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AVENUE

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PRIME RETAIL SPACE  
FOR LEASE IN OLD GREENWICH, CT



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261

259

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## PRIME RETAIL SPACE FOR LEASE IN OLD GREENWICH, CT

EXCEPTIONAL LOCATION AT 263 SOUND BEACH AVENUE  
OLD GREENWICH, CT 06870

### Overview

1,200 sq. ft. retail unit situated right at the heart of the vibrant Old Greenwich shopping district. Highly visible, heavily trafficked location with 16-foot frontage on Sound Beach Avenue.

### Property Features

- 1,200 sq. ft. of retail space
- Additional basement storage
- Upcoming façade renovations and landscaping to further enhance the property's appeal
- Prominent building signage
- Flexible lease terms

### Lease Rate

Call for details

### Inquire today

Don't miss this exceptional leasing opportunity. For more information or to schedule a viewing, please contact:

### Justin Harris

(212) 966-3611

[jharris@rudderpg.com](mailto:jharris@rudderpg.com)

**DISCLAIMER:** ALL INFORMATION PROVIDED IS BASED ON SOURCES DEEMED RELIABLE. DETAILS ARE SUBJECT TO ERRORS, OMISSIONS, MODIFICATIONS AND REMOVAL OF THE LISTING. THE COMPUTER RENDERINGS ARE FOR DEMONSTRATION PURPOSES ONLY AND MAY NOT REFLECT THE EXACT CURRENT CONDITIONS.

# 261 SOUND BEACH AVENUE



## Neighborhood Highlights

- Situated adjacent to the popular Kaia Yoga, Forme Barre, Old Greenwich School, Cups n' Cones, CVS, and just across from Back 40, Sushi Bar, Athena Books, Siren and Juju.
- Old Greenwich is a very affluent community with the 16th wealthiest zip code in the nation.
- Key local attractions include the beautiful Greenwich Point Beach (Tod's Point), Innis Arden Golf Club, Binney Park and the Metro North Train Station.



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Joe Studio Café  
Upper Crust Bagel  
The Well Greenwich

The Station House  
OG Tennis Club

OG Social

CVS  
Cups n' Cones  
Snip Doggy Dog

MetroNorth Train

Le Fat Poodle  
Greenwich Play  
Dunkin Donuts  
Wells Fargo Bank

King's Market

Siren Restobar  
JuJu Cantina  
Sweet Pea's Baking Co.  
Athena Books  
The Fred Shop

Kaia Yoga  
Forme Barre

OG Butcher  
Sushi Bar  
Ace Hardware

Chase Bank  
Back 40 Mercantile  
Charme & Cheveux

OG School

Tod's Point

Innis Arden Golf Club