

85

RAILROAD AVENUE

Greenwich • Connecticut
www.gpsmgt.com

Prime Greenwich Location for Lease | 1,500 sq. ft. available

GPS GREENWICH PREMIER SERVICES

DETAILS

85 Railroad Avenue is ideally positioned in the heart of downtown Greenwich at the prominent corner of Railroad Avenue and Greenwich Avenue, directly across from the Greenwich train station. The property offers excellent visibility and convenient access in one of Greenwich's most walkable and highly trafficked commercial locations.

- 1st floor space - 1,500 sq. ft (customize your space)
- Kitchen with hood
- 2 Restrooms
- Access and use of the basement
- Rear exit door
- One parking space included



AREA HIGHLIGHTS

Nearby restaurants and eateries include Eastend Restaurant, Starbucks, Hinoki, Le Pain Quotidien, Happy Monkey by Jean Georges, Mediterraneo, Grigg Street Pizza, Van Leeuwen Ice Cream, and more.

Adjacent to prestigious Greenwich Avenue shopping, including Apple, Richard's, Fred Accessories, Heather Gaudio Fine Art, and more.

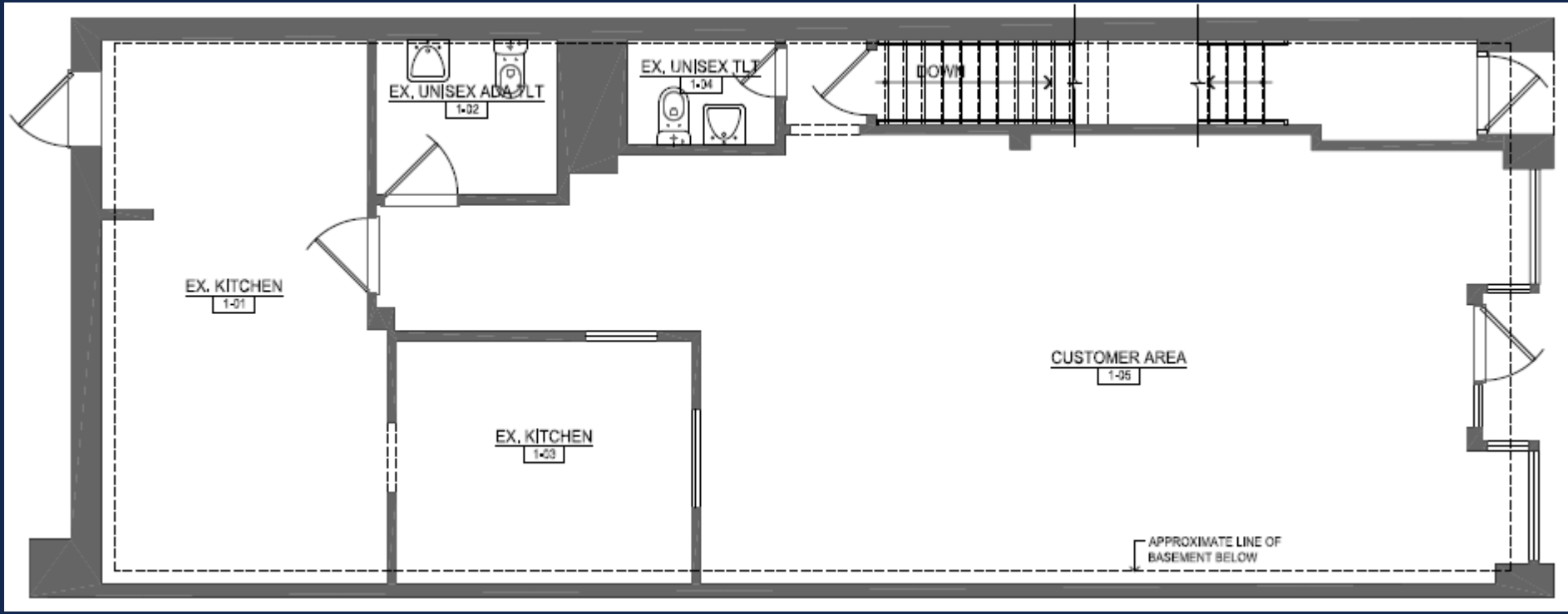
Half a mile to the beautiful Bruce Museum and the Greenwich Boat and Yacht Club





CUSTOMIZE YOUR SPACE

1,500 sq. ft (1st Floor)



DEMOGRAPHICS

Population:
63K

Average HH Income:
$297K

Number of Households:
23,000

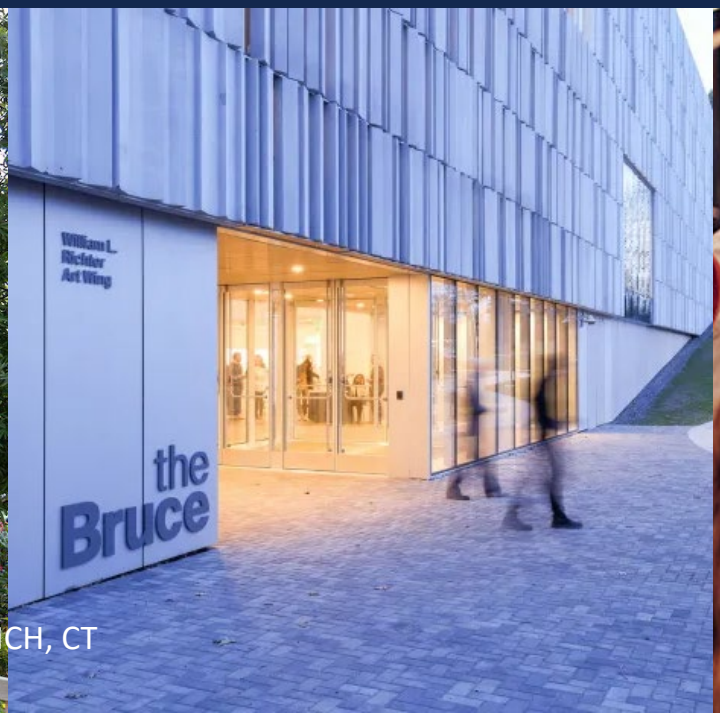
Median Age:
44 yrs

Average Home Value:
$2.1M

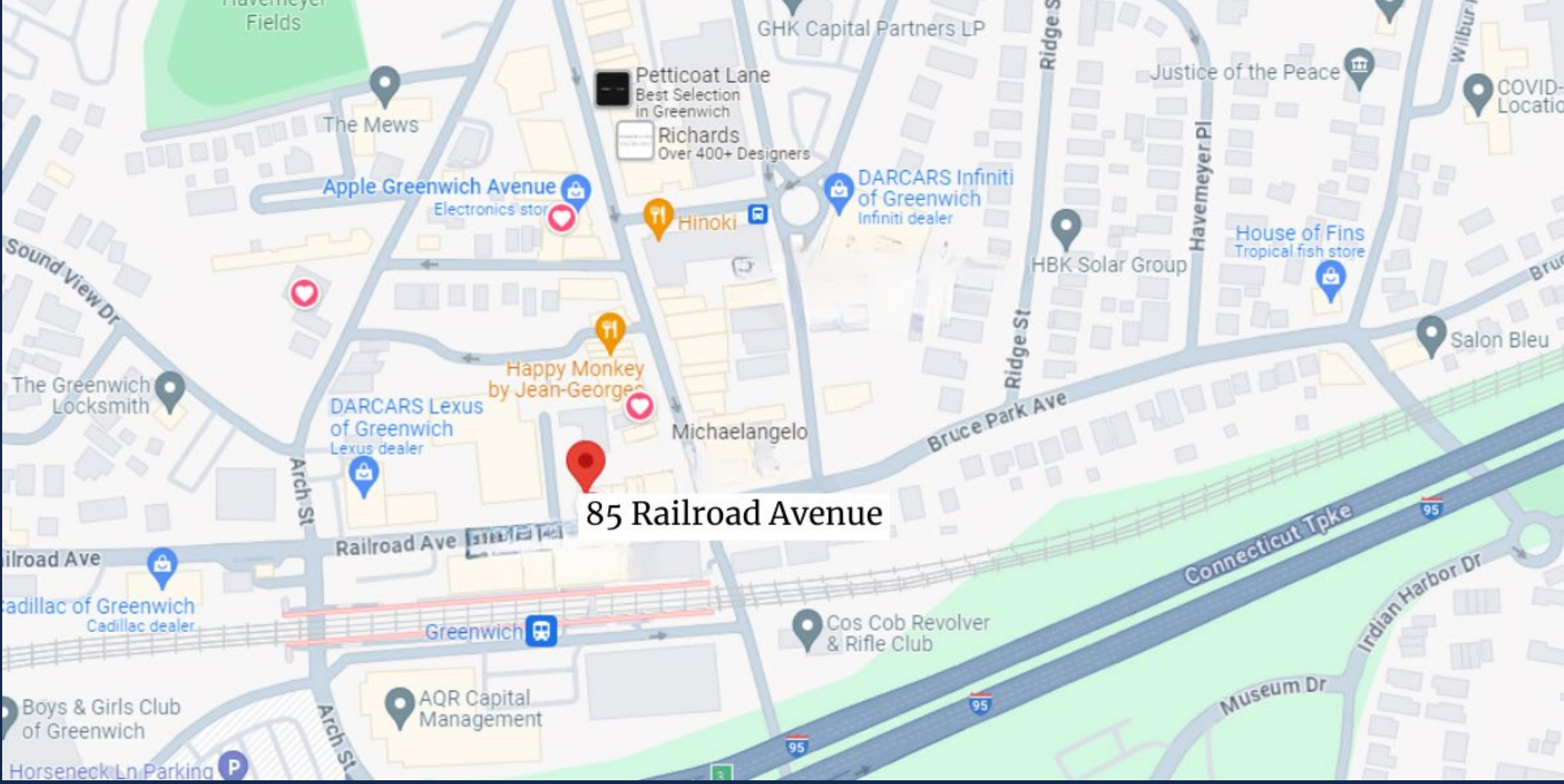
College Educated:
75%

Sources:
Census.gov
Zillow
advancect.org









Stamford	15 min	HPN Airport	20 min	Greenwich	1 min
White Plains	18 min	JFK Airport	1 hour	Cos Cob	10 min
Manhattan	1 hour	LGA Airport	50 min	Riverside	10 min

Old Greenwich	10 min
125th Street · NYC	45 min
Grand Central	1 hour

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LEASING CONTACT

Christian Bilella
cbilella@gpsmgt.com
203.422.6700 x103

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