100 EAST

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Retail

High Visibility
Retail frontage
East Putnam Avenue (U.S. Route 1)
Greenwich, Connecticut

Corner frontage

Putnam Avenue frontage, Taylor Lane parking, and rear access



1,798 sq ft
Ground Floor High Visability Corner

Putnam Avenue
U.S. Route 1

Private Parking
On-site back entry access.

Off-street parking
Parking on Taylor Lane.

New construction
Completed 2025

Available
For retail, service, and office users

Aerial context

Route 1 through Cos Cob, with Retail B at the Taylor Lane junction

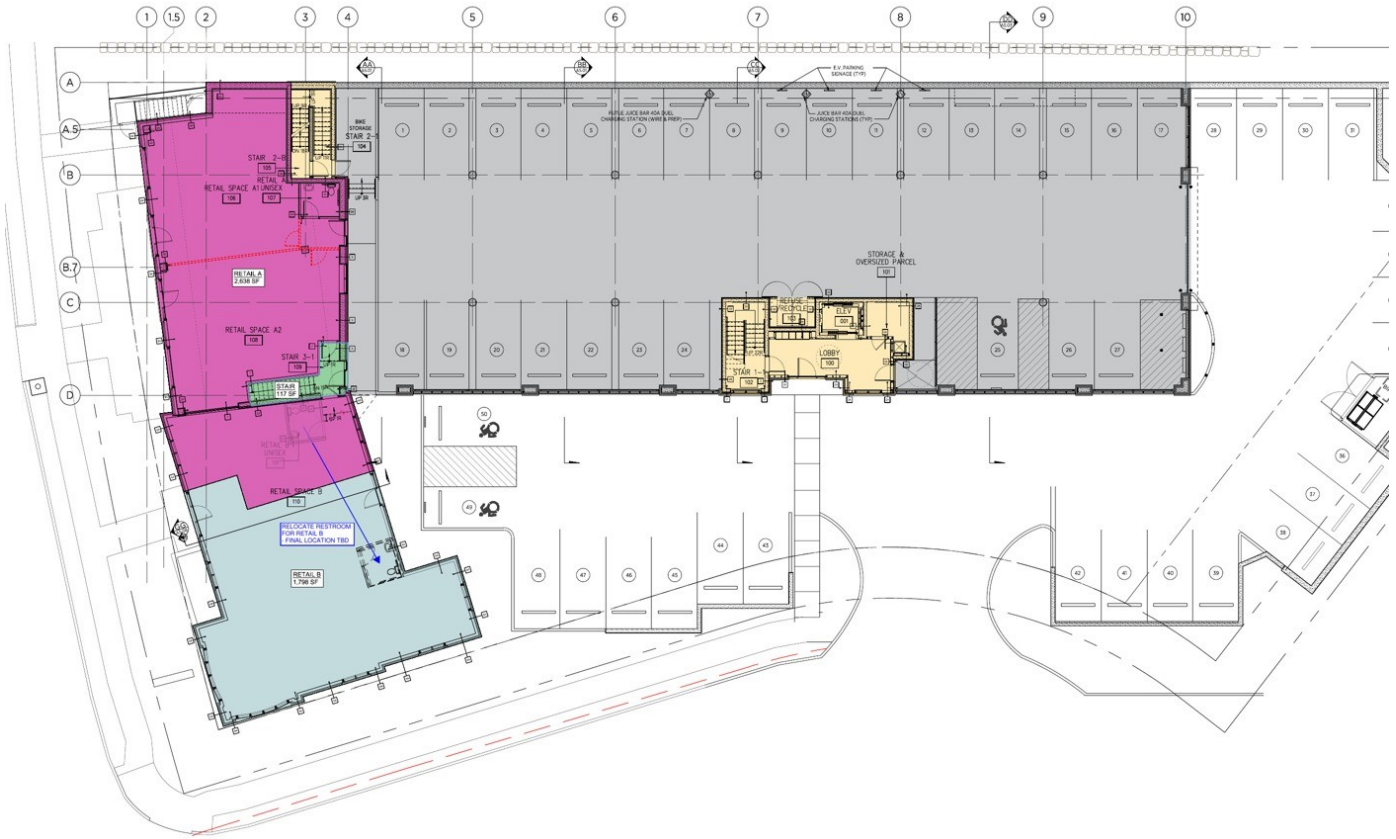


- Retail B circled, at the Putnam Avenue and Taylor Lane junction.
- East Putnam Avenue (Route 1) runs past the frontage.
- 22 residences in the building above.



Ground floor plan

Retail B highlighted in teal, shown on the architect's ground floor plan

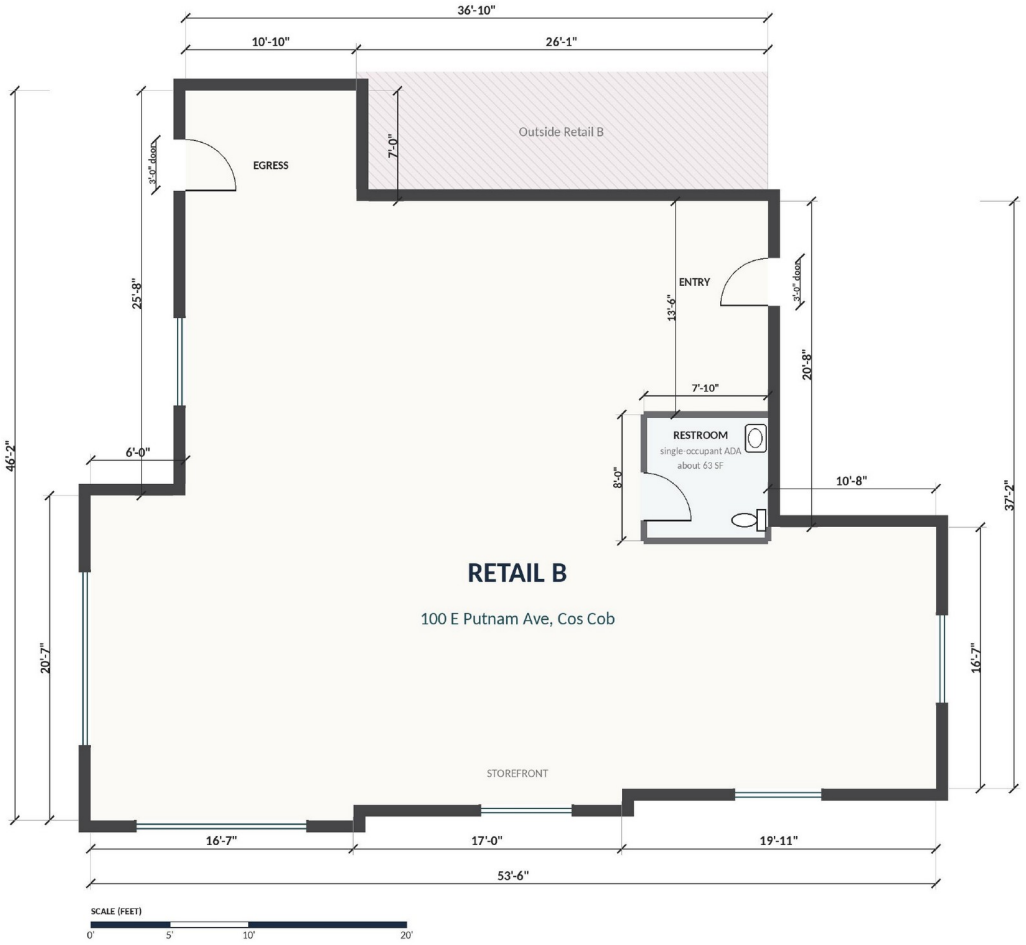


- Retail B: 1,798 SF (ground floor, per plan).
- Adjacent retail space shown in magenta.
- Plan note: restroom for Retail B to be relocated, final location to be determined.
- Layout and fit-out to be finalized against the tenant's specification.

Source: Granoff Architects, Ground Floor Plan A2.01, issued for construction 01/04/24, revised 01/10/24. Dimensions per plan.

Shell plan

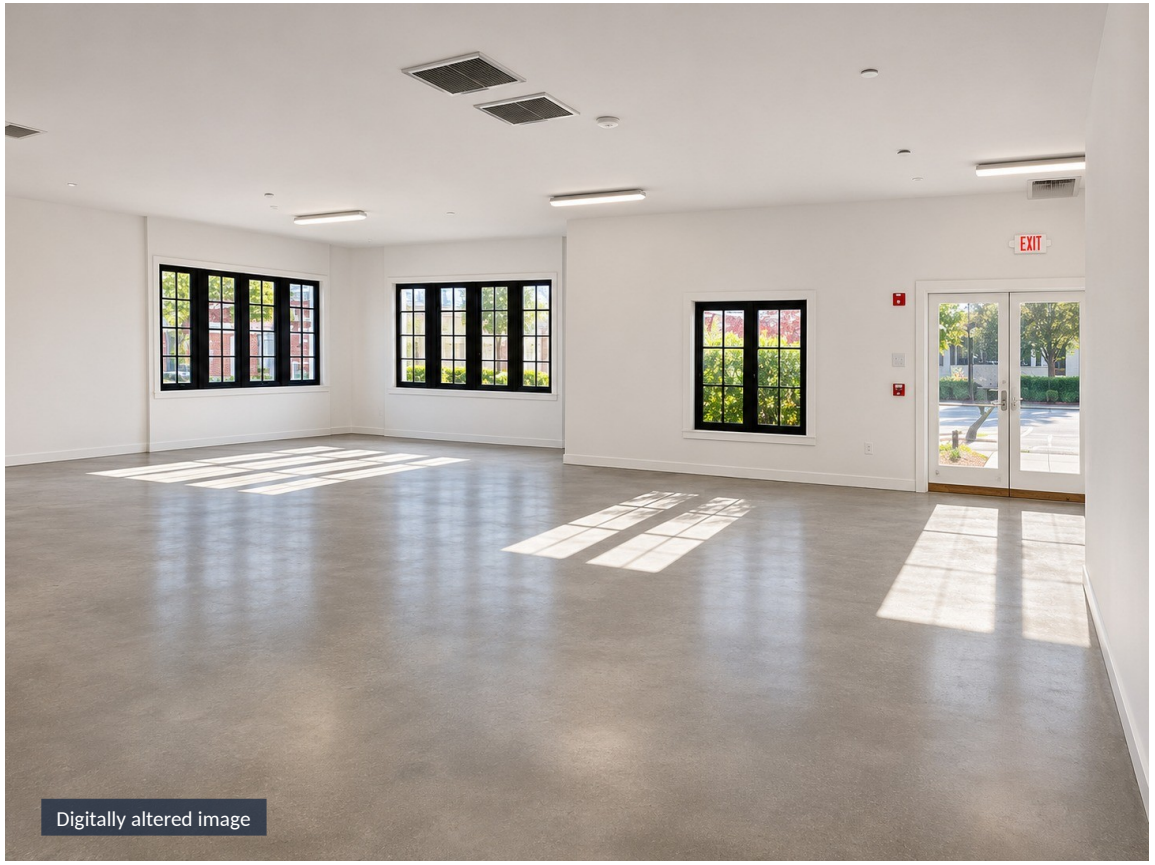
Retail B shell plan with storefront, entry, egress, and restroom locations

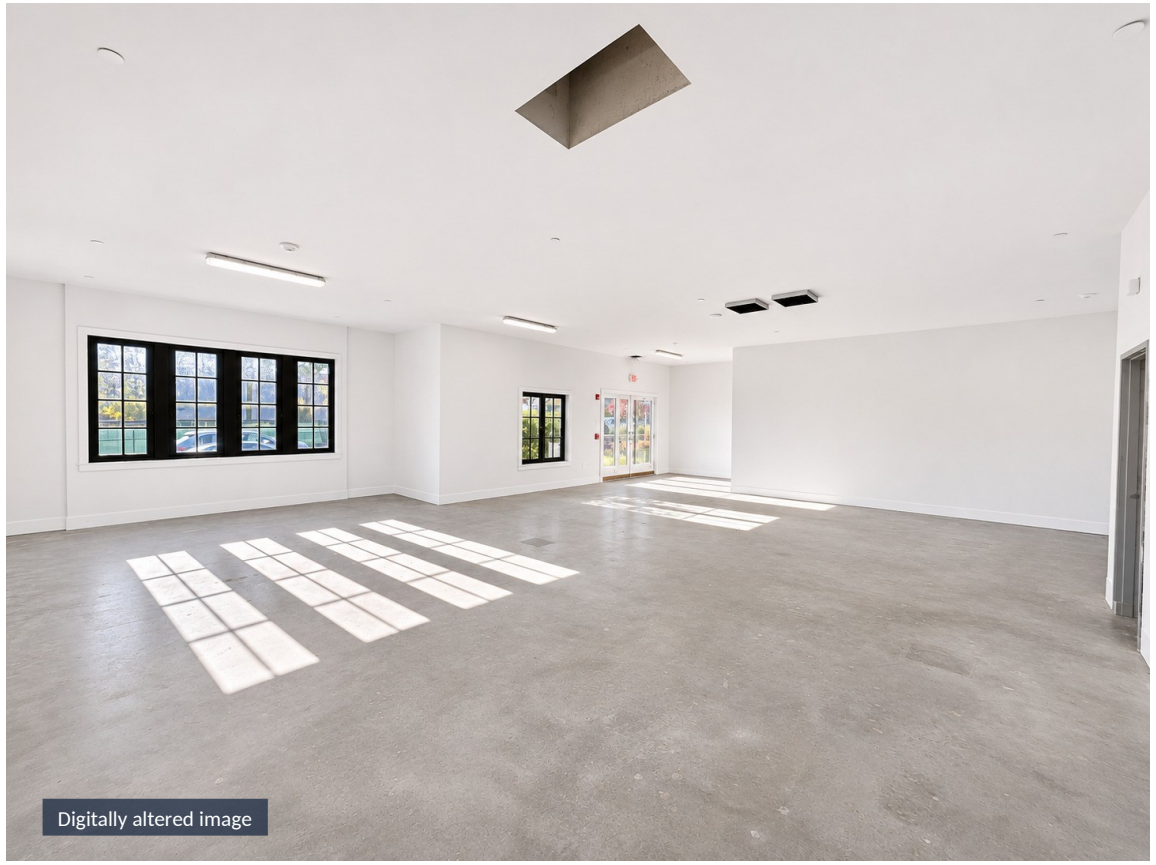


- Storefront along the south and east walls.
- Entry on the east wall; egress door on the west wall.
- Single-occupant ADA restroom, about 63 SF, shown in the plan.
- Hatched area outside Retail B is excluded from the premises.

Interior

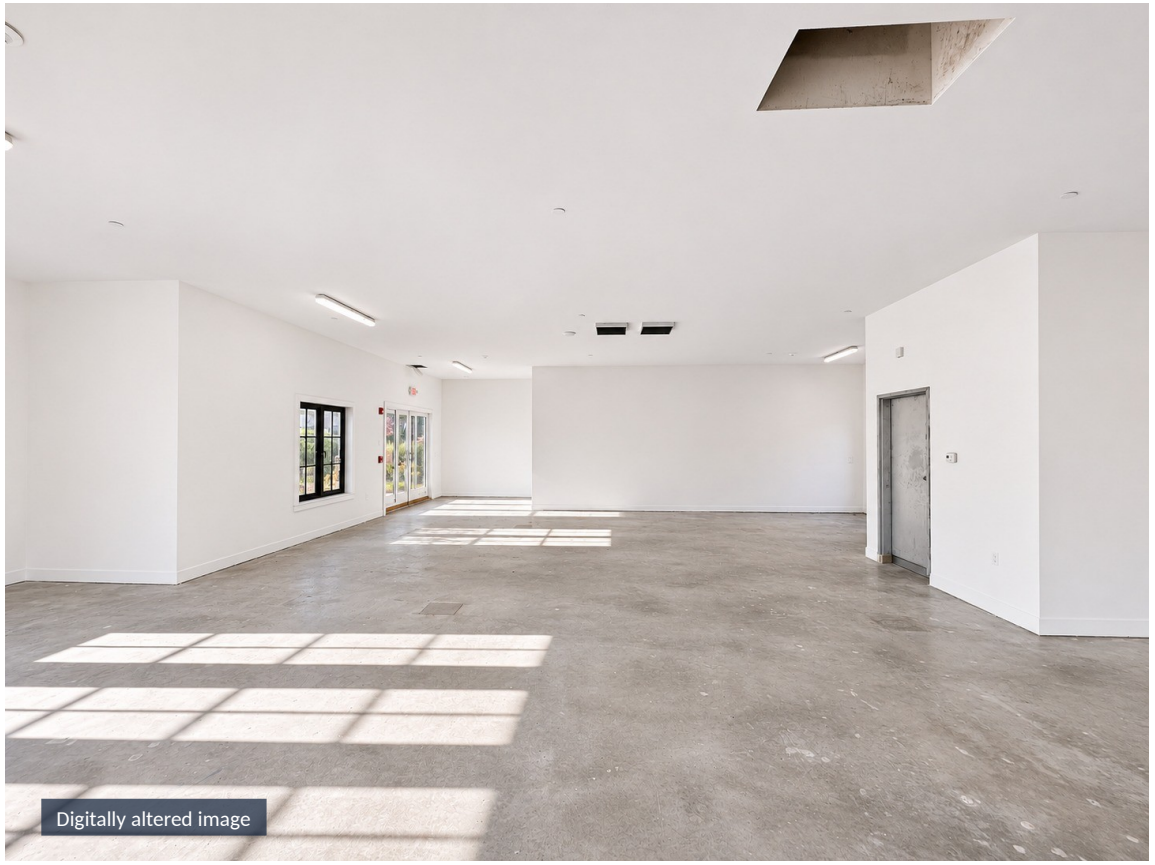
Retail B interior views





Interior, continued

Entry doors, storefront windows, and open floor area





Potential uses

Three formats the space can support

Street-facing retail

- Storefront on East Putnam Avenue (Route 1)
- Residential base in the building above
- Layout to tenant specification

Service or showroom

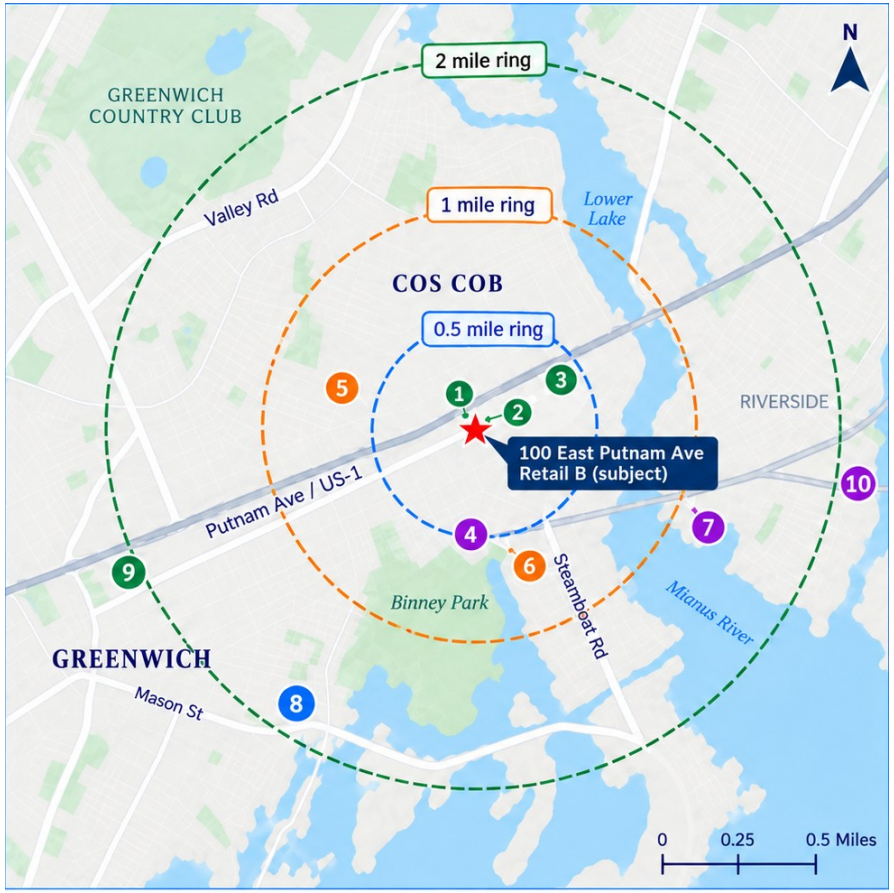
- Appointment or consultation space potential
- Smaller footprint with street-facing presence
- Access from the Putnam Avenue frontage

Quick-service or pickup

- Exterior-facing access from the frontage
- Smaller build-out than a full-service store
- Works with a smaller footprint on the frontage

Nearby retail and transit

Metro-North, I-95, and nearby retail corridors



- Cos Cob Metro-North station about 0.5 mi straight-line.
- Riverside station about 0.85 mi, and Old Greenwich about 1.8 mi.
- I-95 interchange (Exit 4 area) about 1.2 mi.
- Cos Cob Park, Greenwich High School, and the Cos Cob Commons and Plaza retail centers nearby.