

CONTACT

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(203) 335-6600, Ext. 23

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

1330 Post Road

FAIRFIELD, CT 06824



Prominent Fairfield Center Retail Store for Lease @ \$35/SF NNN

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a 2,700 SF retail store in Fairfield Center at the Mercurio Building, located at **1330 Post Road in Fairfield, CT**, for lease at \$35/SF NNN. The prominent 11,958 SF, mixed-use brick building has great visibility and is easily accessible, with 90 linear feet of frontage on Post Road (Rt. 1). It is located at the signalized corner of Unquowa Place and Post Road with two crosswalks, and is next door to The Chelsea restaurant. The property is on 0.3 acres and includes a non-reserved private parking lot with 18 spaces, including one handicap-accessible space.

Located in a Center Designed Business District zone, the retail space has many potential uses and can be reconfigured based on the tenant's needs. The space features eight large display windows and three means of egress. It was formerly occupied by an upscale barber shop, and the current configuration includes reception, a refreshment bar, two restrooms, and ample plumbing.

1330 Post Road is in the center of downtown Fairfield, amid myriad restaurants and retail stores, as well as banks, medical offices, and other amenities. It is steps from the Community Theater, Fairfield Metro-North Train Station, and Fairfield Library and minutes to I-95 (Exits 21 & 22), and at a Greater Bridgeport Transit Bus Stop. Shuttle service to Fairfield Center is also provided by Fairfield University with 5,826 students and Sacred Heart University with 9,785 students.

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: \$35/SF NNN

Real Estate Taxes & CAM Charges: \$6.90 (2021)

The Site

Space Available: 2,700 SF

Gross Building Area: 11,958 SF

Land: 0.3 Acres

Zoning: Center Designed Business District (CDD)

Year Built: 1920

Construction: Brick/Masonry

Stories: 2.5

Tenancy: Multiple

Features

Traffic Counts: 17,400 Average Daily Volume

Parking: Non-Reserved Private Parking Lot with 18 Shared Surface Spaces

Amenities: Wet Sprinkler System, Refreshment Bar, Two Restrooms, Ample Plumbing

Utilities

Water/Sewer: City/City

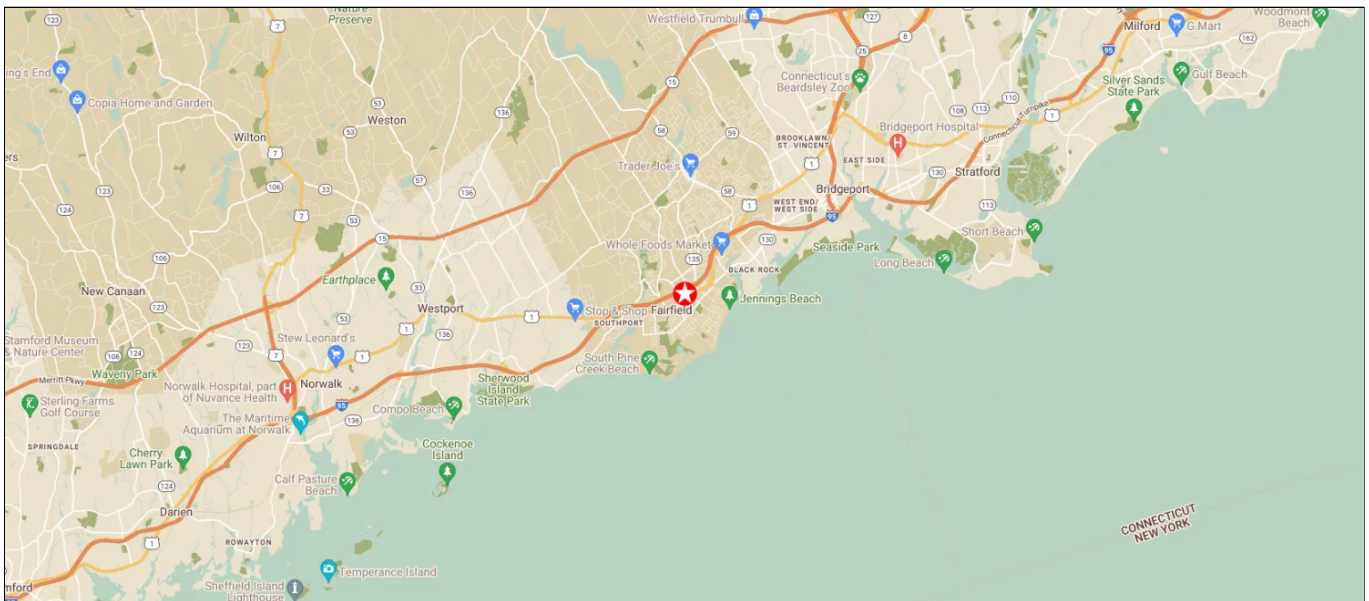
A/C: Central Air-Conditioning

Heating: Gas

Power: 208 Volts, 600 Amps, 3-Phase

Demographics

	1 Mile	3 Miles
Population:	12,330	54,064
Median HH Income:	\$158,134	\$112,046



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FLOOR PLAN - NOT TO SCALE



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