

FAIRFIELD SHOPPING CENTER

913 Post Road

FAIRFIELD, CT 06824



Retail Store in the Fairfield Shopping Center for Lease at \$30/RSF NNN

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to present a 2,227 RSF retail store available for lease at \$30/RSF NNN in the Fairfield Shopping Center at 913 Post Road in Fairfield, CT, anchored by Bob's Stores. The store is at the elbow of the shopping center between Post Dry Cleaners & F45 Fitness Training and was formerly occupied by Prestige Dollar Store for seven years. The handicap-accessible store features a fully windowed front exterior, an open retail area, a storage room, a restroom, a rear egress, and two handicap-accessible parking spaces next to the entrance.

The Fairfield Shopping Center is located minutes off I-95 (Exit 22) at a four-way traffic signal recently upgraded by the CTDOT at the intersection of Post Road (Route 1) and South Benson Road (Route 135). With monument signage visible from both directions, convenient access, and significant traffic counts, the shopping center has a robust presence on Post Road. The Fairfield Shopping Center is within walking distance from Fairfield University, with over 6,000 students and employees.

For over 60 years, this impeccably maintained neighborhood shopping center has benefited from a cohesive operation between the original developer/owner and the current on-site property manager. There is abundant parking for shoppers and employees with 365 parking spaces. Other tenants in the shopping center include T-Mobile, UPS Store, Jenny Craig, HobbyTown USA, and Capitol Photo Interactive.

The Fairfield Shopping Center is near top national retailers including Marshalls, DSW, CVS, Stop & Shop, Bed Bath & Beyond, Home Depot, and Whole Foods. It is minutes to I-95 (Exits 21-23) and two Fairfield Metro-North Train Stations. It is conveniently located at a Greater Bridgeport Transit bus stop. Shuttle service is also provided by Fairfield University and Sacred Heart University, with a combined student population of over 16,000.

For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

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.

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Financial Information

Lease Rate:	\$30/RSF NNN
2022 NNN Expenses:	\$8.29/RSF (Includes Real Estate Taxes)

The Site

Total Space Available:	2,227 RSF
Total Building Size:	72,815 RSF
Land:	6.59 Acres
Year Built:	1955, Renovated 1986
Construction:	Concrete/Cinder & Brick/Masonry
Stories:	One
Tenancy:	Multiple

Features

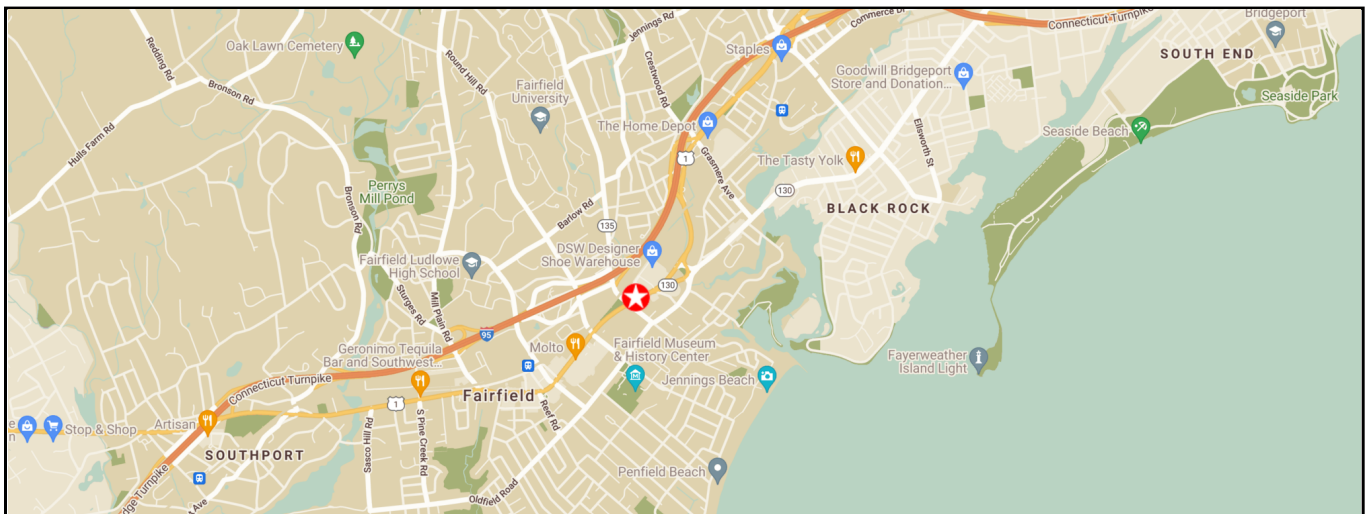
Traffic Count:	22,227 Average Daily Volume
Parking:	365 Shared Spaces
Amenities:	Monument Street Signage Visible from Both Directions, Rear On-Grade Truck Access, Canopy, Handicap Accessible, On-Site Property Management, Wet Sprinkler System

Utilities

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

Demographics

	1 Mile	3 Miles
Population:	11k	66.9k
Median HH Income:	\$160k	\$99.4



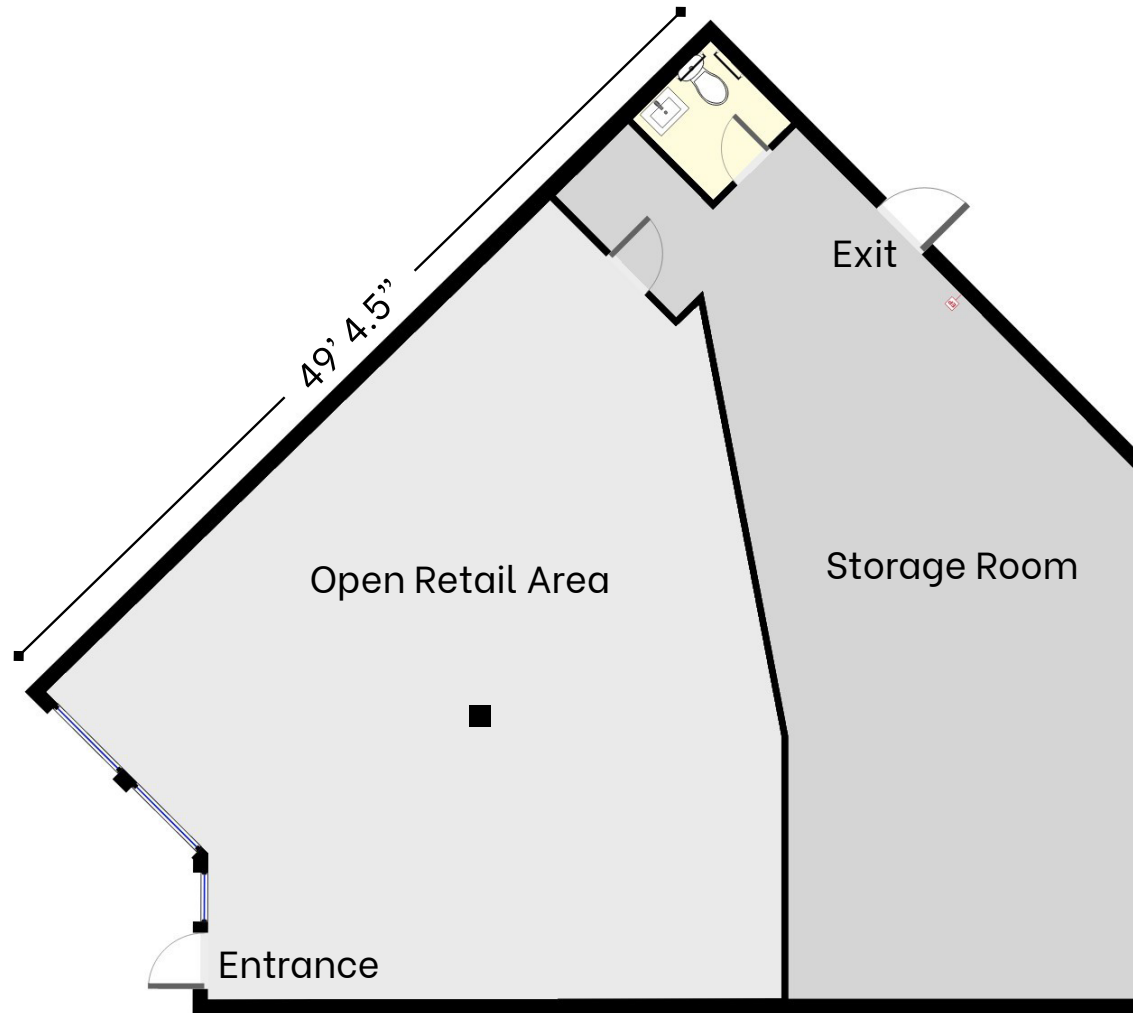
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For Lease

Floor Plan - 2,227 RSF - NOT TO SCALE

913 Post Road

Fairfield, Connecticut 06824



BROKER

Jon Angel, President

jangel@angelcommercial.com

(203) 335-6600, Ext. 21

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