

40 BLACK ROCK TURNPIKE

FAIRFIELD | CT



FAIRFIELD CINEMAS
9 SCREENS
50,400 SF OF 3RD LEVEL
SPACE ACCESSED
VIA ELEVATORS

EXCESS CINEMA
PARKING



11,700 ADT
BLACK ROCK TPKE

37,334 SF RETAIL SPACE AVAILABLE

FAIRFIELD CINEMAS
ENTRANCE

37,334 SF
AVAILABLE NOW

JOE MASTROMONACO
JMASTROMONACO@DARTCO.COM

PETE CONSIDINE
PCONSIDINE@DARTCO.COM

DAVID SMOOKLER
DSMOOKLER@DARTCO.COM

MIKE HUBBARD
MHUBBARD@DARTCO.COM

PETER LYONS
PLYONS@DARTCO.COM



Site Overview

Retail level space with 267 parking spaces.

Across the street from the Fairfield Metro train station servicing the Metro-North line. Exit 24 off I-95.

Size: 37,334 SF Retail Space

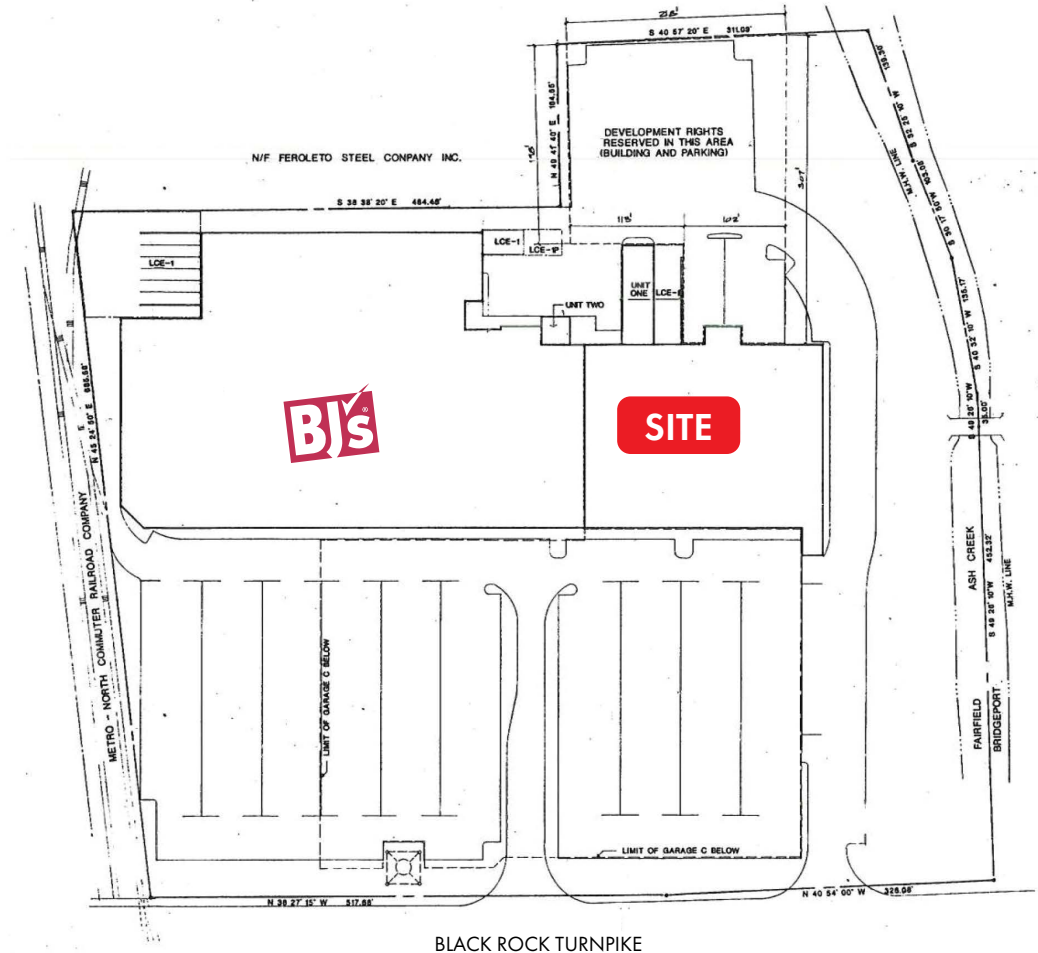
Possession: Immediate

Rate: Upon Request

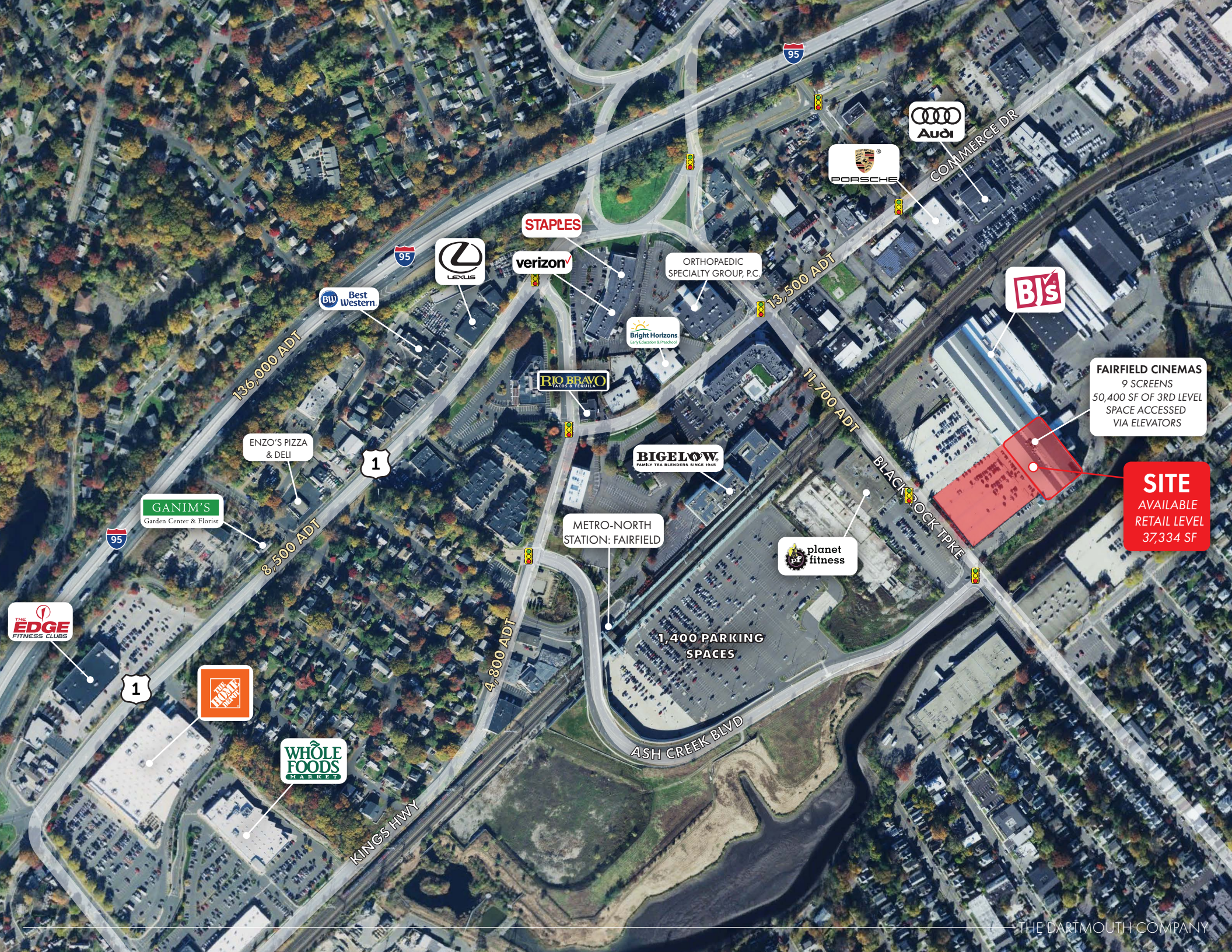
Demographics

	1M	3M	5M	10M
Daytime Population	18,588	110,312	206,893	402,186
Population	18,238	114,311	223,447	408,219
Median HH Income	\$61,624	\$59,697	\$57,238	\$78,429

Nearby Retailers



FLOOR PLAN



136,000 ADT

13,500 ADT

8,500 ADT

11,700 ADT

4,800 ADT

FAIRFIELD CINEMAS
9 SCREENS
50,400 SF OF 3RD LEVEL
SPACE ACCESSED
VIA ELEVATORS

SITE
AVAILABLE
RETAIL LEVEL
37,334 SF

STAPLES

verizon

ORTHOPAEDIC
SPECIALTY GROUP, P.C.

Bright Horizons
Early Education & PreSchool

RIO BRAVO
TACOS & TEQUILA

BIGELOW
FAMILY TEA BLENDERS SINCE 1948

METRO-NORTH
STATION: FAIRFIELD

planet
fitness

1,400 PARKING
SPACES

GANIM'S
Garden Center & Florist

ENZO'S PIZZA
& DELI

THE EDGE
FITNESS CLUBS

THE HOME DEPOT

**WHOLE
FOODS
MARKET**

Audi

PORSCHE

LEXUS

Best Western

BJ's

95

95

95

1

1

COMMERCE DR

BLACK ROCK TPKE

ASH CREEK BLVD

KINGS HWY

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles	10 Miles
DAYTIME POPULATION	18,588	110,312	206,893	402,186
POPULATION	18,238	114,311	223,447	408,219
MEDIAN HH INCOME	\$61,624	\$59,697	\$57,238	\$78,429

- THE MARKETPLACE SHOPPING CENTER**
- lululemon
 - BANANA REPUBLIC
 - Madswell
 - ATHLETA
 - GAP
 - J.CREW
 - vineyard vines
 - ANTHROPOLOGIE
 - Brooks Brothers
 - LOFT
 - EILEEN FISHER
 - west elm
 - patagonia
 - bluemercury
 - TIFFANY & CO.
 - RH
 - POTTERY BARN

- terrain
- THE FRESH MARKET

- TRADER JOE'S
- SOULCYCLE
- WELLS FARGO

- HERMÈS
- PARIS MITCHELLS

- BARNES & NOBLE
- Marshalls
- CHASE

- StopsShop

- Equinox SOUTHPORT
- Michaels
- petco
- Panera BREAD
- HomeGoods

- FAIRFIELD SHOPPING CENTER
- chico's
- LOFT
- VICTORIA'S SECRET

- Marshalls
- DSW

- StopsShop

- WHOLE FOODS
- THE EDGE
- petco

- StopsShop

- HOME DEPOT

- ShopRite
- Party City
- CHOICE PET
- verizon

- TJ-maxx
- Orangetheory FITNESS

- KOHL'S

- StopsShop

SITE
40 BLACK ROCK TPKE
37,334 SF AVAILABLE

BJS planet fitness

- BED BATH & BEYOND



40
**BLACK ROCK
TURNPIKE** FAIRFIELD
CONNECTICUT

JOE MASTROMONACO
JMASTROMONACO@DARTCO.COM

PETE CONSIDINE
PCONSIDINE@DARTCO.COM

DAVID SMOOKLER
DSMOOKLER@DARTCO.COM

MIKE HUBBARD
MHUBBARD@DARTCO.COM

PETER LYONS
PLYONS@DARTCO.COM



THE
DARTMOUTH
COMPANY

8 WRIGHT STREET | SUITE 107
WESTPORT, CONNECTICUT 06880
203.618.1212 | WWW.DARTCO.COM