

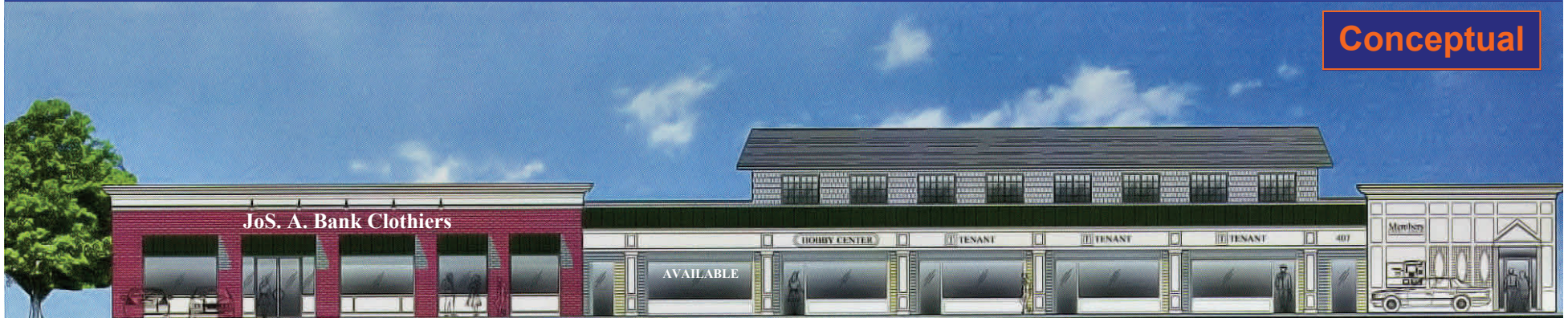
# FOR LEASE

Rare - Prestigious Post Road Retail Location

**CHIMBLO**   
REAL ESTATE ENTERPRISES

407 East Putnam Avenue  
Cos Cob, Connecticut

Conceptual



## Premises Highlights

- 1,233± SF
- Post Road Frontage
- Adjacent to Jos.A. Bank Clothiers
- Floor Area Retail
- Partial High Ceiling Heights
- Updated Utilities (gas, sewer, electric)
- New Concrete Floor
- New HVAC

## Location Highlights

- High Traffic and Visibility
- Heavy Residential Density
- 1.9 Miles from Greenwich Avenue
- On Premises Parking
- Retail Hub with National Presence

## For Further information or to Schedule an Inspection

Frank Chimblo 203-422-2899 - [fchimblo@chimblo.com](mailto:fchimblo@chimblo.com)

## Demographics

	Population	Avg. HH Income
1 Mile	8,529	\$185,348
2 Miles	33,164	\$177,738
3 Miles	70,209	\$153,564
5 Miles	187,843	\$125,196

## Area Retailers

JoS. A. Bank, Starbucks, Dunkin Donuts, Baskin-Robbins, Radio Shack, Wireless Zone, Bank of America, People's United Bank, Citibank, Bank of Greenwich, Patio.com, Domino's Pizza, CVS



← Subject Premises

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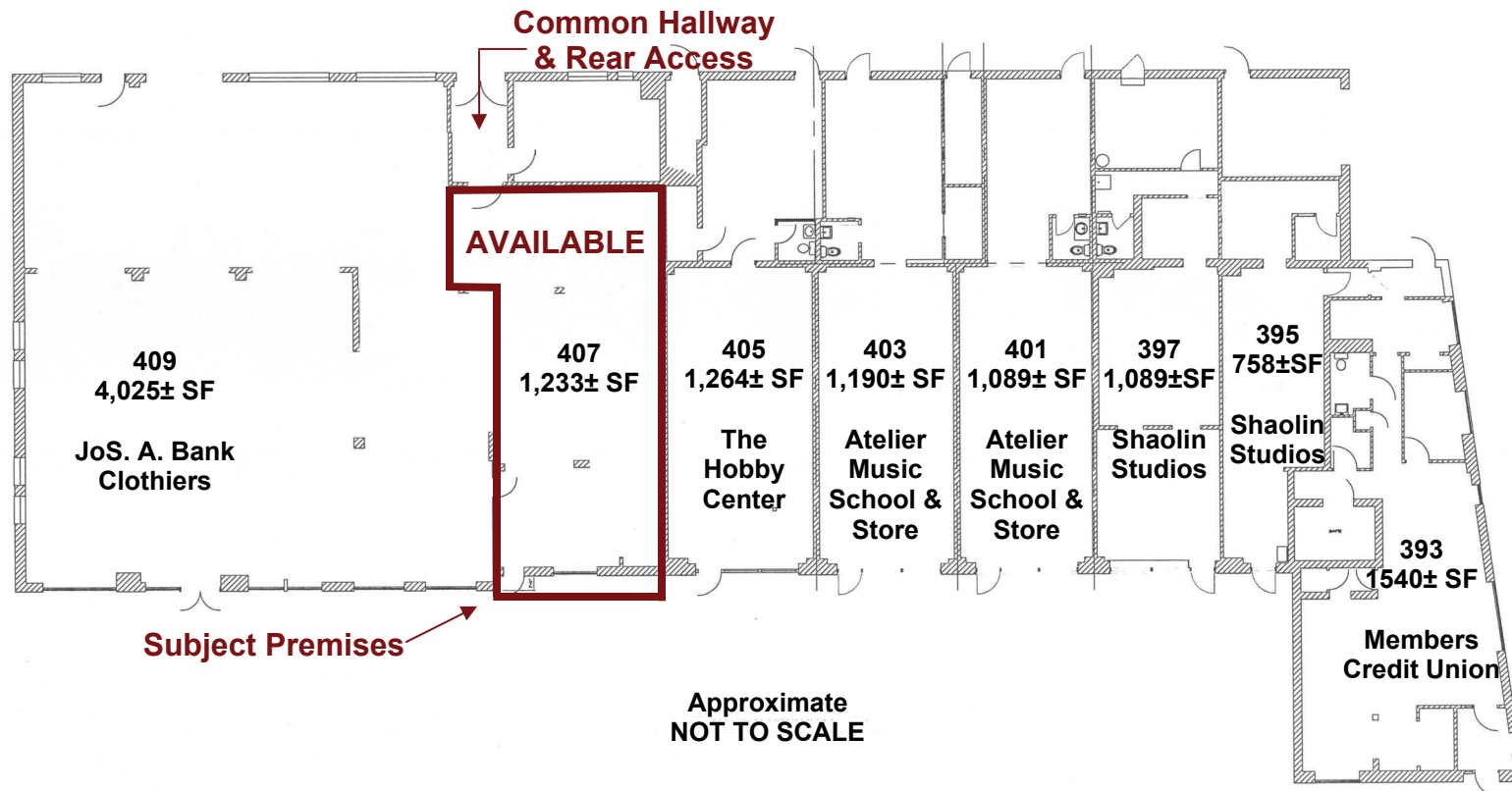
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Cos Cob Plaza  
393 - 409 East Putnam Ave.



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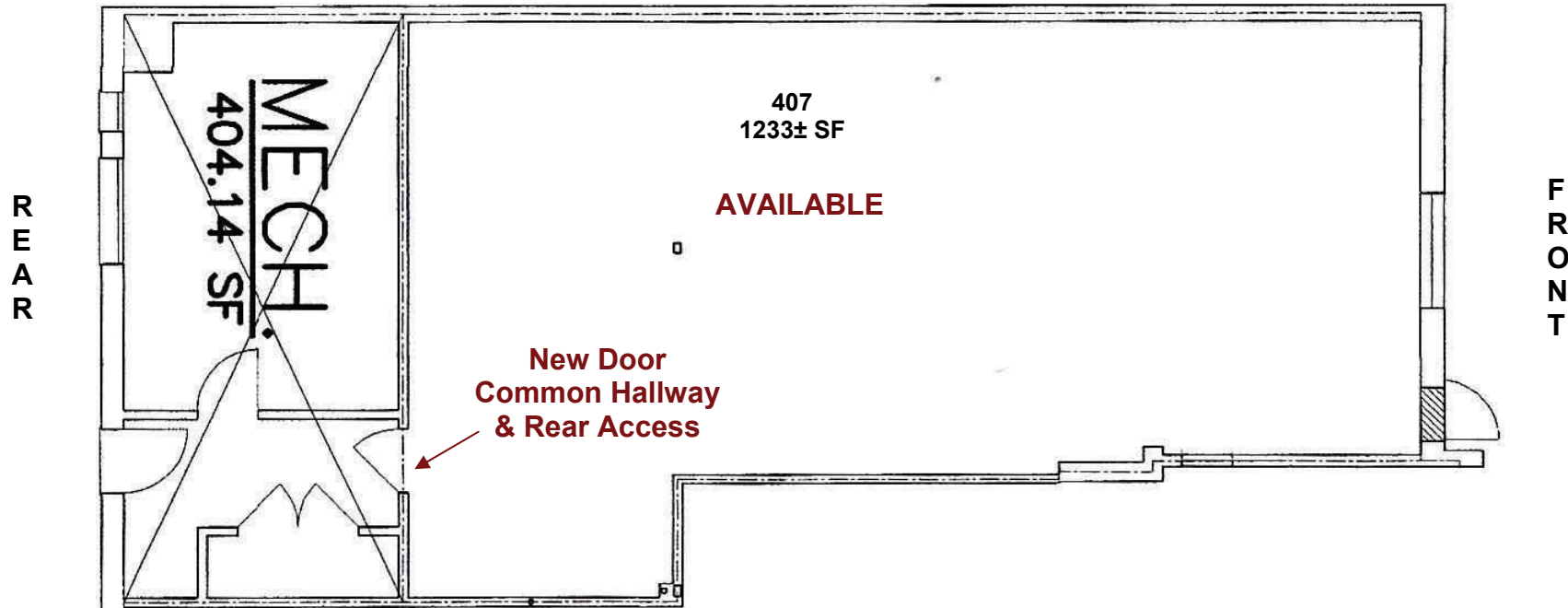
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## 407 East Putnam Ave Floor Plans



Approximate  
NOT TO SCALE

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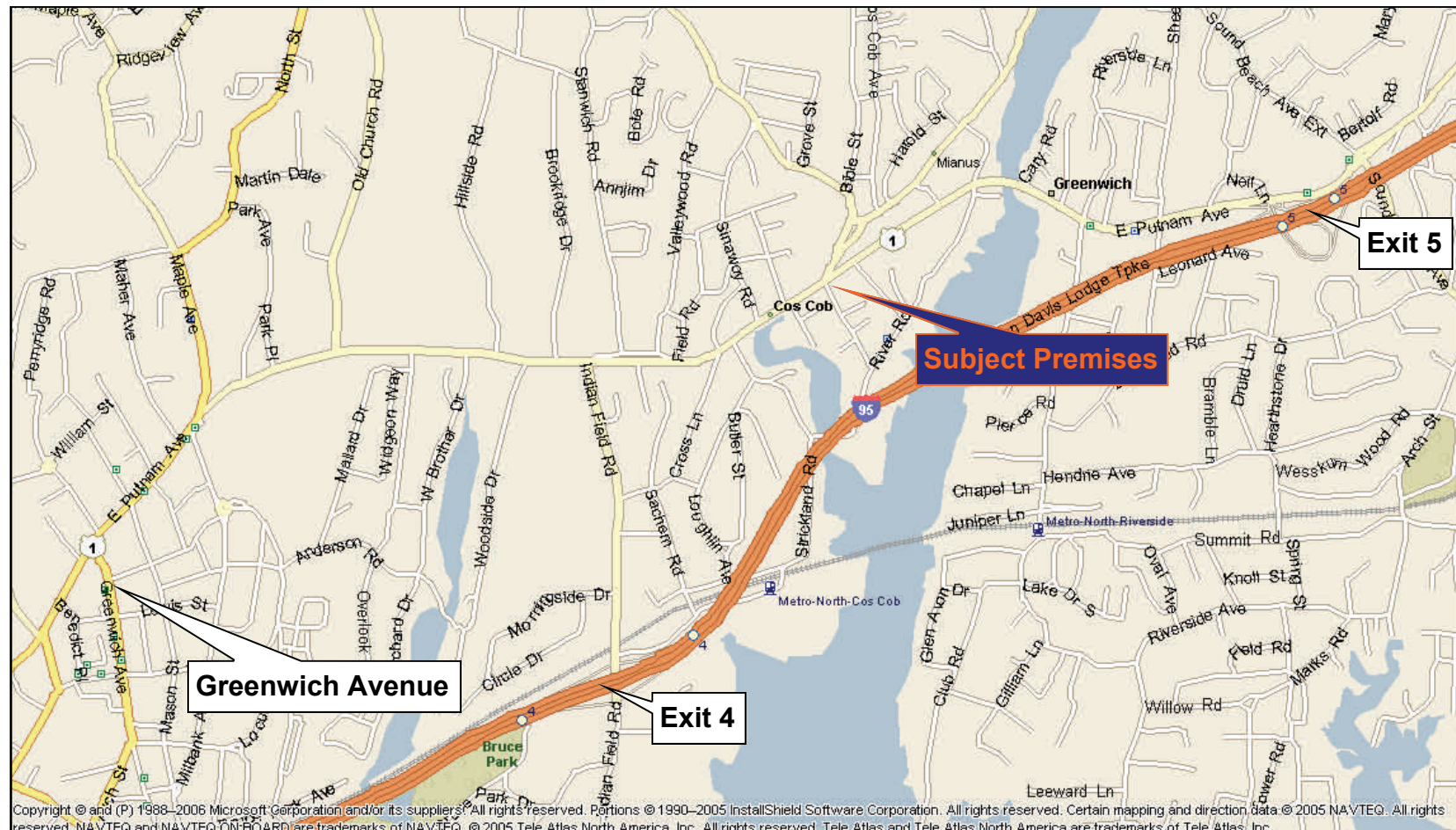
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REAL ESTATE ENTERPRISES

407 East Putnam Avenue  
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## 407 East Putnam Ave and Surrounding Area Street Map



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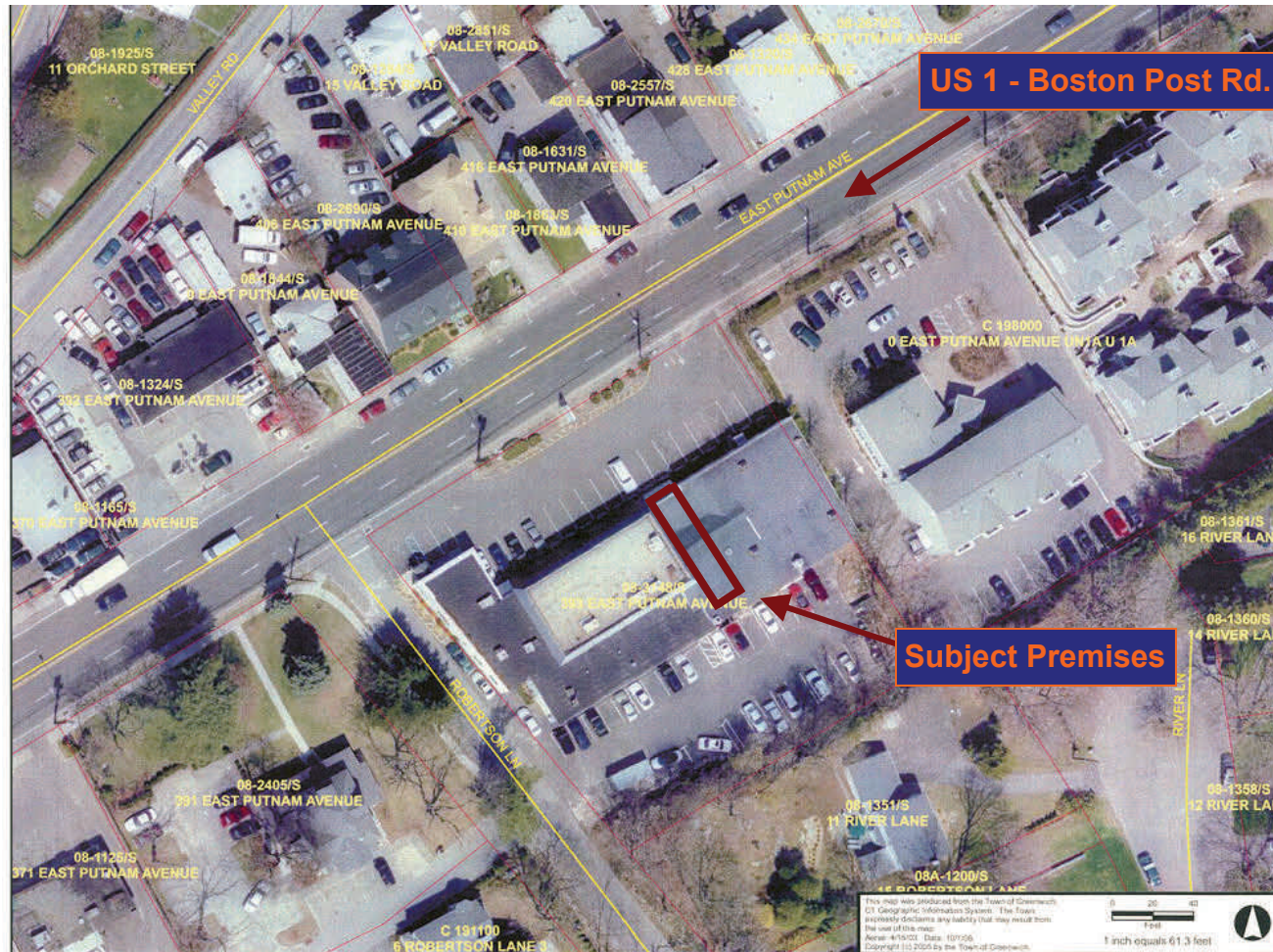
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**CHIMBLO**  
REAL ESTATE ENTERPRISES

407 East Putnam Avenue  
Cos Cob, Connecticut

## 407 East Putnam Ave and Surrounding Area Aerial Photo



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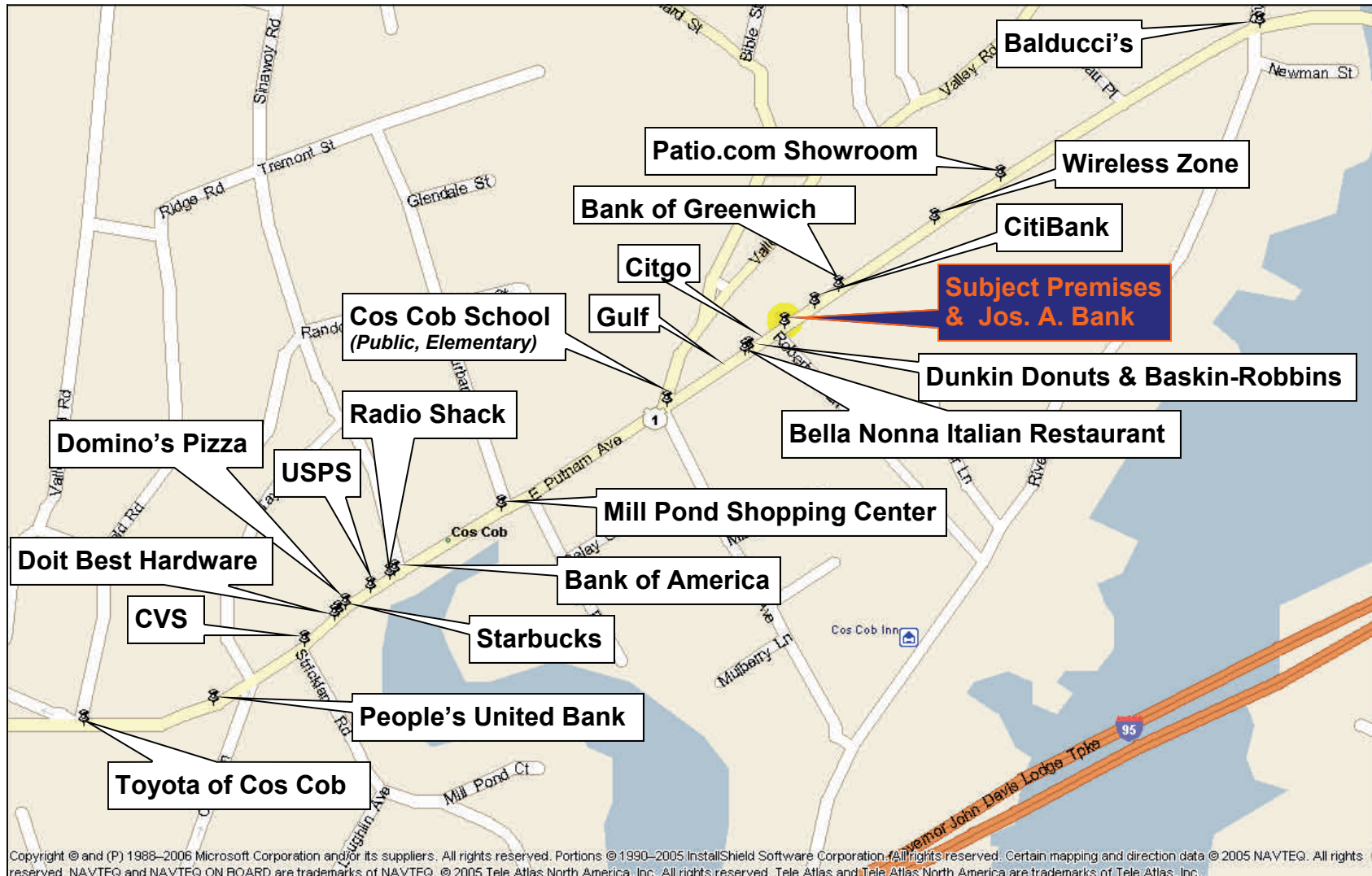
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Rare - Prestigious Post Road Retail Location

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REAL ESTATE ENTERPRISES

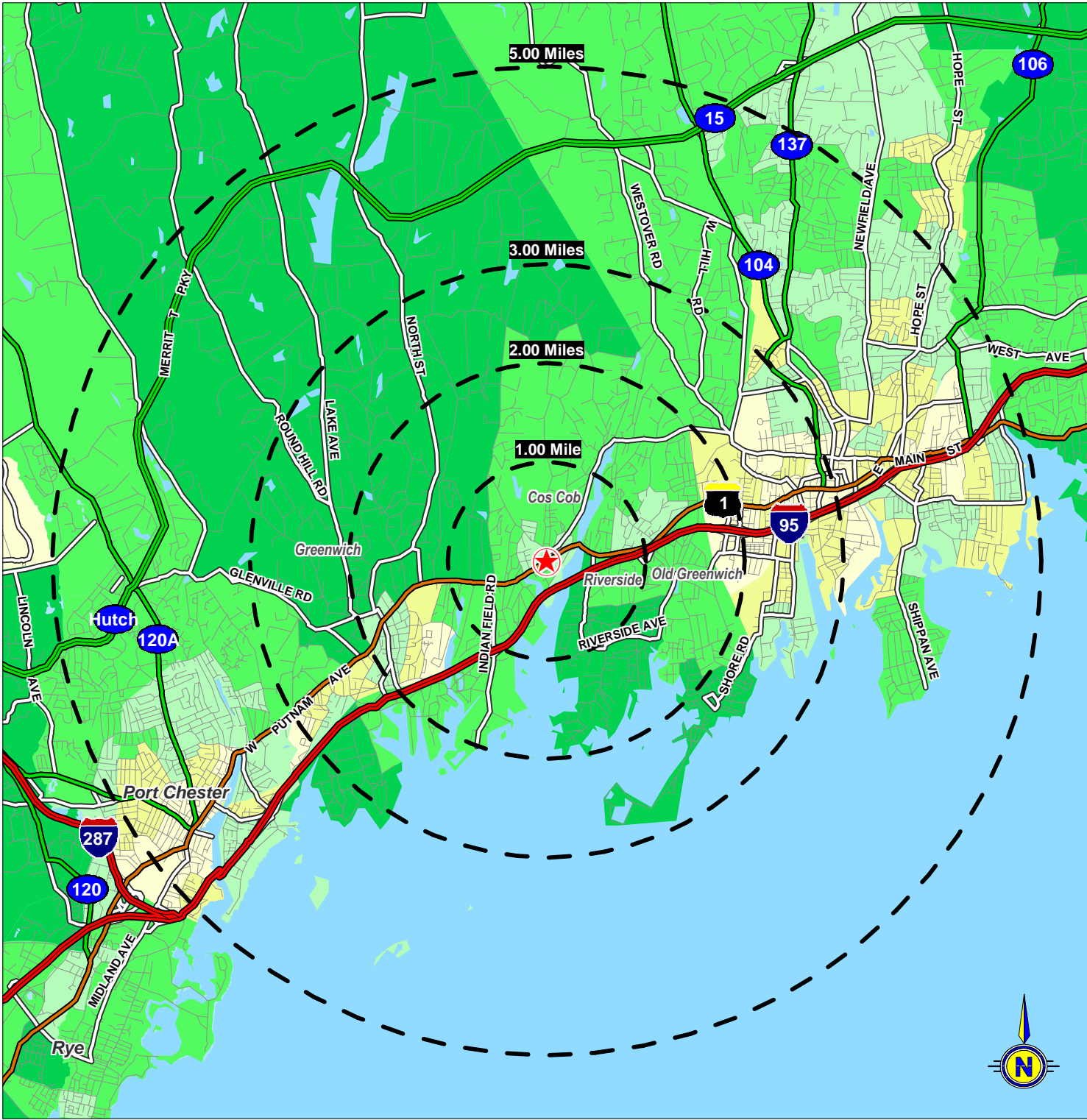
407 East Putnam Avenue  
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## Area Retailers



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**Median HH Income**  
By Block Groups

- \$200,000 or more
- \$100,000 to \$200,000
- \$75,000 to \$100,000
- \$50,000 to \$75,000
- Less than 50,000

**407 E Putnam Avenue**  
**Cos Cob, Connecticut**

*Current Year Estimated  
Median Household Income*

January 2008

Prepared For

**Chimblo Real Estate**



# FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared For

Chimblo Real Estate

Lat/Lon: 41.039653/-73.5952825



January 2008

RF1

407 E Putnam Avenue Cos Cob, Connecticut		1.00 mi radius	2.00 mi radius	3.00 mi radius	5.00 mi radius
<b>POPULATION</b>	2007 Estimated Population	8,529	33,164	70,209	187,843
	2012 Projected Population	8,586	33,882	72,634	192,679
	2000 Census Population	8,463	32,155	66,727	180,894
	1990 Census Population	8,190	31,288	63,080	167,560
	Historical Annual Growth 1990 to 2007	0.2%	0.4%	0.7%	0.7%
	Projected Annual Growth 2007 to 2012	0.1%	0.4%	0.7%	0.5%
<b>HOUSEHOLDS</b>	2007 Est. Households	3,129	12,495	25,376	69,945
	2012 Proj. Households	3,094	12,561	25,839	70,634
	2000 Census Households	3,200	12,450	24,766	69,180
	1990 Census Households	3,044	11,954	23,517	64,805
	Historical Annual Growth 1990 to 2007	0.2%	0.3%	0.5%	0.5%
	Projected Annual Growth 2007 to 2012	-0.2%	0.1%	0.4%	0.2%
<b>AGE</b>	2007 Est. Population 0 to 9 Years	14.7%	14.1%	13.7%	12.7%
	2007 Est. Population 10 to 19 Years	12.8%	13.0%	13.5%	12.5%
	2007 Est. Population 20 to 29 Years	6.9%	7.9%	10.6%	12.6%
	2007 Est. Population 30 to 44 Years	21.4%	20.7%	20.3%	21.2%
	2007 Est. Population 45 to 59 Years	24.1%	22.9%	21.9%	21.3%
	2007 Est. Population 60 to 74 Years	13.2%	13.2%	12.4%	12.2%
	2007 Est. Population 75 Years Plus	6.9%	8.2%	7.5%	7.4%
	2007 Est. Median Age	40.8	40.5	38.5	38.1
<b>MARITAL STATUS &amp; SEX</b>	2007 Est. Male Population	48.4%	47.5%	48.3%	48.8%
	2007 Est. Female Population	51.6%	52.5%	51.7%	51.2%
	2007 Est. Never Married	21.2%	23.9%	28.4%	29.6%
	2007 Est. Now Married	63.1%	58.6%	50.5%	50.0%
	2007 Est. Separated or Divorced	10.6%	11.1%	14.3%	13.5%
	2007 Est. Widowed	5.1%	6.4%	6.7%	6.9%
<b>INCOME</b>	2007 Est. HH Income \$200,000 or More	30.7%	29.0%	23.7%	17.0%
	2007 Est. HH Income \$150,000 to 199,999	10.6%	9.6%	7.5%	7.9%
	2007 Est. HH Income \$100,000 to 149,999	17.4%	15.1%	13.2%	15.1%
	2007 Est. HH Income \$75,000 to 99,999	8.9%	9.6%	10.1%	11.8%
	2007 Est. HH Income \$50,000 to 74,999	12.8%	12.2%	13.8%	15.6%
	2007 Est. HH Income \$35,000 to 49,999	6.3%	7.4%	9.6%	10.1%
	2007 Est. HH Income \$25,000 to 34,999	4.3%	4.7%	6.1%	6.6%
	2007 Est. HH Income \$15,000 to 24,999	4.8%	5.4%	6.7%	7.0%
	2007 Est. HH Income \$0 to 14,999	4.2%	7.0%	9.4%	9.1%
	2007 Est. Average Household Income	\$ 185,348	\$ 177,738	\$ 153,564	\$ 125,196
	2007 Est. Median HH Income	\$ 138,523	\$ 140,455	\$ 125,122	\$ 103,308
	2007 Est. Per Capita Income	\$ 68,192	\$ 68,511	\$ 57,236	\$ 47,784
	2007 Est. Number of Businesses	524	2,964	6,151	13,131
2007 Est. Total Number of Employees	3,770	28,402	66,626	140,799	

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Chimblo Real Estate

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January 2008

RF1

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<b>RACE</b>	2007 Est. White Population	87.7%	81.7%	70.3%	71.9%
	2007 Est. Black Population	1.3%	6.1%	14.5%	10.9%
	2007 Est. Asian & Pacific Islander	8.6%	7.5%	5.9%	6.2%
	2007 Est. American Indian & Alaska Native	0.0%	0.1%	0.1%	0.1%
	2007 Est. Other Races Population	2.4%	4.6%	9.2%	10.9%
<b>HISPANIC</b>	2007 Est. Hispanic Population	488	3,342	13,708	42,146
	2007 Est. Hispanic Population Percent	5.7%	10.1%	19.5%	22.4%
	2012 Proj. Hispanic Population Percent	7.1%	11.9%	21.7%	24.3%
	2000 Hispanic Population Percent	4.4%	7.8%	15.8%	18.6%
<b>EDUCATION (Adults 25 or Older)</b>	2007 Est. Adult Population (25 Years or Older)	5,878	22,859	47,217	128,702
	2007 Est. Elementary (0 to 8)	2.3%	3.0%	6.3%	6.7%
	2007 Est. Some High School (9 to 11)	3.2%	4.2%	6.5%	6.2%
	2007 Est. High School Graduate (12)	15.5%	16.4%	21.3%	23.5%
	2007 Est. Some College (13 to 16)	8.9%	9.5%	10.4%	11.5%
	2007 Est. Associate Degree Only	7.2%	6.4%	5.7%	5.8%
	2007 Est. Bachelor Degree Only	34.8%	33.2%	27.1%	25.8%
	2007 Est. Graduate Degree	28.1%	27.2%	22.6%	20.5%
<b>HOUSING</b>	2007 Est. Total Housing Units	3,335	13,429	27,326	75,425
	2007 Est. Owner Occupied Percent	73.7%	65.8%	57.2%	56.6%
	2007 Est. Renter Occupied Percent	20.1%	27.3%	35.7%	36.1%
	2007 Est. Vacant Housing Percent	6.2%	7.0%	7.1%	7.3%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	0.4%	1.4%	1.6%	1.0%
	2000 Homes Built 1995 to 1998	1.9%	2.5%	2.6%	3.1%
	2000 Homes Built 1990 to 1994	1.9%	2.9%	3.9%	3.5%
	2000 Homes Built 1980 to 1989	10.3%	8.3%	10.0%	10.9%
	2000 Homes Built 1970 to 1979	8.5%	9.2%	11.6%	12.4%
	2000 Homes Built 1960 to 1969	8.9%	10.8%	12.7%	15.2%
	2000 Homes Built 1950 to 1959	21.7%	22.5%	18.5%	18.5%
	2000 Homes Built Before 1949	46.5%	42.4%	39.2%	35.5%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	20.9%	27.5%	30.1%	16.7%
	2000 Home Value \$500,000 to \$999,999	42.9%	39.1%	32.8%	22.5%
	2000 Home Value \$400,000 to \$499,999	16.8%	16.0%	13.4%	12.9%
	2000 Home Value \$300,000 to \$399,999	14.5%	11.5%	10.8%	18.5%
	2000 Home Value \$200,000 to \$299,999	4.2%	4.1%	7.7%	21.1%
	2000 Home Value \$150,000 to \$199,999	0.3%	0.9%	2.4%	4.9%
	2000 Home Value \$100,000 to \$149,999	0.2%	0.6%	2.1%	2.4%
	2000 Home Value \$50,000 to \$99,999	0.1%	0.1%	0.4%	0.7%
	2000 Home Value \$25,000 to \$49,999	-	-	0.1%	0.2%
	2000 Home Value \$0 to \$24,999	0.1%	0.1%	0.2%	0.2%
	2000 Median Home Value	\$ 690,970	\$ 767,093	\$ 765,247	\$ 560,017
	2000 Median Rent	\$ 1,328	\$ 1,039	\$ 930	\$ 969

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<b>LABOR FORCE</b>	2007 Est. Labor: Population Age 16+	6,565	25,682	54,741	149,685
	2007 Est. Civilian Employed	62.8%	60.5%	60.5%	63.4%
	2007 Est. Civilian Unemployed	2.7%	2.8%	4.0%	4.0%
	2007 Est. in Armed Forces	-	-	-	0.0%
	2007 Est. not in Labor Force	34.6%	36.6%	35.5%	32.6%
	2007 Labor Force: Males	47.3%	46.4%	47.5%	48.2%
	2007 Labor Force: Females	52.7%	53.6%	52.5%	51.8%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16+	3,982	14,636	30,705	89,884
	2000 Mgmt, Business, & Financial Operations	33.3%	30.1%	24.2%	21.9%
	2000 Professional and Related	25.6%	24.7%	20.2%	20.9%
	2000 Service	7.5%	9.8%	15.5%	15.8%
	2000 Sales and Office	25.8%	26.6%	27.0%	26.2%
	2000 Farming, Fishing, and Forestry	-	0.0%	0.0%	0.1%
	2000 Construction, Extraction, & Maintenance	4.1%	4.3%	6.2%	7.4%
	2000 Production, Transport, & Material Moving	3.8%	4.4%	6.8%	7.7%
	2000 Percent White Collar Workers	84.6%	81.5%	71.4%	69.0%
2000 Percent Blue Collar Workers	15.4%	18.5%	28.6%	31.0%	
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	64.6%	62.7%	59.4%	66.1%
	2000 Drive to Work in Carpool	5.3%	5.8%	10.5%	10.4%
	2000 Travel to Work by Public Transportation	20.2%	19.4%	17.6%	13.8%
	2000 Drive to Work on Motorcycle	-	-	0.0%	0.0%
	2000 Walk or Bicycle to Work	1.5%	4.3%	6.3%	4.7%
	2000 Other Means	0.5%	0.7%	0.7%	0.7%
	2000 Work at Home	7.9%	7.1%	5.5%	4.2%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	35.9%	35.7%	34.3%	35.9%
	2000 Travel to Work in 15 to 29 Minutes	30.3%	29.8%	33.7%	35.6%
	2000 Travel to Work in 30 to 59 Minutes	10.9%	13.0%	15.1%	15.6%
	2000 Travel to Work in 60 Minutes or More	23.0%	21.6%	16.9%	12.9%
	2000 Average Travel Time to Work	27.1	27.3	25.4	23.6
<b>CONSUMER EXPENDITURE</b>	2007 Est. Total Household Expenditure (in Millions)	\$ 349.2	\$ 1,353.0	\$ 2,440.8	\$ 5,773.6
	2007 Est. Apparel	\$ 17.2	\$ 66.6	\$ 120.0	\$ 282.4
	2007 Est. Contributions & Gifts	\$ 29.1	\$ 113.0	\$ 198.5	\$ 448.1
	2007 Est. Education & Reading	\$ 12.2	\$ 47.4	\$ 83.6	\$ 190.3
	2007 Est. Entertainment	\$ 20.0	\$ 77.4	\$ 139.2	\$ 327.9
	2007 Est. Food, Beverages & Tobacco	\$ 51.2	\$ 198.7	\$ 362.4	\$ 869.7
	2007 Est. Furnishings And Equipment	\$ 16.4	\$ 63.3	\$ 113.2	\$ 265.5
	2007 Est. Health Care & Insurance	\$ 23.1	\$ 89.8	\$ 163.4	\$ 390.9
	2007 Est. Household Operations & Shelter & Utilities	\$ 105.4	\$ 408.4	\$ 736.0	\$ 1,737.7
	2007 Est. Miscellaneous Expenses	\$ 5.4	\$ 20.8	\$ 37.9	\$ 91.2
	2007 Est. Personal Care	\$ 4.9	\$ 19.0	\$ 34.5	\$ 82.1
	2007 Est. Transportation	\$ 64.4	\$ 248.5	\$ 451.9	\$ 1,087.9

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## **FACT SHEET**

**PREMISES:** 407 East Putnam Avenue, Cos Cob, CT 06807

**LOCAL TRAFFIC COUNT:** 19,000 – 28,000 cars per day

**AVAILABILITY:** Immediately

**SPACE:** 1,233± Square Feet

**PARKING:** 54 Spaces. Front parking for customers with additional parking in rear with entrance to premises for deliveries.

**ZONE:** Local Business (LB)

**USES:** Applicable Use Groups are 1, 4, and 9 which include, among other uses – retail; banking; liquor stores; dry cleaning; personal services establishments and sales agencies including real estate, insurance and travel.

**DELIVERY CONDITION:** See attached Exhibit A

**LEASE TERMS:** See attached Exhibit B

## **EXHIBIT “A”**

### **Delivery Conditions**

- Condition of Premises:** Premises shall be offered in a broom clean and in a steel and concrete delivery.
- Asbestos:** Landlord will warrant that the building contains no asbestos. Tenant may at its own cost conduct study to confirm the same.
- Architectural Elements:** 1. Complete level concrete floor throughout premises.
- Gas & Plumbing:** 1. New waste line installed throughout premises  
2. Natural gas line at rear of building 1 ½ diameter gas service provided by Connecticut Natural Gas for separate gas utility.
- Heating, Ventilating & Air Conditioning:** New 5 ton HVAC Trane RTU installed with 13 CIR rating.
- Electric:** Electric service of 200 AMP 3-phase, 120/208V for separate electric utility.
- Zoning:** Tenant shall confirm intended use of the Premises is compliant with all municipal regulations.

## **EXHIBIT “B”**

### **Basic Lease Terms**

<b>Premises:</b>	1,233± Square Feet
<b>Base Rent:</b>	\$48.00 Per Square Feet, Triple Net
<b>Term:</b>	10 Years
<b>Additional Rent:</b>	Tenant shall pay as additional rent its proportionate share of the building’s operating expenses which Landlord estimates to be \$10.89 per square foot including real estate taxes.
<b>Annual Escalations:</b>	The annual escalation will be 3%.
<b>Rent Commencement:</b>	Ninety (90) days from the Lease Commencement/Possession.