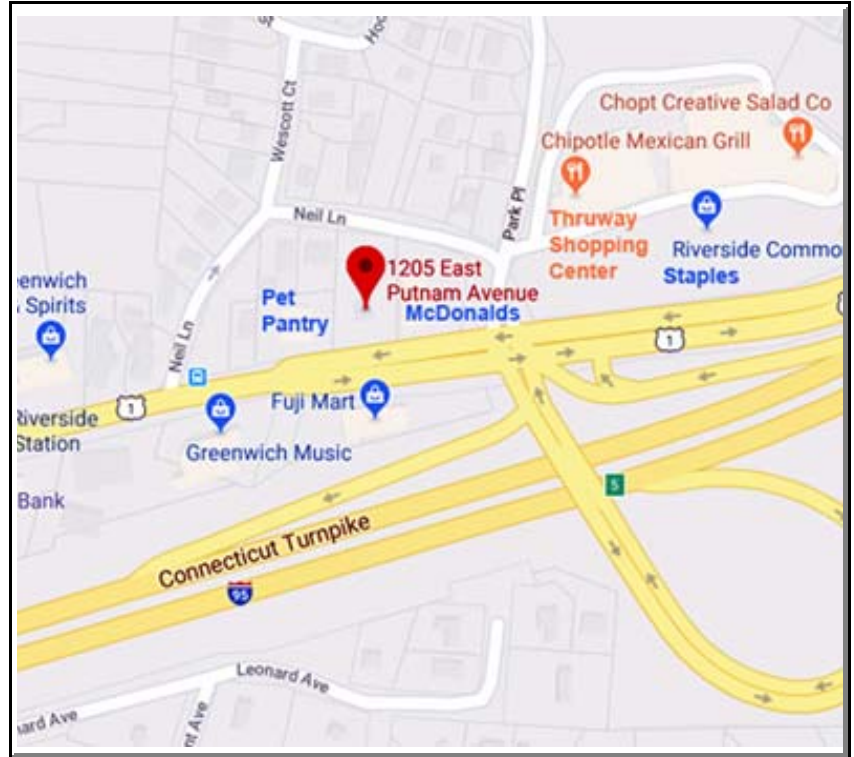


Greenwich (Riverside)- For Sale

PRIME LOCATION DEVELOPMENT SITE .6 ACRES AT ROUTE 1 INTERSECTION I-95 EXIT 5 Commercial / Residential Use



1205 EAST PUTNAM AVENUE at I-95 EXIT 5, Greenwich (Riverside). CT USA

Opportunity: This High-Traffic, High-Visibility site represents one of the last remaining undeveloped parcels along East Putnam Avenue (U.S. Route 1) in the prestigious Riverside section of Greenwich. Its rectangular shape and level topography is ideally suited for a wide range of commercial, multi-family, or mixed-use development. Strategically positioned at the high-traffic intersection of East Putnam Avenue and I-95 Exit 5, the site benefits from outstanding visibility and access, with exposure to tens of thousands of vehicles daily. Adjacent to the high-performing Thruway Shopping Center, this location offers unmatched synergy and consumer draw.

Improvements: A 2 story 1,491 SF house with 720 SF detached garage.

Site: 26,122 SF in the LB (Local Business) Zone

Price Upon Request

Please call: **Michael Tedesco**
(203) 531-5939

View our listings online:

TedescoRealty.com

E-mail: Mike@TedescoRealty.com

P.O. Box 31066 Greenwich, CT 06831



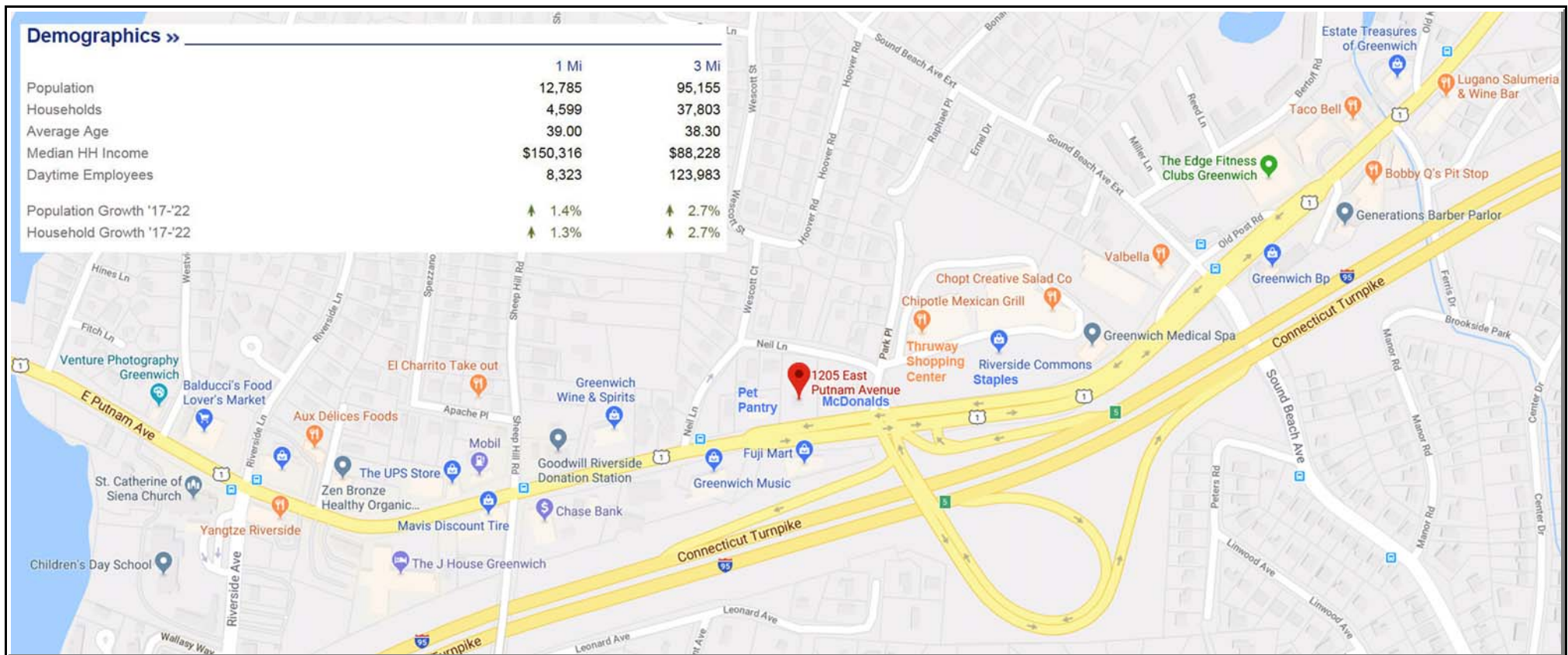
The information contained herein, was assembled from various sources of varying degrees of reliability. Any information that is critical to your buying/leasing decision should be independently verified.

LOCATION DESCRIPTION

Unmatched Exposure in Riverside’s High-Traffic Retail Corridor - The Riverside section of Greenwich, located along East Putnam Avenue (U.S. Route 1) at the I-95 Exit 5 interchange, is a vibrant commercial hub with a strong mix of retail, dining, and office uses. The area sees average daily traffic of 25,000 vehicles on Route 1 and 130,000 vehicles on I-95, offering exceptional visibility and customer reach.

1205 East Putnam Avenue is prominently positioned on the north side of Route 1, adjacent to the modernized McDonald’s and the high-performing Thruway Shopping Center. Located between Riverside Avenue and Sound Beach Avenue, the property sits in the heart of a corridor known for its thriving retail, professional offices, and residential presence.

Area demographics reflect strong consumer spending power. (See chart below.)



SITE SPECIFICATIONS

- Site:** 26,122 SF with 126+/- feet of frontage on East Putnam Avenue (US Route 1). Topography is relatively level.
- Zone** LB - Local Business Low density commercial and / or multi-family developments.
- Utilities:** The site is served by municipal water, town sewer is available, however currently there is a french drain with a leech field, electric and natural gas.

DEVELOPMENT POTENTIAL

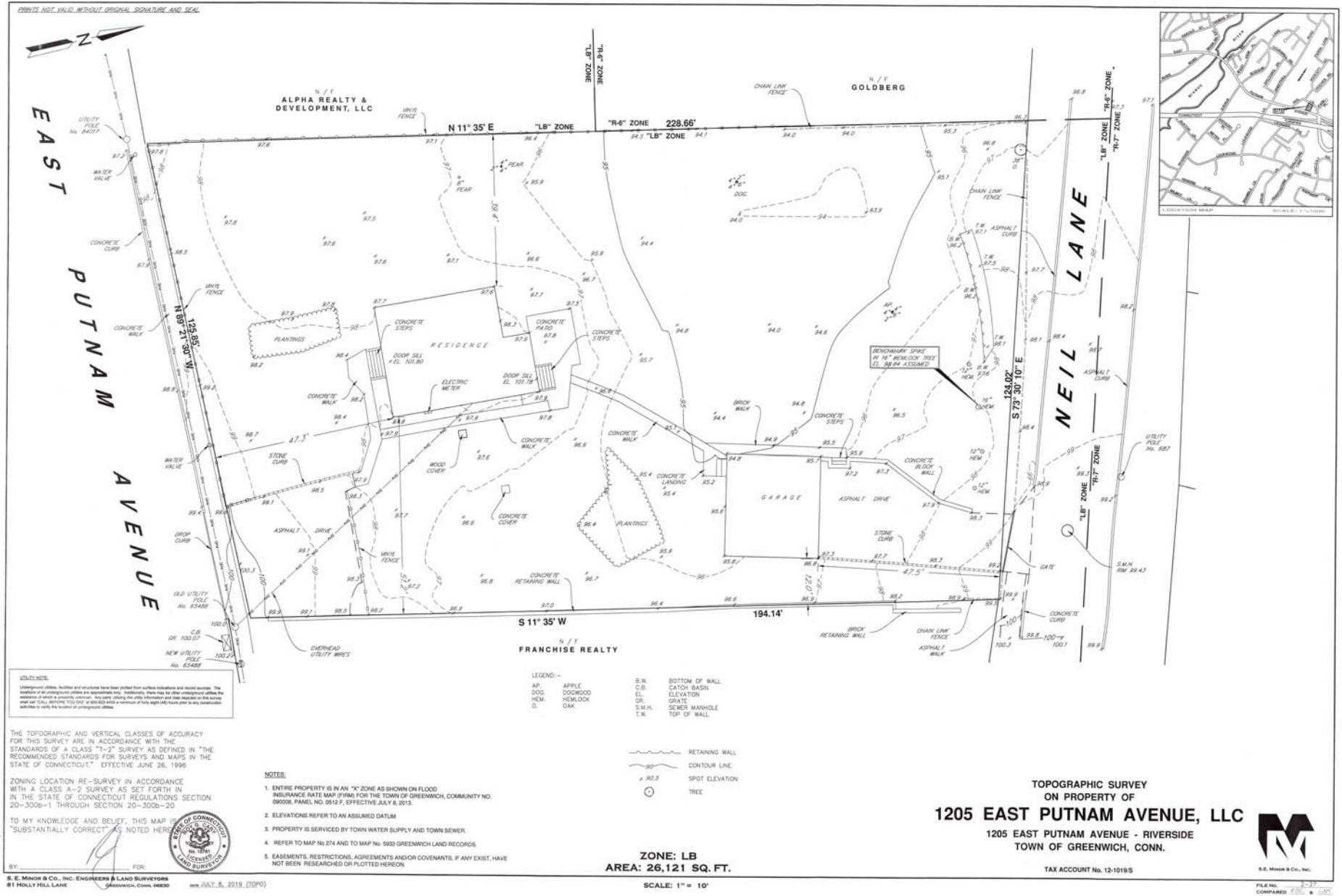
- Commercial:** FAR .5
Total Size: 13,061 SF on 2 Floors
Potential
Rent: \$60.00 per SF, net for retail and gross plus electric for office.

Residential / Mixed Use:

There are two types of residential/mixed use development opportunities.

- 6-110** One is with the Town of Greenwich and defined in the zoning code as 6-110. This code provides for a portion of the residential units be set aside as "moderate income" units. It allows an enhanced FAR of .75 and a maximum building height of 3 stories. It also relaxes certain setbacks and does allow mixed use. Still subject to review by the Town's P&Z Commission.
- 8-30g** Alternatively, the State of Connecticut has a provision in its statutes defined as 8-30g. These provisions are very interpretive and can be read here - www.cga.ct.gov/current/pub/chap_126a.htm. In essence, an 8-30g allows more total units but also more units defined as "affordable". The Town cannot deny this unless there are public safety concerns or wetland issues.

SURVEY



COPIES NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL



EAST PUTNAM AVENUE

UTILITY NOTES:
Underground utilities, facilities and structures have been plotted from surface indications and record sources. The location of all underground utilities are approximate only. Additionally, there may be other underground utilities the existence of which is presently unknown. Any party utilizing this site information and map should do so under their own risk. Approval of this site plan is not intended as a warranty of any right with respect to any underground utilities in or on the location of underground utilities.

THE TOPOGRAPHIC AND VERTICAL CLASSES OF ACCURACY FOR THIS SURVEY ARE IN ACCORDANCE WITH THE STANDARDS OF A CLASS "T-2" SURVEY AS DEFINED IN "THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT," EFFECTIVE JUNE 26, 1996.

ZONING LOCATION RE-SURVEY IN ACCORDANCE WITH A CLASS A-2 SURVEY AS SET FORTH IN IN THE STATE OF CONNECTICUT REGULATIONS SECTION 20-300b-1 THROUGH SECTION 20-300b-20

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS "SUBSTANTIALLY CORRECT" AS NOTED HEREIN.



BY: _____ FOR: _____
S. E. MINOR & CO., INC. ENGINEERS & LAND SURVEYORS
81 HOLLY HILL LANE GREENWICH, CONN. 06830
DATE: JULY 8, 2019 (TOPO)

LEGEND:
AP. APPLE
DO. DOGWOOD
HEM. HEMLOCK
O. OAK
B.W. BOTTOM OF WALL
C.B. CATCH BASIN
EL. ELEVATION
GR. GRATE
S.M.H. SEWER MANHOLE
T.B. TOP OF WALL

RETAINING WALL
CONTOUR LINE
SPOT ELEVATION
TREE

- NOTES:**
- ENTIRE PROPERTY IS IN AN "X" ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF GREENWICH, COMMUNITY NO. 090008, PANEL NO. 0512-F, EFFECTIVE JULY 8, 2013.
 - ELEVATIONS REFER TO AN ASSUMED DATUM.
 - PROPERTY IS SERVICED BY TOWN WATER SUPPLY AND TOWN SEWER.
 - REFER TO MAP NO 274 AND TO MAP NO. 5923 GREENWICH LAND RECORDS.
 - EASEMENTS, RESTRICTIONS, AGREEMENTS AND/OR COVENANTS, IF ANY EXIST, HAVE NOT BEEN RESEARCHED OR PLOTTED HEREON.

ZONE: LB
AREA: 26,121 SQ. FT.

SCALE: 1" = 10'

TOPOGRAPHIC SURVEY
ON PROPERTY OF
1205 EAST PUTNAM AVENUE, LLC
1205 EAST PUTNAM AVENUE - RIVERSIDE
TOWN OF GREENWICH, CONN.

TAX ACCOUNT NO. 12-1019-S



FILE NO. 2-21
COMPARED TO 2-21

ASSESSOR FIELD CARD

12-1019/S

1205 EAST PUTNAM AVENUE LLC

EAST PUTNAM AVENUE 1205

102

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
12-1019/S
Parent Parcel Number

Property Address
EAST PUTNAM AVENUE 1205
Neighborhood
130120 NORTH RIVERSIDE/OLD GWCH [1]
Property Class
102 Two Family

TAXING DISTRICT INFORMATION

Jurisdiction 57 Greenwich, CT
Area 001
Corporation 057
District 12
Section & Plat 352
Routing Number 2365N0114

Site Description

Topography:

Public Utilities:
Water, Sewer, Electric
Street or Road:

Neighborhood:

Zoning:
LB Local Business
Legal Acres:
0.6541

OWNERSHIP

1205 EAST PUTNAM AVENUE LLC
% GORDON R ROGERS JR
1205 EAST PUTNAM AVENUE
RIVERSIDE, CT 06878
LOT NO 25 & PT 24 EAST PUTNAM AVE N 114

Tax ID 406/207

TRANSFER OF OWNERSHIP

Printed 06/04/2024 Card No. 1 of 1

Date		
09/16/2008	ROGERS GORDON R JR Bk/Pg: 5861, 186	\$0
06/26/2006	ROGERS BARBARA & GORDON R JR Bk/Pg: 5202, 101	\$0
02/15/2006	ROGERS BARBARA Bk/Pg: 5119, 3	\$0
08/25/1998	CARBINO JOSEPH & JOSEPHINE Bk/Pg: 3139, 57	\$0
09/03/1938	NA Bk/Pg: 355, 128	\$0

RESIDENTIAL

VALUATION RECORD

Assessment Year	10/01/2018	10/01/2019	10/01/2020	10/01/2021	10/01/2021	10/01/2022	10/01/2023
Reason for Change	2018 List	2019 List	2020 List	2021 Prelim	2021 Final	2022 List	2023 List
VALUATION	L 706100	706100	706100	803200	803200	803200	803200
Market	B 183900	183900	183900	170300	170300	170300	170300
	T 890000	890000	890000	973500	973500	973500	973500
VALUATION	L 494270	494270	494270	562240	562240	562240	562240
70% Assessed	B 128730	128730	128730	119210	119210	119210	119210
	T 623000	623000	623000	681450	681450	681450	681450

LAND DATA AND CALCULATIONS

Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
Land Type								
Zoning: LB Local Business	1 Residential Land	0.6541	1.00	1515976.00	1515976.00	991600 A	-10% I -10%	803200

LAND:
I- ADJACENT TO COMMERCIAL
A- TRAFFIC

Supplemental Cards

TRUE TAX VALUE 803200

Permit Number FilingDate Est. Cost Field Visit
Type Est. SqFt

Supplemental Cards
TOTAL LAND VALUE

803200

ASSESSOR FIELD CARD

12-1019/S

Property Class: 102
EAST PUTNAM AVENUE 1205

PHYSICAL CHARACTERISTICS

Style: 2-Family Duplex
Occupancy: Duplex
Story Height: 2.0
Finished Area: 1491
Attic: None
Basement: 3/4

ROOFING
Material: Asphalt shingles
Type: Gable
Framing: Std for Class
Pitch: Not available

FLOORING
Slab: B
Sub and joists: 1.0, 2.0
Base Allowance: B, 1.0, 2.0

EXTERIOR COVER
Vinyl: 1.0, 2.0

INTERIOR FINISH
Normal for Class: B, 1.0, 2.0

ACCOMMODATIONS
Finished Rooms: 7
Bedrooms: 2

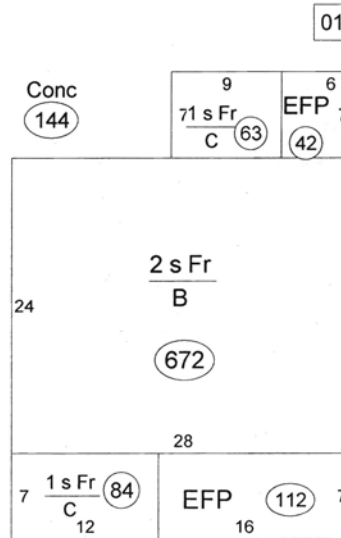
HEATING AND AIR CONDITIONING
Primary Heat: Hot water - oil
Lower Full Part /Bsmt 1 Upper Upper

PLUMBING

3 Fixt. Baths: 2 6
Kit Sink: 2 2
TOTAL: 8

REMODELING AND MODERNIZATION
Amount Date

IMPROVEMENT DATA



01



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year	Eff Year	Const	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D :BASIC	6400	D 01	DWELL DETGAR	0.00 1.00			1900 2003	1900 2003	GD VG		0.00 39.97	Y N	0.00 39.97	2163 24x 30	222150 28780	35 10	0 0	100 100	100 100	144400 25900

Data Collector/Date
BC 11/07/2019

Appraiser/Date
TOG 10/01/2021

Neighborhood
Neigh 130120 AV

Supplemental Cards
TOTAL IMPROVEMENT VALUE

170300

AERIAL VIEWS

