171–173 Greenwich Avenue

GREENWICH, CONNECTICUT

As exclusive advisor, Cushman & Wakefield is pleased to present for sale the 100% fee interest in 171-173 Greenwich Avenue in Greenwich, Connecticut.

171-173 Greenwich Avenue represents a rare opportunity to acquire a trophy mixed-use asset located at the absolute epicenter of Greenwich, Connecticut's premier retail corridor. This one-of-a-kind property sits at the 50-yard line of Greenwich Avenue—widely regarded as one of the most prestigious and high-traffic luxury retail destinations in the country. Surrounded by a curated mix of globally recognized flagship retailers and high-net-worth consumers, this location offers unmatched visibility, foot traffic, and long-term value preservation.

The asset features a newly leased 3,256 SF ground floor retail space, set to be occupied by Madewell, a leading fashion retailer and wholly owned subsidiary of J.Crew, under a long-term lease commencing in September 2025 and running through January 2036. The lease is backed by a full J.Crew corporate guarantee, offering income stability with structured annual rent and annual escalations. Above the retail, the property includes four luxury residential units that were gut renovated in 2018 and continue to command premium rents. These high-end apartments offer an elegant blend of historic charm and modern finishes, appealing to the discerning Greenwich renter base. The property also includes an unfinished roof deck and offers the potential to expand the second and third floors, both of which present opportunities to further enhance the property's residential income.

This offering comes at a time when Greenwich is experiencing a historic post-pandemic boom, driven by a significant migration of wealth from New York City and other major metros. This population shift has reinvigorated the town's retail and residential markets, creating robust demand, upward pressure on rents, and soaring property values—especially on Greenwich Avenue, where retail availabilities are extremely limited and tenant competition remains fierce.

With a combination of trophy location, globally recognized tenancy, luxury residential income, and embedded development upside, 171 Greenwich Avenue is a truly irreplaceable asset in one of the country's most affluent, supply-constrained, and investment-grade retail corridors.

100% Leased to Madewell Through January 2036 + 4 Luxury Apartments

CUSHMAN & WAKEFIELD

171 – 173 Greenwich Avenue

GREENWICH, CONNECTICUT

Trophy Location

•

Globally Recognized Retail Tenancy

•

Luxury Rental Upside

•

Development Potential

•

Booming Greenwich
Market Fundamentals

Sale Inquiries

Al Mirin | (203) 326 5822
al.mirin@cushwake.com

Matthew Torrance | (203) 326 5838
matthew.torrance@cushwake.com

Kate Schwartz | (203) 326 5804
kate.schwartz@cushwake.com

Will Conrad | (212) 660 1784
william.conrad@cushwake.com

Andrew Berry | (212) 589 5124
andrew.berry@cushwake.com

CUSHMAN & WAKEFIELD
CAPITAL MARKETS

107 Elm Street, 8th Floor
Stamford, Connecticut 06902

www.cwinvestmentpropertiesgroup.com