

# 152-156 River Rd Ext, Greenwich, CT

For Lease  
\$48 NNN

Prime Retail Property in Cos Cob, CT



Kravet Realty, LLC

Commerical Real Estate



# Executive Summary

Executive Summary – 152-156 River Road Ext, Cos Cob, CT  
Offered by Kravet Realty, LLC

Kravet Realty is pleased to offer 1,471 SF of prime retail space located at 152-156 River Road Extension in Cos Cob, Connecticut. This highly visible storefront features 45 feet of direct frontage on River Road Ext, a key commercial connector between Route 1 (29,000 VPD) and Valley Road (7,500 VPD), delivering consistent traffic flow and exposure.

Situated in one of Fairfield County's most affluent and educated communities—with over 51.9% of nearby households earning \$200K+ and 71.8% holding a Bachelor's or higher—the property is ideal for service retail, boutique fitness, or high-end specialty use. The site is surrounded by thriving businesses, schools, and amenities and benefits from strong daytime population and employment density within a 1-mile radius.



## Key Highlights:

1,471 SF of well-positioned retail space

45 feet of frontage on River Road Ext

Traffic counts: 29,000 VPD (Route 1) and 7,500 VPD (Valley Road)

Exceptional local demographics: \$200K+ median household income within 1 mile







Render - Yoga Studio Concept



## Leasing Team

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## LBR-2 Zoning:

According to the Town of Greenwich Building Zone Regulations, the LBR-2 zone permits various uses, including:

**Retail Stores:** Shops selling goods directly to consumers.

**Personal Service Establishments:** Businesses providing services such as salons, dry cleaners, and repair shops.  
Greenwich Free Press

**Restaurants and Cafés:** Dining establishments serving food and beverages.

**Banks and Financial Institutions:** Facilities offering financial services.

**Offices:** Professional and business offices, with certain restrictions on ground-floor locations to prioritize retail continuity.

