

1838 Black Rock Turnpike

FAIRFIELD, CT 06825



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ANGEL 
COMMERCIAL, L.L.C.



Retail Store on Black Rock Turnpike for Lease

1,492 RSF

LEASE RATE

\$40/RSF Gross + Utilities

Retail Store on Black Rock Turnpike for Lease @ \$40/SF 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.

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Financial Information

Lease Rate:	\$40/SF Gross + Utilities
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The Site

Total Space Available:	1,492 SF
Building Size:	42,548 sf
Land:	1.03 Acre
Zoning:	Designed Commercial District (DCD)
Construction:	Brick/Masonry
Year Built:	1991
Stories:	Three
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
Heat:	Gas
A/C:	Central Air Conditioning

Demographics	3 Miles	5 Miles
Population:	128,378	228,598
Median HH Income:	\$69,535	\$68,590

Floor Plan: 1,492 SF

NOT TO SCALE

1838 BLACK ROCK TURNPIKE
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Aerial View

1838 BLACK ROCK TURNPIKE
FAIRFIELD, 06825



Photo Gallery

1838 BLACK ROCK TURNPIKE
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STORE FRONT



INTERIOR



SECOND EGRESS IN REAR

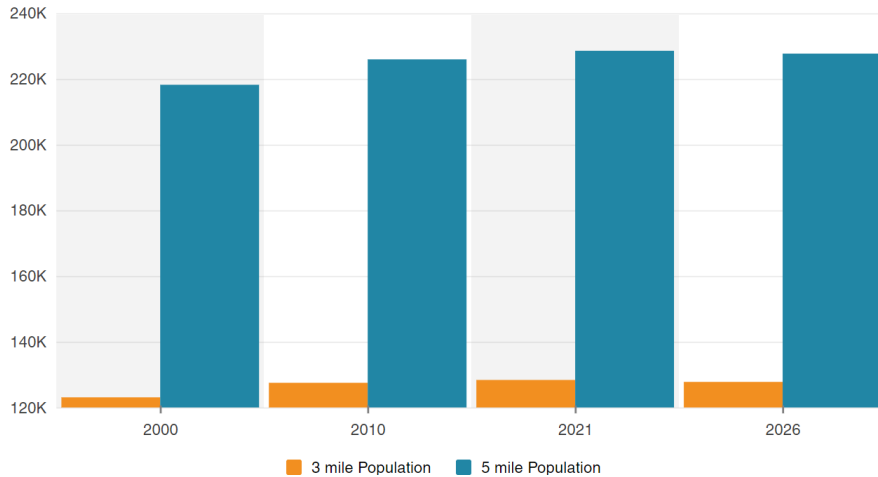


ENTRANCE TO RESTROOMS & STORAGE

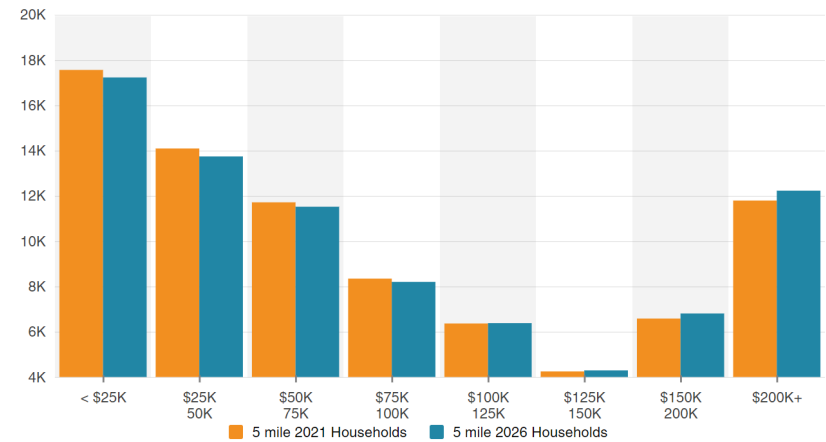
Demographics

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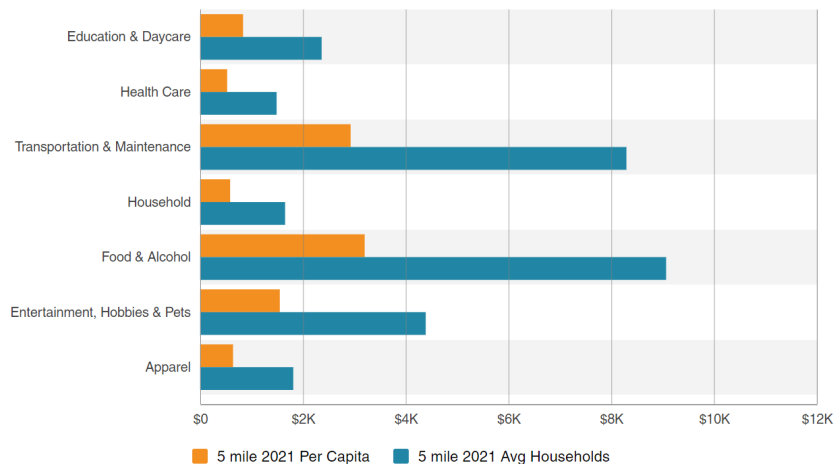
Population



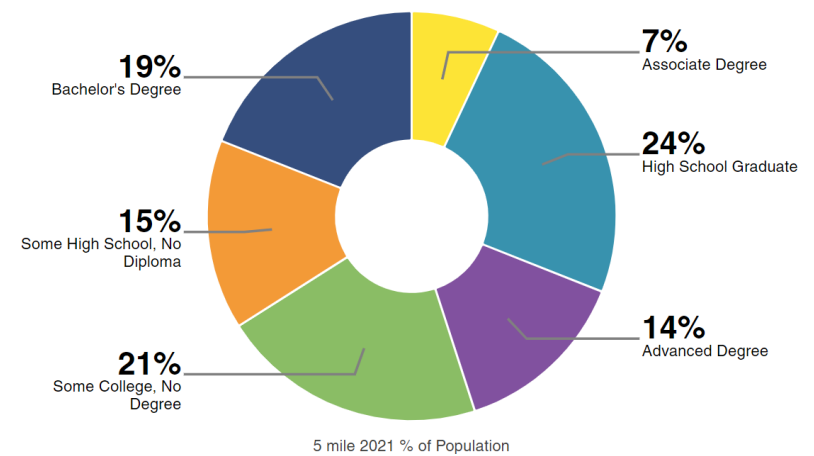
Household Income



Per Capita & Avg Household Spending



Educational Attainment





Conveniently Located

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

Next Steps...

To learn more about the zoning regulations applicable to this property, please click on the button below to view the Fairfield Zoning Regulations. The property is in a Designed Commercial District (DCD)

[View Zoning Regulations](#)

To schedule a tour of this property, please contact Eva Kornreich at (203) 335-6600 or ekornreich@angelcommercial.com, or click a button below:

[Call to Schedule a Tour](#)

[Email to Schedule a Tour](#)

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