

Fairfield Shopping Center, 869 Post Road, Fairfield, CT 06824

Retail Space in Fairfield Shopping Center Available for Lease: \$24.00/SF NNN



2,000 SF of 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. One retail store with 21' linear feet of windowed storefront is available. The space features two restrooms and a laundry room. There is abundant parking for shoppers and employees with 365 parking spaces. Current tenants include Bob's Stores, the UPS Store, Jenny Craig, Capitol Photo Interactive, 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:	2,000 RSF
Total Building Size:	72,815 RSF
Land:	6.59 Acres
NNN Expenses:	\$7.85/SF (Includes \$3.94/SF 2018 Real Estate Tax)
Zoning:	Designed Commercial District (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, Handicapped Accessible, Two Restrooms, Laundry Room

Utilities

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

Three Mile Demographics

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

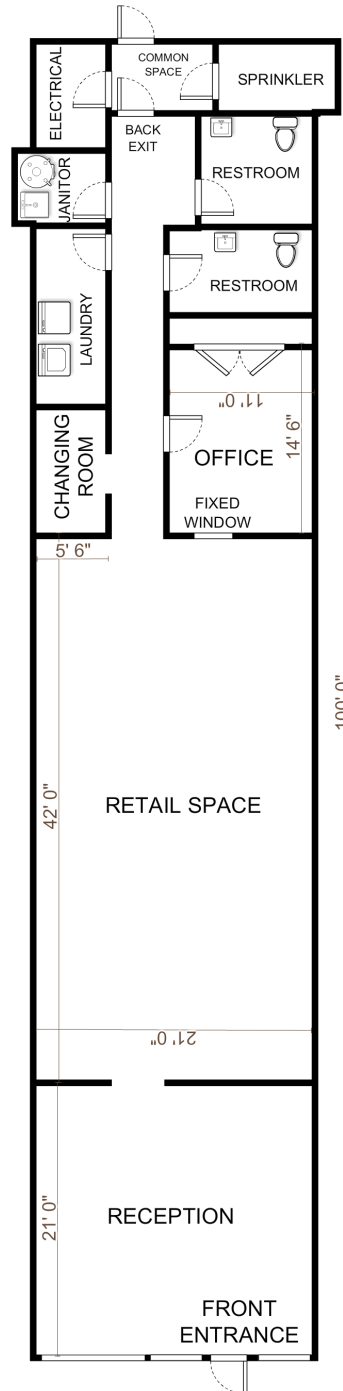
Five Mile Demographics

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

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Floor Plan - 2,000 SF - NOT TO SCALE



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