

289 Greenwich Avenue

Greenwich, CT

An Iconic Irreplaceable
Corner Opportunity in the
Heart of Greenwich Luxury



EXCLUSIVE LEASING AGENT:



Willett Companies



289 Greenwich Avenue

Greenwich, CT



Unique and iconic corner opportunity in the heart of Connecticut's gold coast shopping corridor

Long-time home of a top-producing Hermes flagship store

Outstanding frontage with 138 feet of wrap-around visibility on Greenwich Avenue and Bruce Place

Gorgeous architecture with a luxury pedigree and soaring ceiling heights

Nestled in the heart of one of the most affluent and sought-after communities in the country

Other notable co-tenants include: Restoration Hardware, Tory Burch, Vince, Reformation, Veronica Beard, Betteridge Jewelers/Watches of Switzerland, Jenni Kayne, La Ligne, Apple, Shreve, Crump & Low and many others



**140
Greenwich
Avenue**
Greenwich, CT

FRONTAGE:

Greenwich Avenue:
38 FT
Bruce Place:
100 FT

CEILING HEIGHTS:

Ground: 12' - 20'
Mezzanine: 10' - 12'

POSSESSION:

Arranged

LEASE TYPE:

Direct

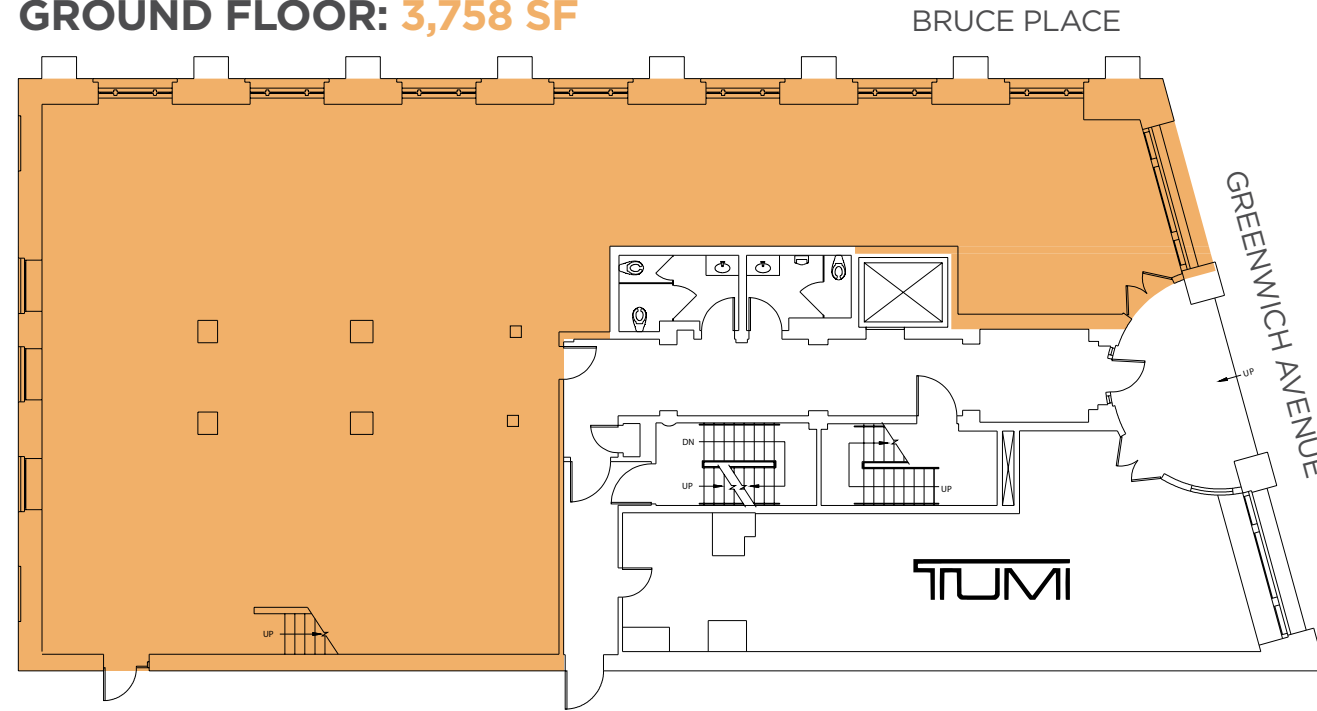
LEASE TERM:

Long Term

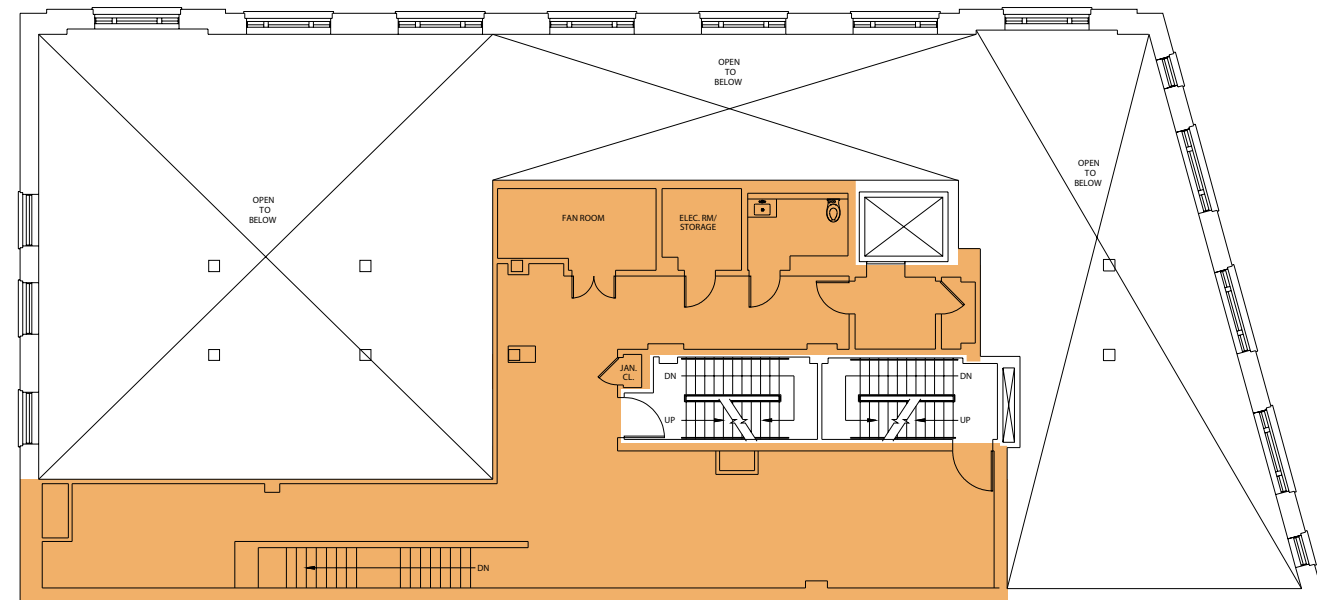
PRICING:

Upon Request

GROUND FLOOR: 3,758 SF



MEZZANINE: 1,920 RSF



140
Greenwich Avenue
Greenwich, CT

NEIGHBORHOOD
RETAILERS



NEIGHBORHOOD MAP & AREA STATISTICS

73	Petite Maison Kids
73	Gretchen Scott
75	Sephora
83	Originals
85	Nobele Apparel
87	Trapp Optical
89	Verizon
99	CVS
103	Roller Rabbit
107	Abercrombie & Fitch
107	Greenwich Brewing Co.
113	LoveShackFancy
117	Hill House Home
121	Manfredi Jewelers
125	Shreve, Crump & Low

126	J.Crew
140	Tiffany & Co. (to be Hermes)
156	Terra Ristorante
158	C. Stutig Locksmith
160	Gorjana
178	St. Mary's Church
200	Vilebrequin
200	Saks Fifth Avenue Vault
234	Anne Fontaine
236	Oliver Peoples
238	Rothy's

240	Bank of America
244	to be Alo Yoga
248	Rag & Bone
250	FRAME
252	Veronica Beard
254	Bluemercury
256	The RealReal
260	Sunglass Hut
264	RH Outdoor
268	Hudson & Grace
272	Reformation
276	Le Labo
278	Lynns

301	Starbucks
315	Cynthia Rowley
315	Abigail Fox Designs
315	to be Simon Pearce
319	Great Stuff
321	Todd Synder
325	Tempurpedic
333	Christian Science Reading Room
335	Alice & Olivia
339	Bistro Versailles
343	Tanya Taylor
345	Zyn's News & Cigars
347	Petticoat Lane



Total Population
63,130



Total Housing Units
25,604



Average Household Income
\$246,752



Median Age in Greenwich
45.1



Average Home Value
\$1,547,419



Visitors to Grenwich Ave in 2023
636.2K

289
Greenwich Avenue
Greenwich, CT

BRUCE PLACE

GREENWICH COMMUNITY CENTER

HAVENMEYER PLAZA

ARCH STREET

Restoration Hardware
- The Gallery

Vuori

Gregory's Coffee

Warby Parker

AESOP

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PARTNERS

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