

179 HAMILTON AVENUE

Greenwich, CT



3,569 SF Retail / Office Property • 100% Leased

Cushman & Wakefield, as exclusive sales broker, is pleased to present for sale 179 Hamilton Avenue in sought-after Greenwich, Connecticut (“the Property”).

The Property consists of a two-story, 3,569 SF (3,184 RSF) building which is fully occupied. The first floor space (1,471 SF) is leased and occupied by the Black Rock Antique Center and is operated as a showroom. The lease, which includes pro rata share reimbursements for taxes and CAM, runs through the end of 2028. The 1,713 SF second floor space is leased to Timo & Violet—a luxury sustainable baby, kids and women’s brand blending organic fabrics, original artwork, and upscale boutique gifting—and is used as showroom/office space. The lease, which expires at the end of 2027, includes pro rata share reimbursements for taxes and CAM.

The 0.15-acre site is situated on the corner of Hamilton Avenue and Grand Street, allowing for prominent visibility, and has an 11-car rear private parking lot.

The Property represents a rare opportunity to acquire a well-maintained mixed-use asset in a high-barrier-to-entry Greenwich location with durable tenant demand, stable in-place cash flow, and long-term upside supported by the area’s affluent demographics, limited commercial supply, and strong retail fundamentals.



3,569 SF
Building Size



0.15
Acres



100%
Occupancy



2
Tenants



54'
Hamilton Ave
Frontage



11
On-Site
Spaces

**Situated Within an Affluent
& Highly Desirable Community**

**Well-Maintained, Fully-Leased Asset Featuring
Tenant Expense Pass-Throughs Structured to
Help Preserve Strong Net Operating Income Performance**

**Convenient On-Site 11-Car Private Parking Lot
Available for Tenants & Visitors**



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