

PRIME STORE AVAILABLE FOR LEASE
JOIN WHOLE FOODS MARKET
HIGH TRAFFIC GREENWICH RETAIL SPACE

80 EAST PUTNAM AVENUE, GREENWICH, CT
(LOCATED BETWEEN STARBUCKS AND WHOLE BODY)



Leasing Details: Former Academy Video Store

SIZE: 2,600 Sq. Ft. Retail Store

2,600 Sq. Ft. Storage Basement

FRONTAGE: 33' (Ceiling Height 13')

PARKING: 138 Car Lot

LOCATION: Between Starbucks and Whole Body Stores

CONDITION: Existing Vanilla Box

TRAFFIC COUNT: 22,000 Cars per Day

2009 DEMOGRAPHICS: (3/5 Mile Radius)

Avg. Household Income: \$174,410/\$151,840

Population: 61,507/149,555

RENT: \$70 p.s.f. Net (\$11.50 p.s.f.)

For Further Details Contact Exclusive Broker: Matthew Bernard:

(203) 273-2883 (mattrlc@aol.com)

