

20 EAST ELM STREET

GREENWICH, CT





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PROPERTY INFORMATION

Rare opportunity to have a full building presence in the center of downtown Greenwich.

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Greenwich Avenue is one of the most exclusive retail corridors in the Northeast.

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Site sits adjacent to the largest municipal parking availability in the market.

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All uses considered.

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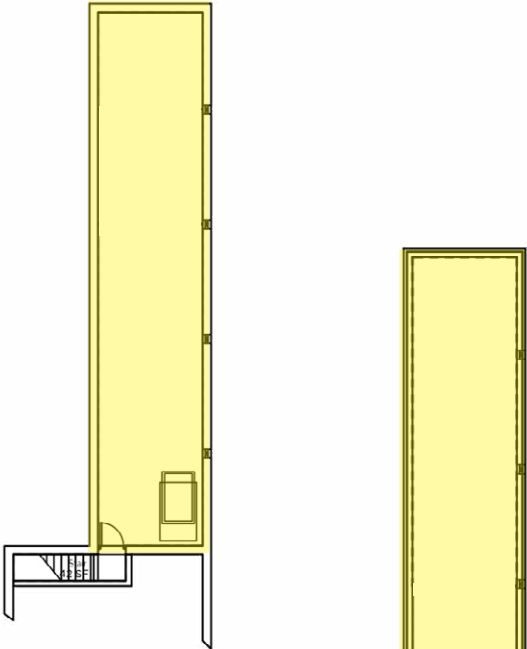
Available July 2026

SPACE DETAILS

3,255 SF Ground Floor + 823 SF Lower Level

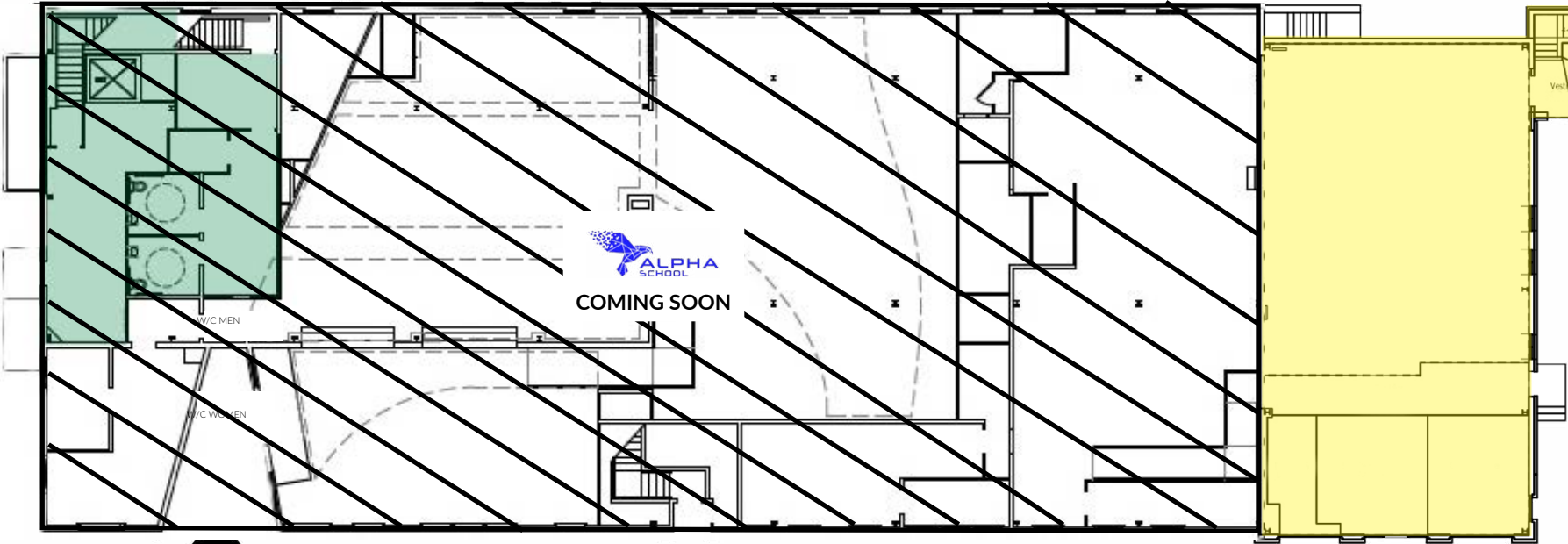


FLOOR PLAN



LOWER LEVEL

GROUND FLOOR



ENTRANCE #4

DEMOGRAPHICS AT 1, 3 AND 5 MILE RADIUS

1 MILE RADIUS:



Total Population: **11,427**

Households: **5,213**

Daytime Population: **3,793**

Median Age: **44.6**



Average Household Income: **\$275,773**

Median Household Income: **\$140,233**

3 MILE RADIUS:



Total Population: **70,871**

Households: **26,663**

Daytime Population: **26,212**

Median Age: **41.9**



Average Household Income: **\$289,117**

Median Household Income: **\$168,713**

5 MILE RADIUS:



Total Population: **165,913**

Households: **61,858**

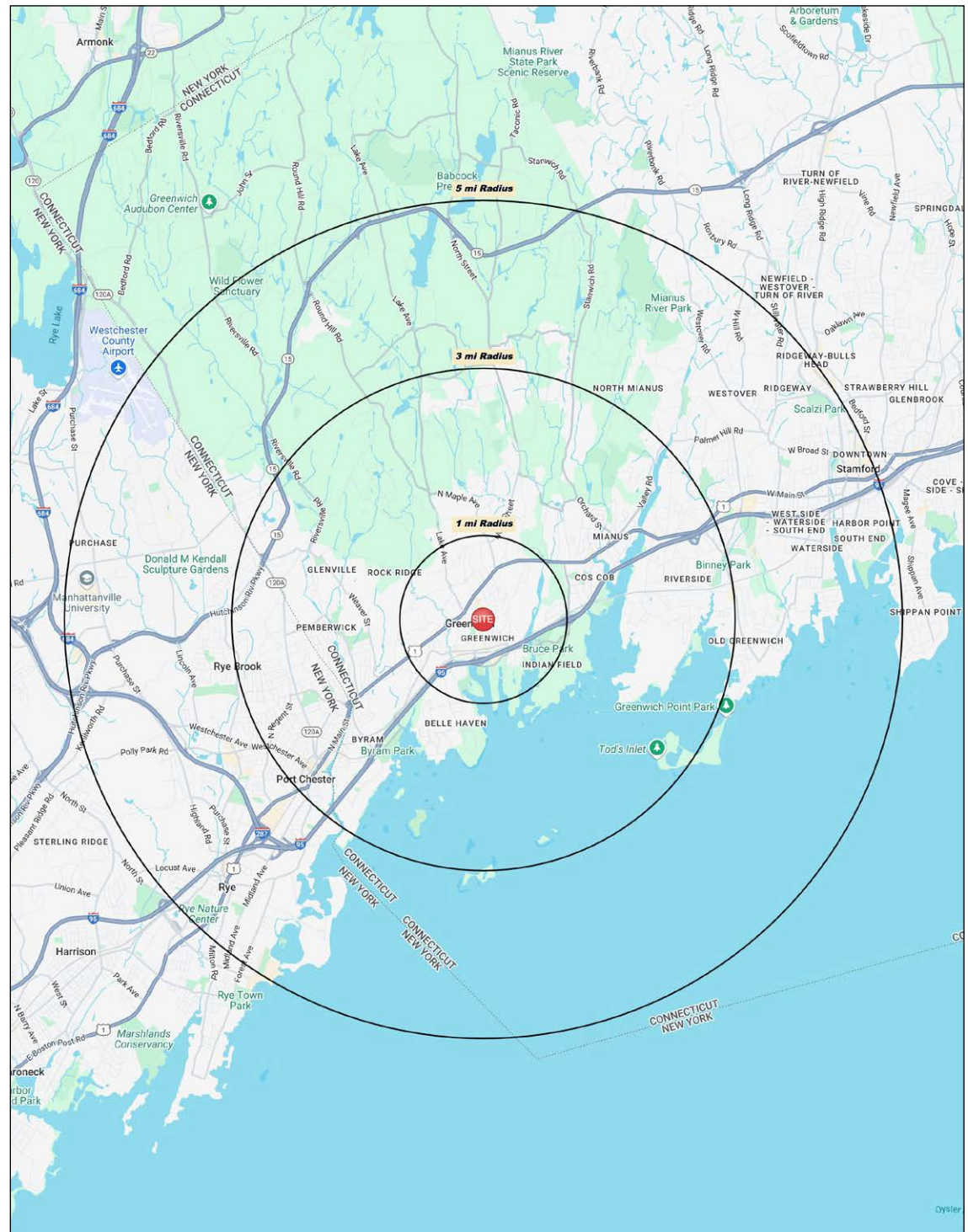
Daytime Population: **84,435**

Median Age: **39.1**

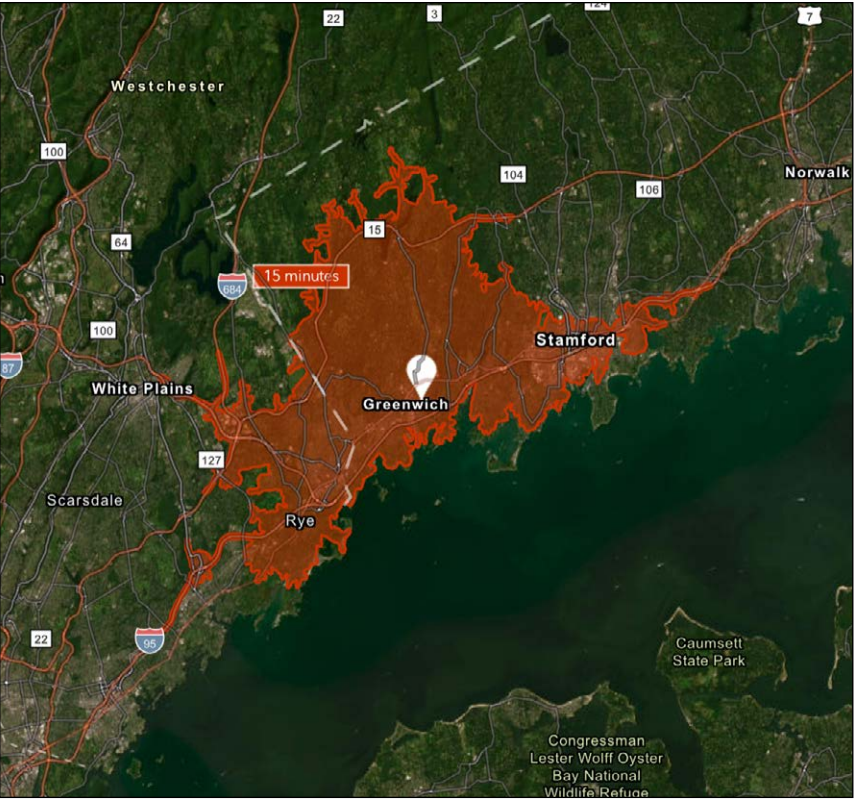


Average Household Income: **\$261,787**

Median Household Income: **\$156,030**



15 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$3,616,841,403

EDUCATION

Bachelor's Degree
or Higher



58%

OWNER OCCUPIED HOME VALUE

Average



\$1,236,658

KEY FACTS

188,043

Population

38.8

Median Age

\$118,912

Median Household Income

214,849

Daytime Population

TAPESTRY SEGMENTS

Top Tier <i>19,300 households</i>	Uptown Lights <i>11,000 households</i>	Metro Renters <i>10,500 households</i>
Socioeconomic Traits Concentrated in New England, Mid-Atlantic, and Pacific suburbs, these affluent, educated married couples often have children in private schools. Many are executives or business owners, with high net worth and single-family homes.	Socioeconomic Traits Found in coastal metros like NYC and LA, these diverse, educated neighborhoods include families and singles. Residents earn middle incomes, work in varied fields, often rent older homes, and commute long distances.	Socioeconomic Traits These vibrant urban neighborhoods house educated young professionals, many foreign-born, who rent in high-rise buildings. They earn upper-tier incomes, often work remotely, and commute by walking, ridesharing, or public transit.
Household Types Married couples	Household Types Married couples; singles living alone	Household Types Singles living alone
Typical Housing Single Family	Typical Housing Single Family	Typical Housing High Rises

ANNUAL HOUSEHOLD SPENDING

\$8,413

Eating
Out

\$4,883

Apparel &
Services

\$14,290

Groceries

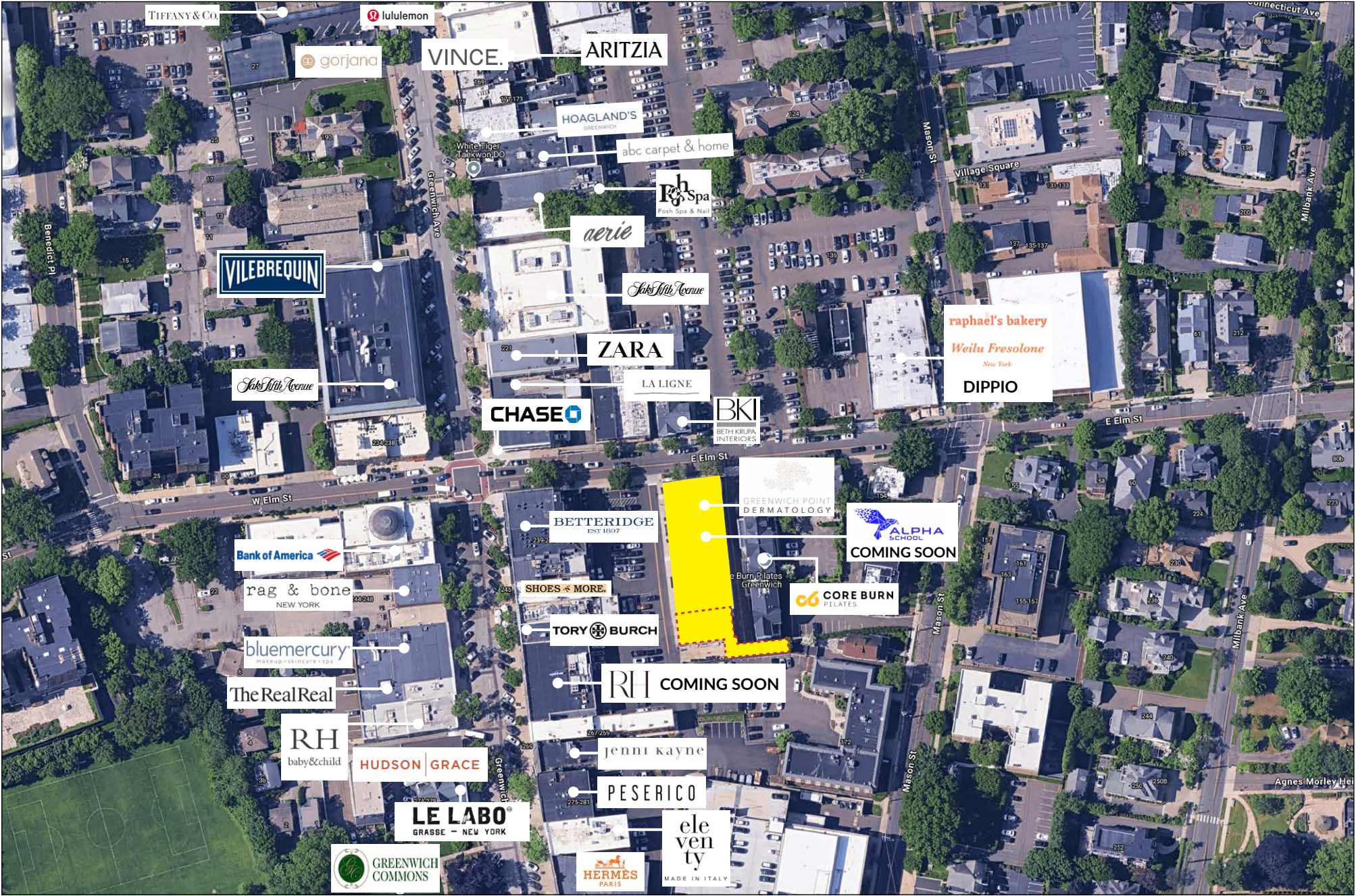
\$453

Computer &
Hardware

\$13,250

Health
Care

LOCAL RETAIL



LOCAL RETAIL



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CHARTER REALTY

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