

Fairfield Shopping Center, 909 Post Road, Fairfield, CT

Retail Space in Fairfield Shopping Center Available for Lease: \$24/SF NNN



2,393 RSF Retail Space for Lease in Fairfield Shopping Center with Strong Post Road Presence, Convenient Access, and Significant Traffic Counts: Located at a four-way traffic signal at the intersection of the Post Road (Route 1) and South Benson Road (Route 135), the shopping center is easily accessible. There is abundant parking for shoppers and employees with 365 parking spaces. Current tenants include Bob's Stores, the UPS Store, Jenny Craig, Zen Ride, Capitol Photo Interactive, F45 Training Fairfield USA, and M&T Bank. For over 60 years, this impeccably maintained neighborhood shopping center has benefited from a cohesive operation by the original developer who is the current owner/manager.

Near top national retailers including Marshalls, DSW (Designer Shoe Warehouse), CVS, Stop & Shop, Bed Bath & Beyond, Home Depot, Whole Foods, and BJ's. Minutes to I-95 (Exit 22/23), and the Fairfield Metro-North Train Station. On a coastal bus line. Within walking distance from Fairfield University with over 5,000 students and employees.

The Site

Space Available:	2,393 RSF
Total Building Size:	72,815 SF
Land:	6.59 Acres
NNN Expenses:	\$7.21/SF (Includes \$3.84/SF Real Estate Tax)
Zoning:	DCD
Year Built:	1955, Renovated 1986
Construction:	Concrete/Cinder & Brick/Masonry
Stories:	One

Features

Traffic Count:	22,779 Average Daily Volume
Parking:	365 Shared spaces
Amenities:	Street Signage, Rear Access, Canopy, Handicap Accessible

Utilities

Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas

Three Mile Demographics

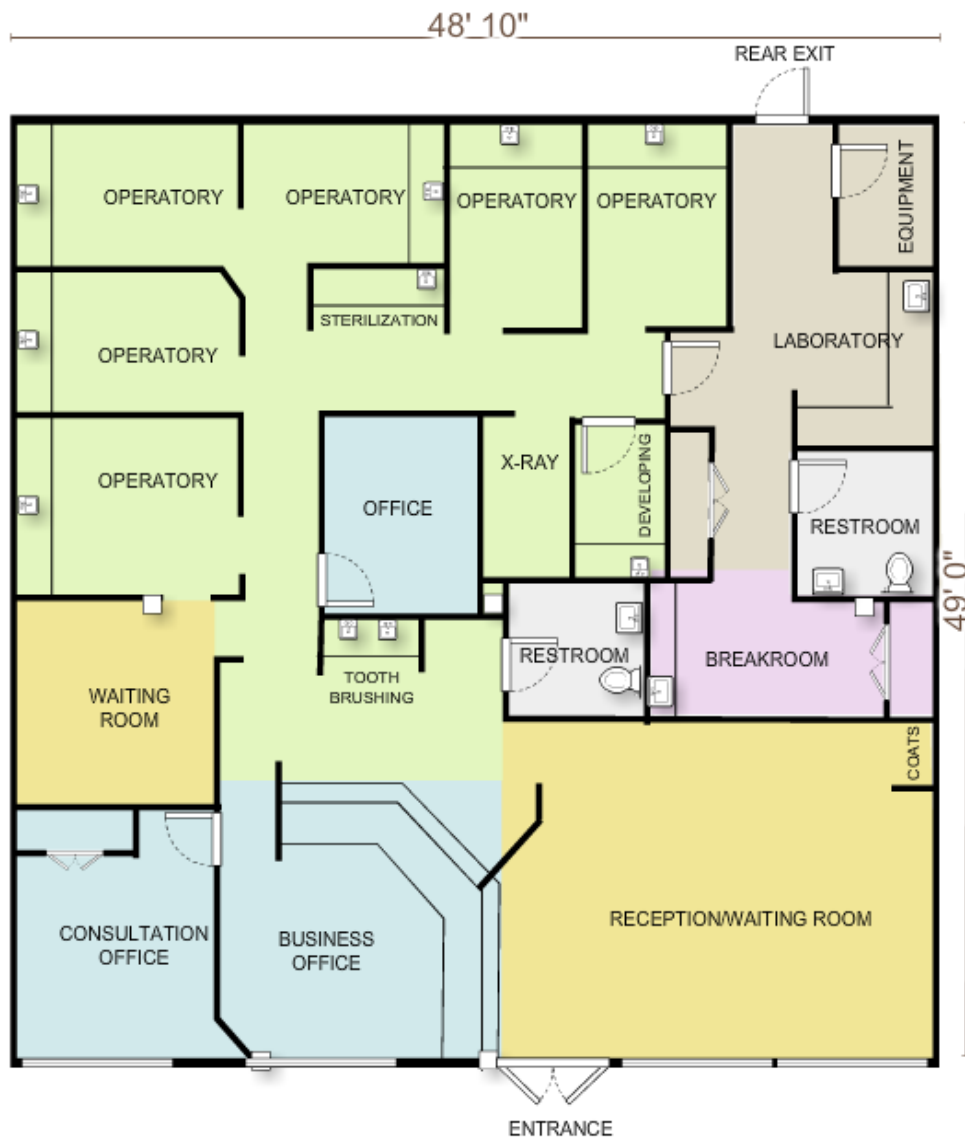
Population:	64,559
Median HH Income:	\$82,061

Five Mile Demographics

Population:	168,521
Median HH Income:	\$59,485

No warranty of representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

909 Post Road, Fairfield, CT
Floor Plan – NOT TO SCALE



Contact

Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com

No warranty of representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.