

# 140 Greenwich Avenue

Greenwich, CT

Iconic Luxury Retail  
Opportunity in the Heart  
of Greenwich Avenue



EXCLUSIVE LEASING AGENT:



Willett Companies



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Greenwich, CT



Once in a generation opportunity to lease a truly iconic retail property.

Occupied by Tiffany & Co. since 2000, this is the first time the retail space at 140 Greenwich has been available in 25 years.

Outstanding frontage and visibility on the Avenue, with a dramatic chamfered corner entry and wrap-around awnings for additional branding.

The offering includes six dedicated and reserved parking spaces in the adjacent private parking lot, as well as abundant metered parking on the Avenue and adjacent side streets.

World-class luxury co-tenancies include Hermes, Shreve Crump & Low, Saks Fifth Avenue; Apple, Betteridge Jewelers, Richards and Manfredi Jewelers.

Other notable co-tenancies include Restoration Hardware, Tory Burch, Zara, J. Crew, Vineyard Vines, lululemon, Vince, Tumi, Baccarat, Rodd & Gunn, Rag & Bone and many others.

Greenwich Avenue is among the most notable and sought-after retail thoroughfares on the Eastern Seaboard.



**140**  
**Greenwich**  
**Avenue**  
Greenwich, CT

**FRONTAGE:**

Greenwich Avenue:  
30 FT

Side Street:  
130 FT

**CEILING HEIGHTS:**

Ground: 9 FT  
Second: 9 FT

**POSSESSION:**

August 1, 2025

**LEASE TYPE:**

Direct

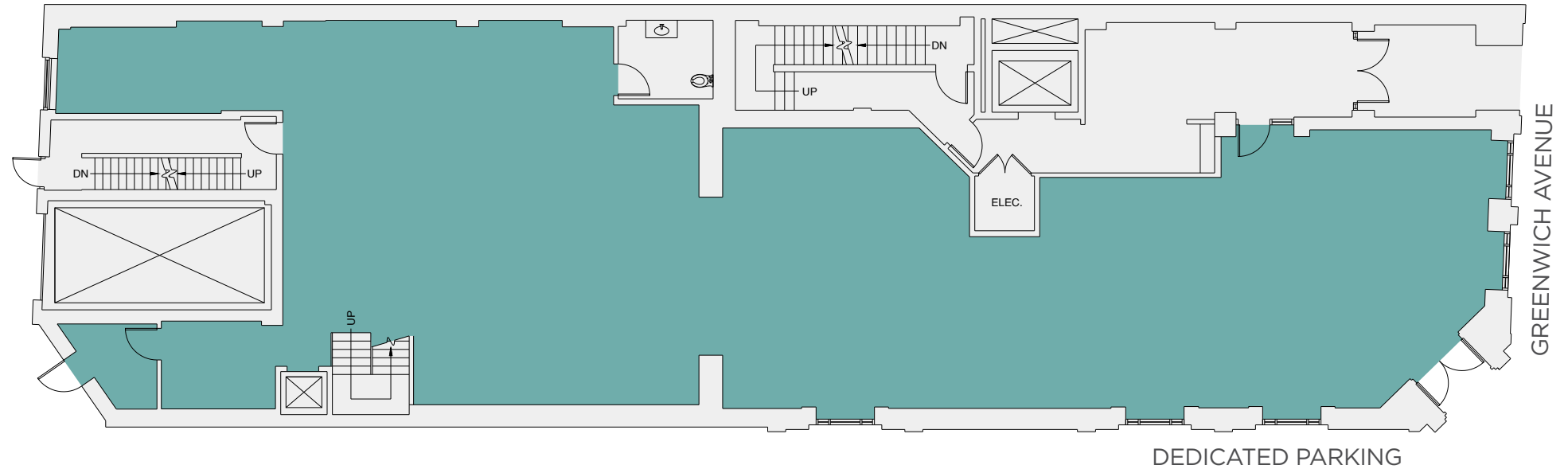
**LEASE TERM:**

Long Term

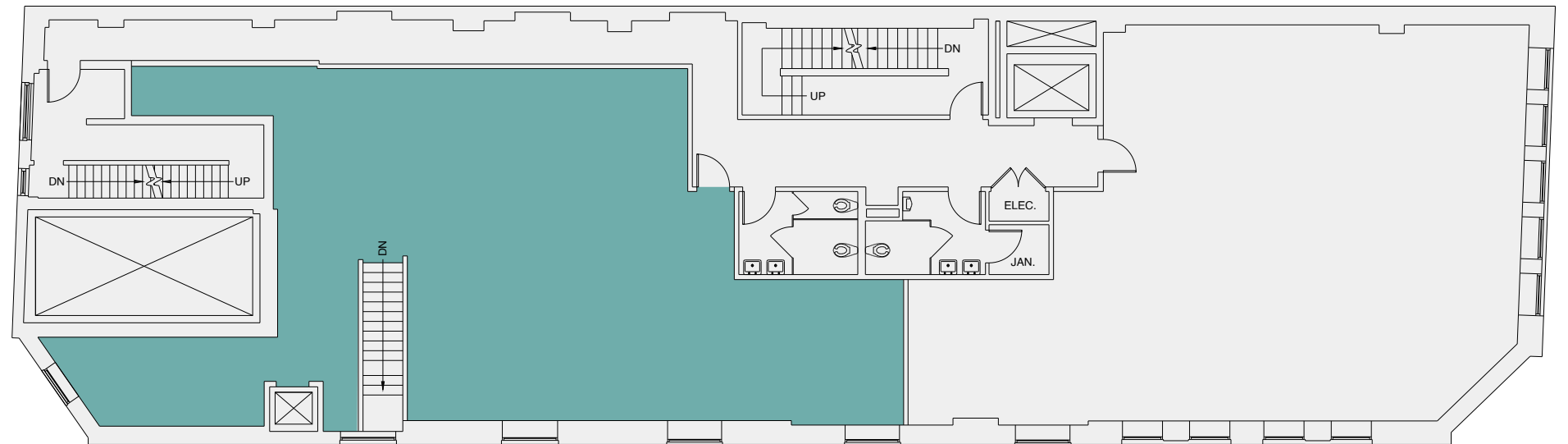
**PRICING:**

Upon Request

**GROUND FLOOR: 4,169 USF**



**SECOND FLOOR: 3,285 RSF**



\*Not necessary to lease the Second Floor

140  
Greenwich Avenue  
Greenwich, CT

NEIGHBORHOOD  
RETAILERS

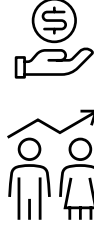


# NEIGHBORHOOD MAP & AREA STATISTICS



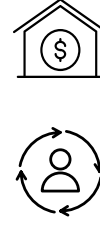
Total Population  
**63,130**

Total Housing Units  
**25,604**



Average Household Income  
**\$246,752**

Median Age in Greenwich  
**45.1**



Average Home Value  
**\$1,547,419**

Visitors to Greenwich Ave in 2023  
**636.2K**

73	Out Of The Box
73	Gretchen Scott
75	Sephora Originals
83	Nobile Jewelry
85	Trapp Optical
87	Verizon
99	CVS
103	Roller Rabbit
107	Abercrombie & Fitch
107	Greenwich Brewing Co.
113	LoveShackFancy
117	Westside/Everafter
121	Manfredi Jewelers
125	Shreve, Crump & Low

145	Vineyard Vines
151	Lululemon Athletica
151	Vince
161	Unsubscribed
163	Aritzia
165	Boll & Branch
169	Club Monaco
173	Hoaglands of Greenwich
175	Vacant
181	Cavalier Gallery
195	Aerie
197	Chase & Posh Spa & Nails
205	Saks Fifth Avenue
225	Zara
227	Indoxi Jewelry
229	La Ligne
235	Chase

EAST ELM STREET	
239	Betteridge Jewelers
243	Betteridge Jewelers/Watches
251	Shoes 'N' More
253	Moli Restaurant
255	Tory Burch
265	Ruby Bella's / Saks Works
267	Fred D. Knapp & Son Funeral Home
271	Jenni Kayne
271	Zadig & Voltaire
277	Intimissimi
279	Peserico
283	Eleventy
289	Tumi
289	Hermes

BRUCE PLACE	
GREENWICH COMMUNITY CENTER	
HAVENMEYER PLAZA	

301	Starbucks
315	Cynthia Rowley
315	La Fenice
315	Benefit Cosmetics
319	Great Stuff
321	Todd Synder
325	Tempurpedic
333	Christian Science Reading Room
335	Alice & Olivia
339	Bistro Versailles
343	Indochino
345	Zyn's News & Cigars
347	Petticoat Lane

50	Maxrae Skye
54	Classic Kids
60	Modiani Kitchens
64	The Ginger Man
68	MIKU Sushi Bar & Restaurant
70	Gabby
72	AVAILABLE
82	The Piccolina Shop
84	Everything But Water
86	Funky Monkey
88	Grayson De Vere
92	Lilly Pulitzer
96	Sorkin Galerie
98	Maman
102	Sweetgreen
WALKWAY	
116	Greenwich Pharmacy
118	CFCF Coffee Café Roasters
120	Faherty

LEWIS STREET	
126	J.Crew
140	Terra Ristorante
156	C. Stutig Locksmith
158	Gorjana
160	St. Mary's Church
200	Vilebrequin
200	Saks Fifth Avenue Vault
200	AVAILABLE
200	AVAILABLE
234	Barney's at Saks Fifth Avenue
236	Anne Fontaine
238	Oliver Peoples
238	Baccarat Crystal

WEST ELM STREET	
240	Bank of America
244	Lugano Diamonds
248	Rag & Bone
250	FRAME
252	Veronica Beard
254	Bluemercury
256	The RealReal
260	Sunglass Hut
264	RH Teen, Baby & Child
SOUND VIEW COURT	
268	Hudson & Grace
272	Wolford
276	Le Labo
278	Lynns
GREENWICH COMMON PARK	
GREENWICH BOARD OF EDUCATION	

ARCH STREET	
310	Restoration Hardware
340	to be Vuori
342	Gregory's Coffee
344	Warby Parker
346	AESOP



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PLEASE CONTACT US WITH LEASING INQUIRIES

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