



THE **RETAIL LEASING**  
**COMPANY**  
A Division of **Bernard Realty Corp**

## AVAILABLE FOR LEASE

•Newly Renovated Retail Space•

**187 Sound Beach Avenue, Old Greenwich CT**



**In the Heart of the Old Greenwich Shopping District**

*Neighbors include the original Garden Catering, Old Greenwich Wine Merchants,  
& the Upper Crust Bagel Company*

Size:	Retail Floor: 1,151 sq. ft.
Condition:	Existing Vanilla Box
Storefront	Approx. 20' (Renovation Pending)
Ceiling Heights:	Front: 7' 7" (Approx.)
Parking	1 Space in Rear Lot
Available:	5/1/25
Lease Price:	\$55 P.S.F NNN (est. at \$12)

**President:** Matthew Bernard — Cell: (203) 273-2883 // **Director:** Colin Bernard — Cell: (203) 536-0740

71 Arch Street

Greenwich, Connecticut 06830

phone 203-622-1636

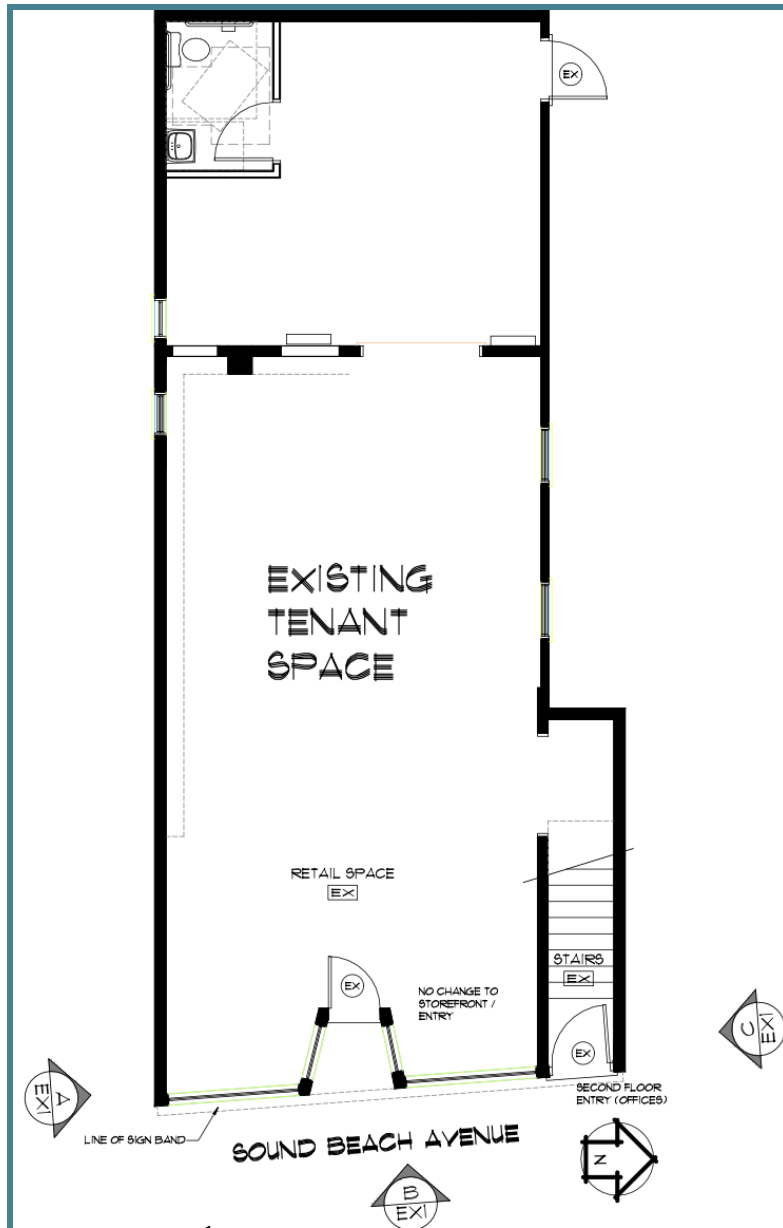
fax 203-622-1981



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## 187 Sound Beach Avenue — Floor Plans

### Retail Floor





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## 187 Sound Beach Avenue — ARC Approved Storefront

### CURRENT STOREFRONT



**A PART. SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

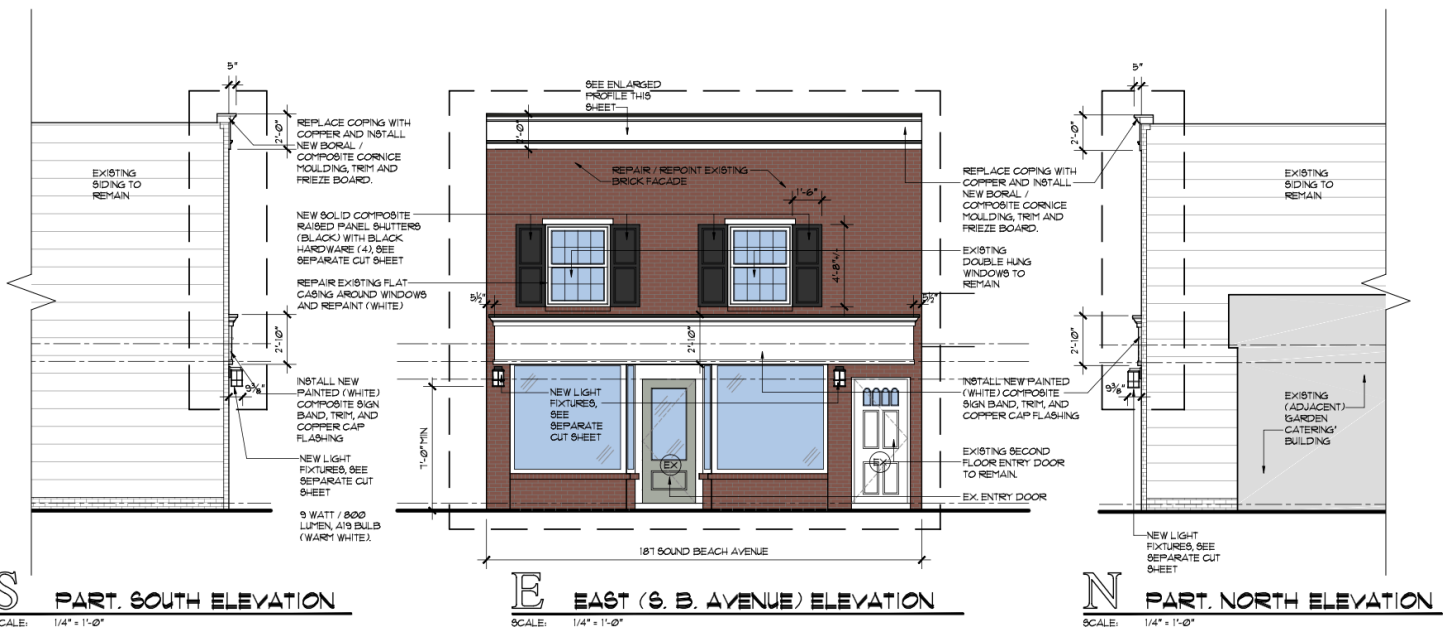


**B EAST (S. B. AVENUE) ELEVATION**  
SCALE: 1/4" = 1'-0"



**C PART. NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

### PROPOSED STOREFRONT





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## 187 Sound Beach Ave – Demographics

Population	2 miles	5 miles	10 miles
2020 Population	53,125	178,149	413,656
2024 Population	54,910	181,272	412,449
2029 Population Projection	55,412	182,143	410,478

Income	2 miles	5 miles	10 miles
Avg Household Income	\$146,014	\$146,666	\$157,664
Median Household Income	\$110,283	\$112,946	\$124,026

Households	2 miles	5 miles	10 miles
2020 Households	19,735	68,596	151,641
2024 Households	20,708	70,331	151,411
2029 Household Projection	20,993	70,862	150,864