



# 1262 POST ROAD | FAIRFIELD, CT

## DEMOGRAPHICS

### POPULATION

1 mile: 11,286

3 miles: 56,748

5 miles: 151,763

### # HOUSEHOLDS

1 mile: 4,217

3 miles: 20,812

5 miles: 53,972

### AVG. HOUSEHOLD \$

1 mile: \$192,811

3 miles: \$167,764

5 miles: \$132,059



# 2,200-10,000 ± SF

## GREAT SPACE DOWNTOWN!

Downtown Fairfield and minutes from I-95! Join a traffic driving mix of local and national retailers. This is your opportunity to get into the center of town! New building with great light and 20' ± all clear ceiling heights.

**LOCAL RETAIL:** Plan B Burger, Victoria's Secret, Banana Republic, Jos. A. Banks, Chase Bank and many more local retailers!

**ASKING RENT: \$42.00 SF | TRIPLE NET FEES: \$7.50± SF**

**24,000± ADT**

## A TRUE EXCLUSIVE... CALL FOR THE DETAILS!

**AGENTS:**

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**TRUE**  
COMMERCIAL REAL ESTATE LLC

# 1262 POST ROAD | FAIRFIELD, CT

**DOWNTOWN PEDESTRIAN SHOPPING AREA**

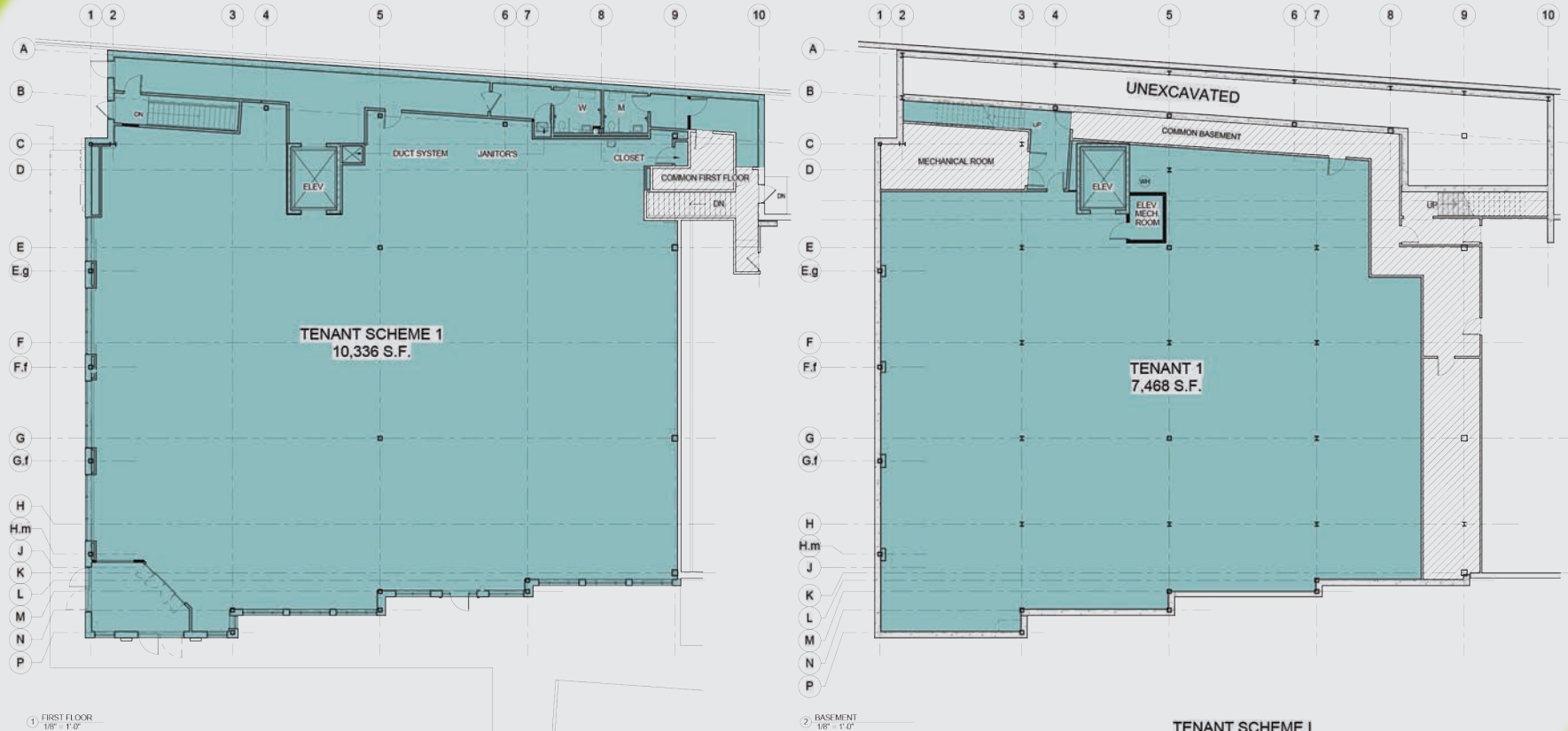






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① FIRST FLOOR  
1/8" = 1'-0"

② BASEMENT  
1/8" = 1'-0"

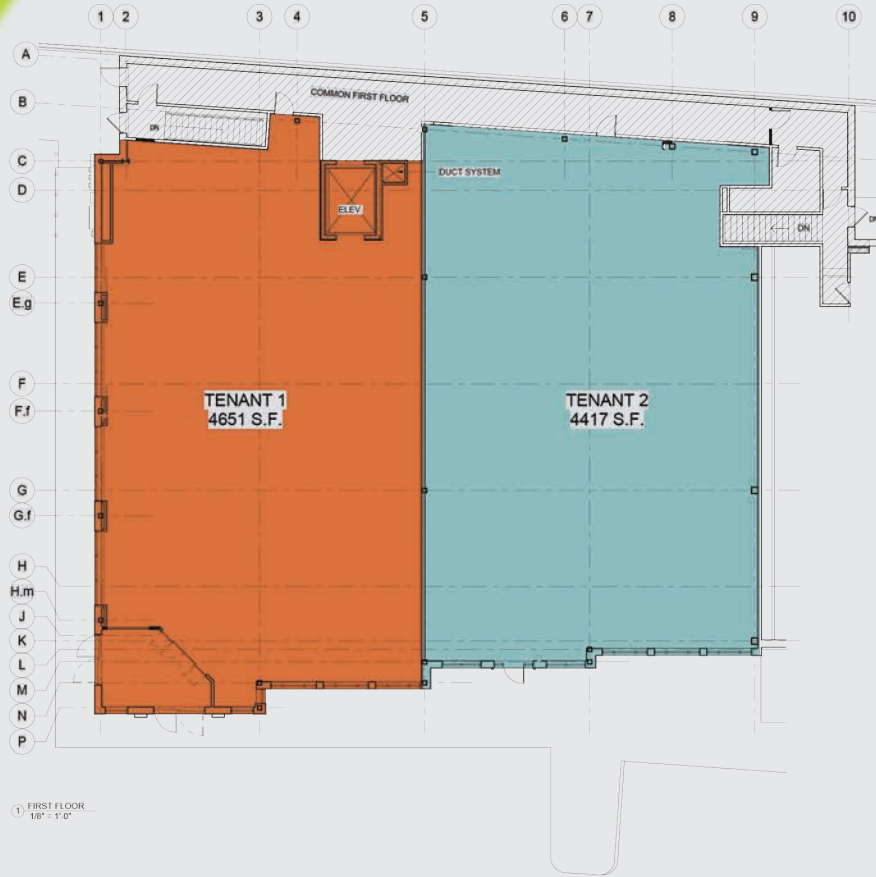
**TENANT SCHEME I**

TENANT (S)	FIRST FLOOR	BASEMENT	TENANT TOTAL	COMMON FIRST FLOOR	COMMON BASEMENT
TENANT 1	10,336 S.F.	7,468 S.F.	17,804 S.F.	306 S.F.	1,553 S.F.

③ TENANT(S) SPACE AREA S.F.  
1/4" = 1'-0"

# SUBDIVISION FLOOR PLANS

## SINGLE TENANT



TENANT SCHEME II

TENANT (S)	FIRST FLOOR	BASEMENT	TENANT TOTAL	COMMON FIRST FLOOR	COMMON BASEMENT
TENANT 1	4,651 S.F.	4,058 S.F.	8,709 S.F.	1,554 S.F.	1,861 S.F.
TENANT 2	4,417 S.F.	3,322 S.F.	7,739 S.F.		

③ TENANT(S) SPACE AREA S.F.  
1/4" = 1'-0"

# SUBDIVISION FLOOR PLANS

## TWO TENANTS





1 FIRST FLOOR  
1/8" = 1'-0"



2 BASEMENT FLOOR  
1/8" = 1'-0"

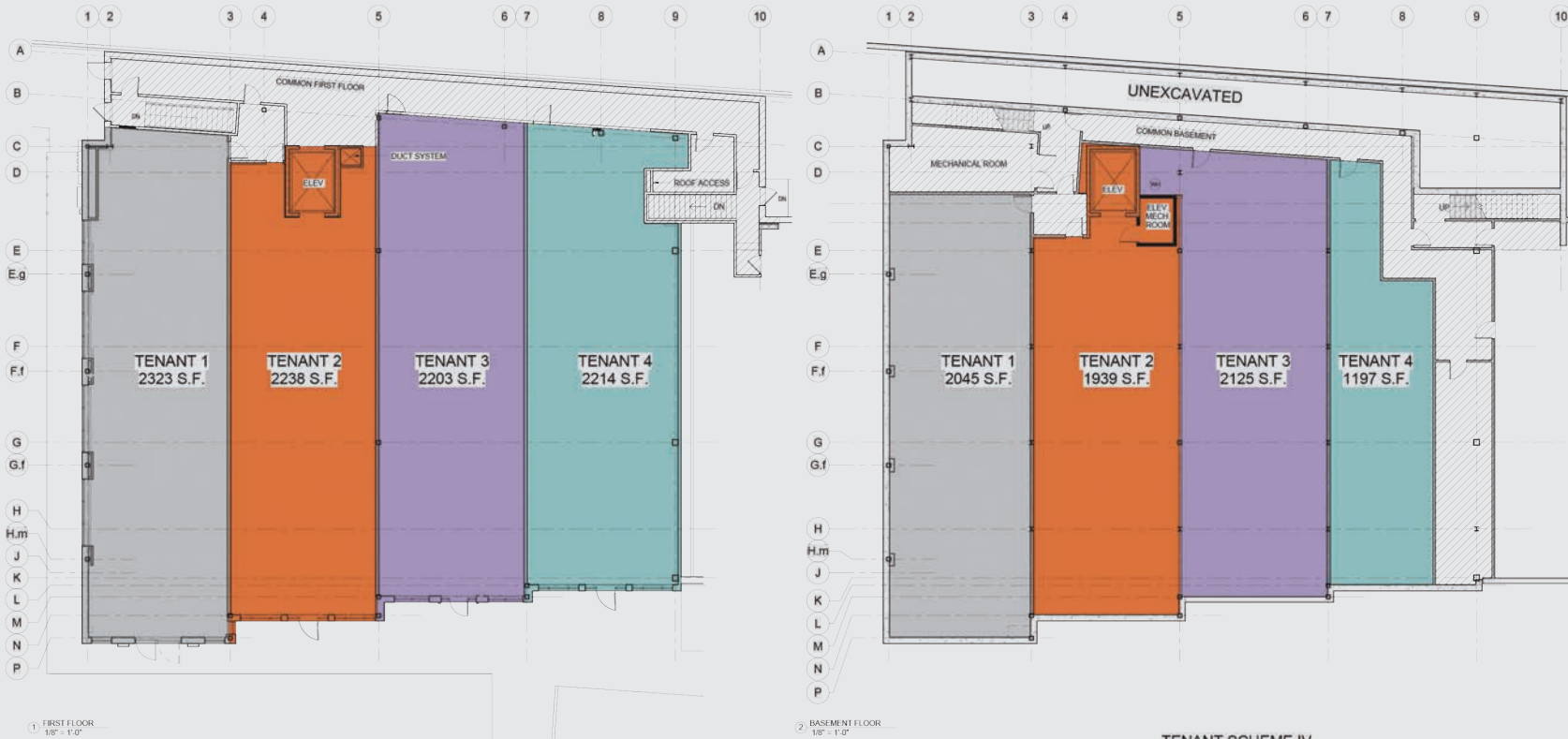
### TENANT SCHEME III

TENANT (S)	FIRST FLOOR	BASEMENT	TENANT TOTAL	COMMON FIRST FLOOR	COMMON BASEMENT
TENANT 1	4,651 S.F.	4,058 S.F.	8,709 S.F.	1,554 S.F.	1,681 S.F.
TENANT 2	2,203 S.F.	2,125 S.F.	4,328 S.F.		
TENANT 3	2,214 S.F.	1,197 S.F.	3,411 S.F.		

3 TENANT(S) SPACE AREA S.F.  
1/4" = 1'-0"

# SUBDIVISION FLOOR PLANS

## THREE TENANTS



**TENANT SCHEME IV**

TENANT (S)	FIRST FLOOR	BASEMENT	TENANT TOTAL	COMMON FIRST FLOOR	COMMON BASEMENT
TENANT 1	2,323 S.F.	2,045 S.F.	4,452 S.F.	1,844 S.F.	1,735 S.F.
TENANT 2	2,238 S.F.	1,939 S.F.	4,257 S.F.		
TENANT 3	2,203 S.F.	2,125 S.F.	4,328 S.F.		
TENANT 4	2,214 S.F.	1,187 S.F.	3,411 S.F.		

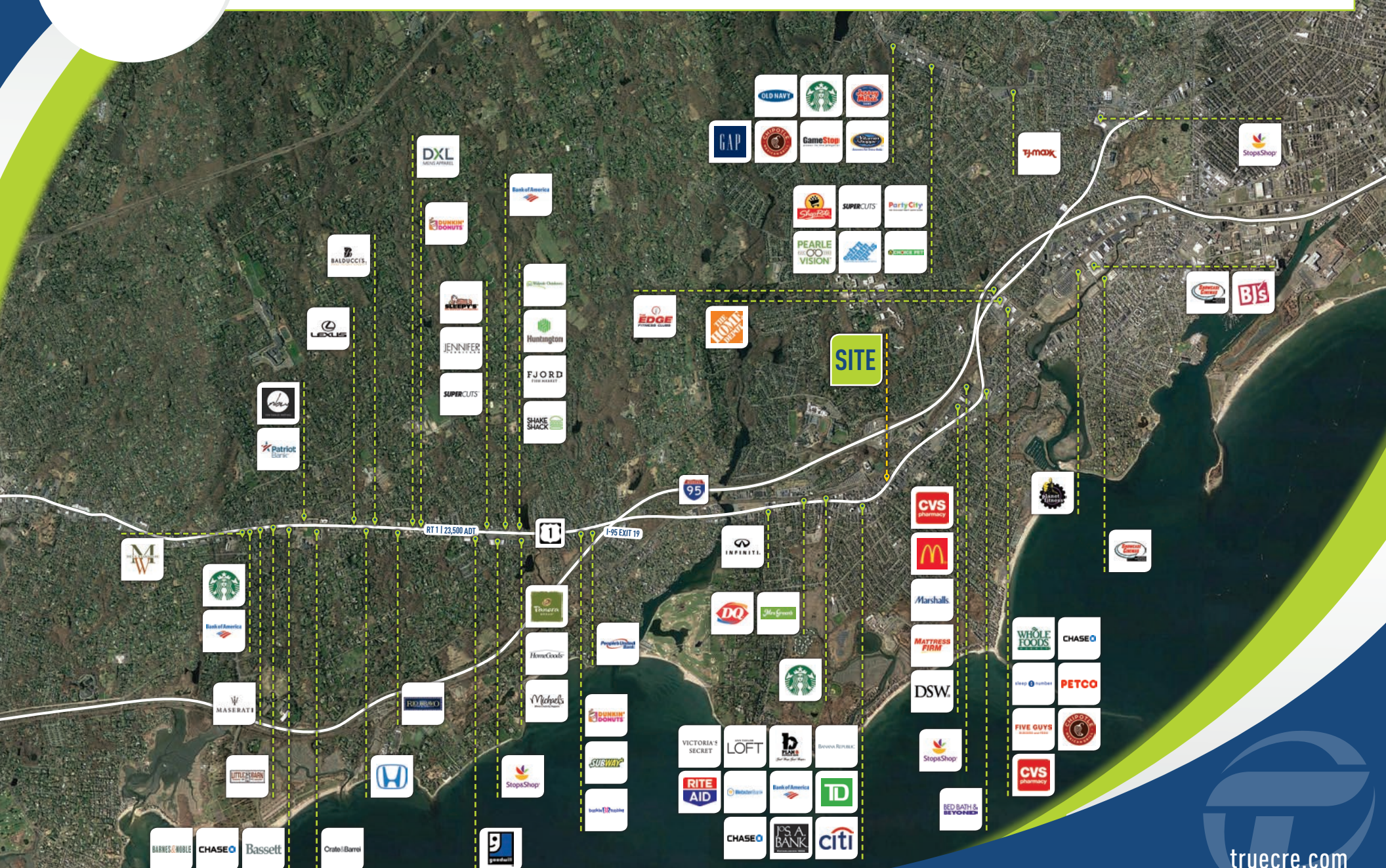
# SUBDIVISION FLOOR PLANS

## FOUR TENANTS





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