

CONTACT

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(203) 335-6600, Ext. 23

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

1838 Black Rock Turnpike

FAIRFIELD, CT 06825



Retail Store on Black Rock Turnpike for Lease at \$40/RSF Gross + Utilities

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a 1,492 SF retail store at **1838 Black Rock Turnpike in Fairfield, CT**, for lease at \$40/RSF Gross Plus Utilities. Located in a busy, visible retail center at two signalized intersections on Black Rock Turnpike, the center is in a Designed Commercial District (DCD) zone, permitting many uses, including food. The 42,548 SF three-story center built in 1991 features monument signage and a wet sprinkler system.

The current configuration of the retail store features open space, two restrooms (one handicap accessible), a storage room, a closet/IT room, and a second means of egress. The landlord will finish the unit with the tenant's choice of carpet/tile and paint colors.

Easily accessible from three sides: Black Rock Turnpike, Katona Drive, and Burroughs Road, there is abundant parking with 60 shared spaces with an additional 20 spaces available at the town park behind the property. Improvements scheduled include a new roof and pavement for parking lots. Other tenants in the retail center include Turnpike Spirit Shop, Nail 2000, Sorrento Importing, MAN The Barber Club, and Black Rock Pharmacy.

The retail center is across the street from a medical building and McDonald's and next to the Granola Bar and Pure Barre. Additional neighbors include T.J. Maxx, ShopRite, Party City, CVS, People's United Bank, and other local retailers, restaurants, and banks.

1838 Black Rock Turnpike is 1.3 miles from I-95 (Exit 24), 2 miles from the Merritt Parkway, and steps to a Greater Bridgeport Transit Bus Stop.

For more information, please contact Eva Kornreich, Vice President, Angel Commercial, LLC, at (203) 335-6600, Ext.23.

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: \$40/RSF Gross Plus Utilities

The Site

Space Available: 1,492 RSF

Total Building Size: 31,313 RSF

Zoning: Designed Commercial District (DCD)

Year Built: 1991

Construction: Brick/Masonry

Stories: 3

Floor: First

Tenancy: Multiple

Features

Parking: 60 Shared Spaces With an Additional 20 Spaces Available at the Town Park Behind the Property

Amenities: Wet Sprinkler System, Monument Signage, Handicap Accessible, Second Egress

Utilities

Water/Sewer: City/City

A/C: Central Air-Conditioning

Heating: Gas

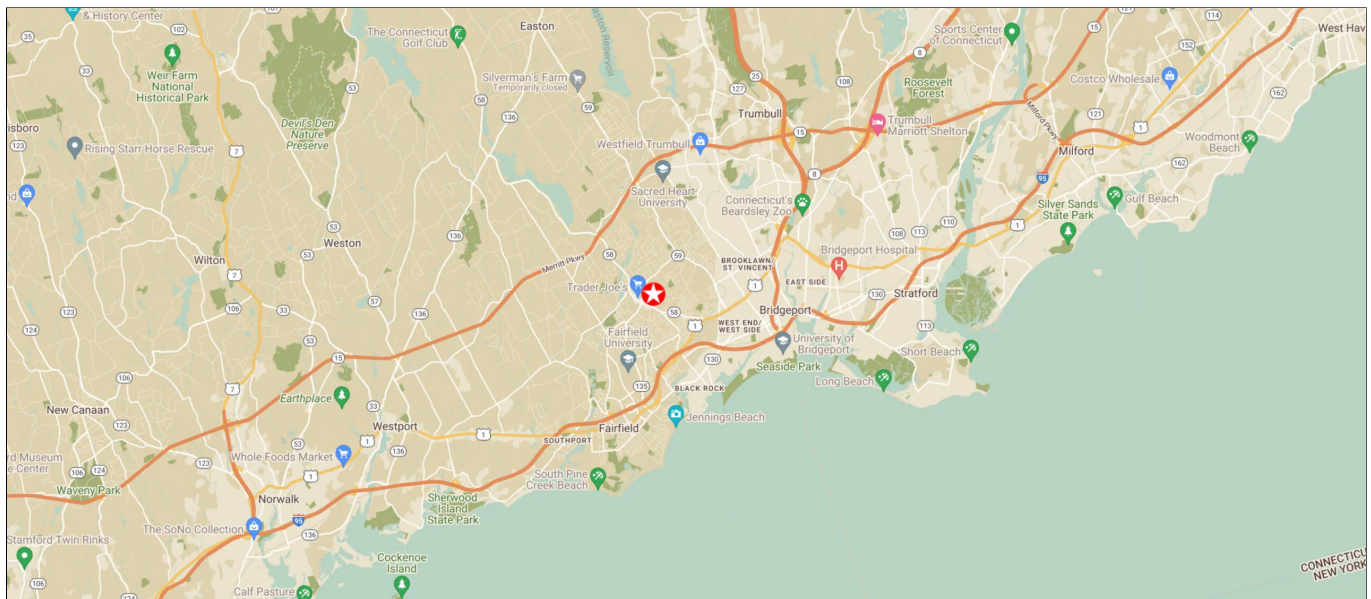
Demographics

3 Miles

5 Miles

Population: 128,378 228,598

Median HH Income: \$69,535 \$68,590



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For Lease

Floor Plan -1,492 RSF - NOT TO SCALE

1838 Black Rock Turnpike

Fairfield, Connecticut 06825



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