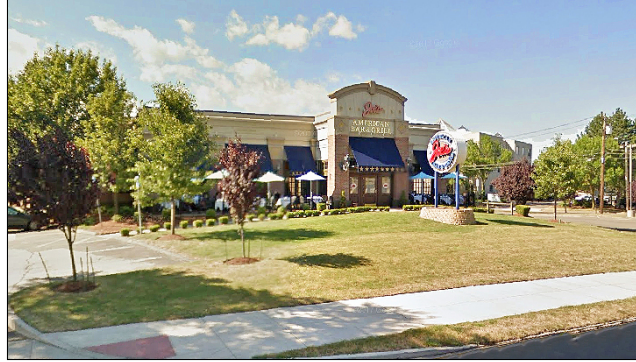


750 Post Road & 42 Eliot Street, Fairfield, CT 06824

Investment / Development Opportunity: Commercial Property for Sale at \$3,500,000*
or for Lease: Price Upon Request



Investment / Development Opportunity: Two Adjacent Commercial Properties for Sale or Lease on the Post Road in Fairfield, CT, Minutes to I-95. The properties are within a Designed Commercial District (DCD) Zone with frontage on three streets: Post Road (Route 1), Eliot Street, and Eliot Place. The larger parcel, formerly the home to Joe's American Bar & Grill Restaurant, is a 6,424 SF one-story brick building with a 616 SF patio on 1.47 acres. The smaller parcel is currently occupied by Colonial Haircutters and is a 576 SF one-story retail building on 0.43 acres. Collectively, the properties have 305 linear feet of frontage on the Post Road.

Located on a busy stretch of the Post Road with a mixture of office and retail neighbors including Marshalls, DSW, CVS, Bob's Stores, and Stop & Shop. Less than one mile to Fairfield University and the Fairfield Metro-North Train Station, and at a Greater Bridgeport Transit bus stop.

***Sale subject to the Lease Agreement with Colonial Haircutters.**

The Site

Total Building Size 1:	6,424 SF
Total Building Size 2:	576 SF
Land:	1.9 acres
Zoning:	Designated Commercial District (DCD)
Real Estate Taxes:	\$74,853.92 (2019)
Year Built:	1998 & 1959
Stories:	One

Features

Traffic Count:	21,773 Average Daily Volume
Parking:	Building 1: 104 Spaces Building 2: Abundant
Amenities:	Building 1: Fireplace, Wet Sprinkler System, Commercial Kitchen, Bar, Restrooms, Outdoor Patio, Monument Signage Building 2: Pole Signage, Detached One Car Garage

Utilities

Water/Sewer:	City/City
A/C:	Central Air-Conditioning (Building 1) Unit (Building 2)
Heating:	Gas

Three Mile Demographics

Population:	72,673
Median HH Income:	\$87,561

Five Mile Demographics

Population:	173,626
Median HH Income:	\$66,511

No warranty or 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.

A2 Survey

Fairfield, Connecticut 06824

