

1330 Post Road
FAIRFIELD, CT 06824



CONTACT:

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ANGEL 
COMMERCIAL, L.L.C.



Prominent Fairfield Center Retail Store for Lease

LEASE RATE

\$35/SF NNN

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.

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)
Construction:	Brick/Masonry
Year Built:	1920
Stories:	2.5
Tenancy:	Multiple

Features

Traffic Count:	17,400 Average Daily Volume
Parking:	Non-Reserved Private Parking Lot with 18 Spaces
Amenities:	Wet Sprinkler System, Refreshment Bar, Two Restrooms, Ample Plumbing

Utilities

Water/Sewer:	City/City
A/C:	Central Air-Conditioning
Heat:	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

Aerial View

1 3 3 0 P O S T R O A D
F A I R F I E L D , C T 0 6 8 2 4

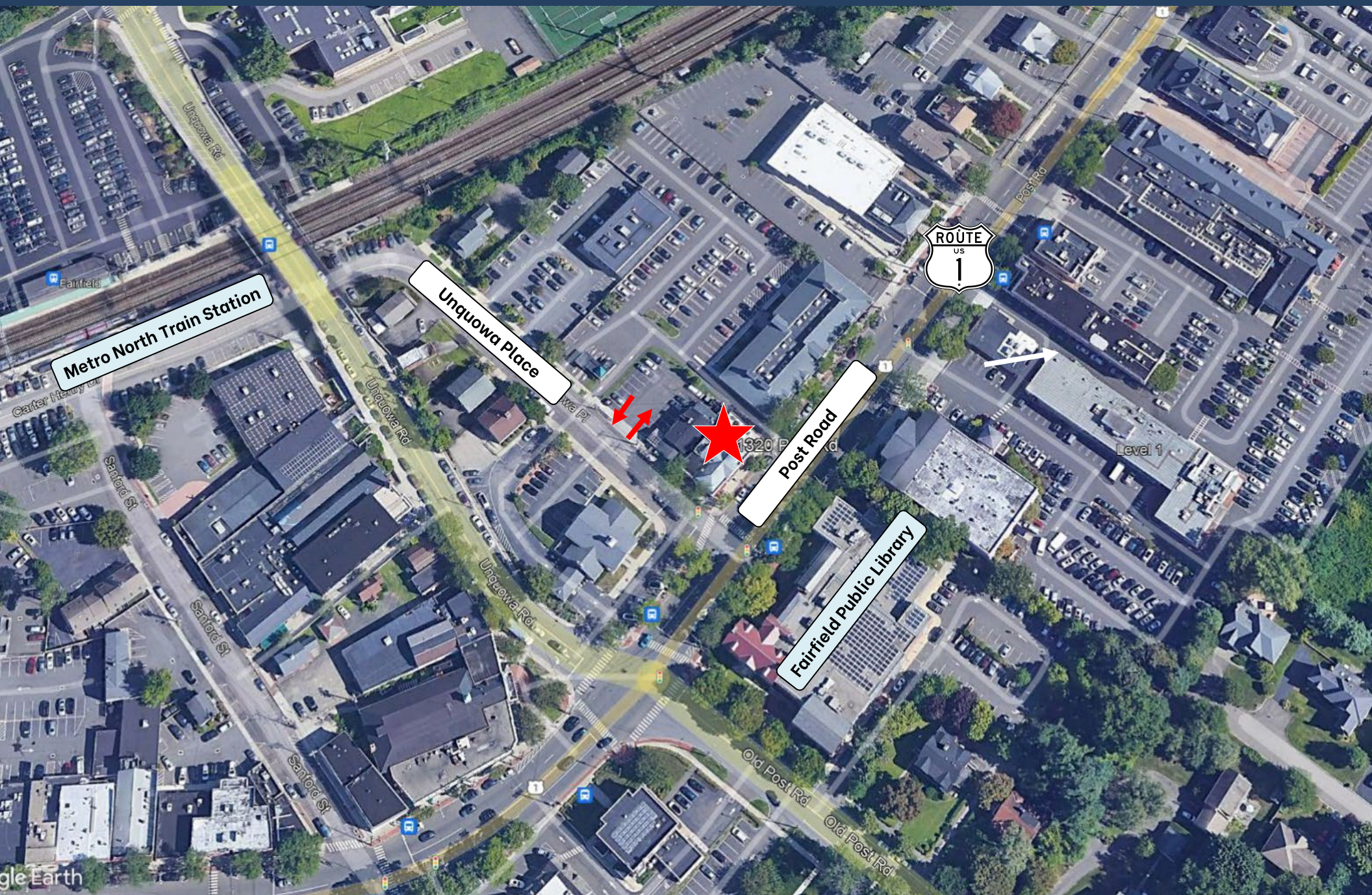


Photo Gallery

1 3 3 0 P O S T R O A D
F A I R F I E L D , C T 0 6 8 2 4



Large Display Windows & Upscale Finishes

Photo Gallery

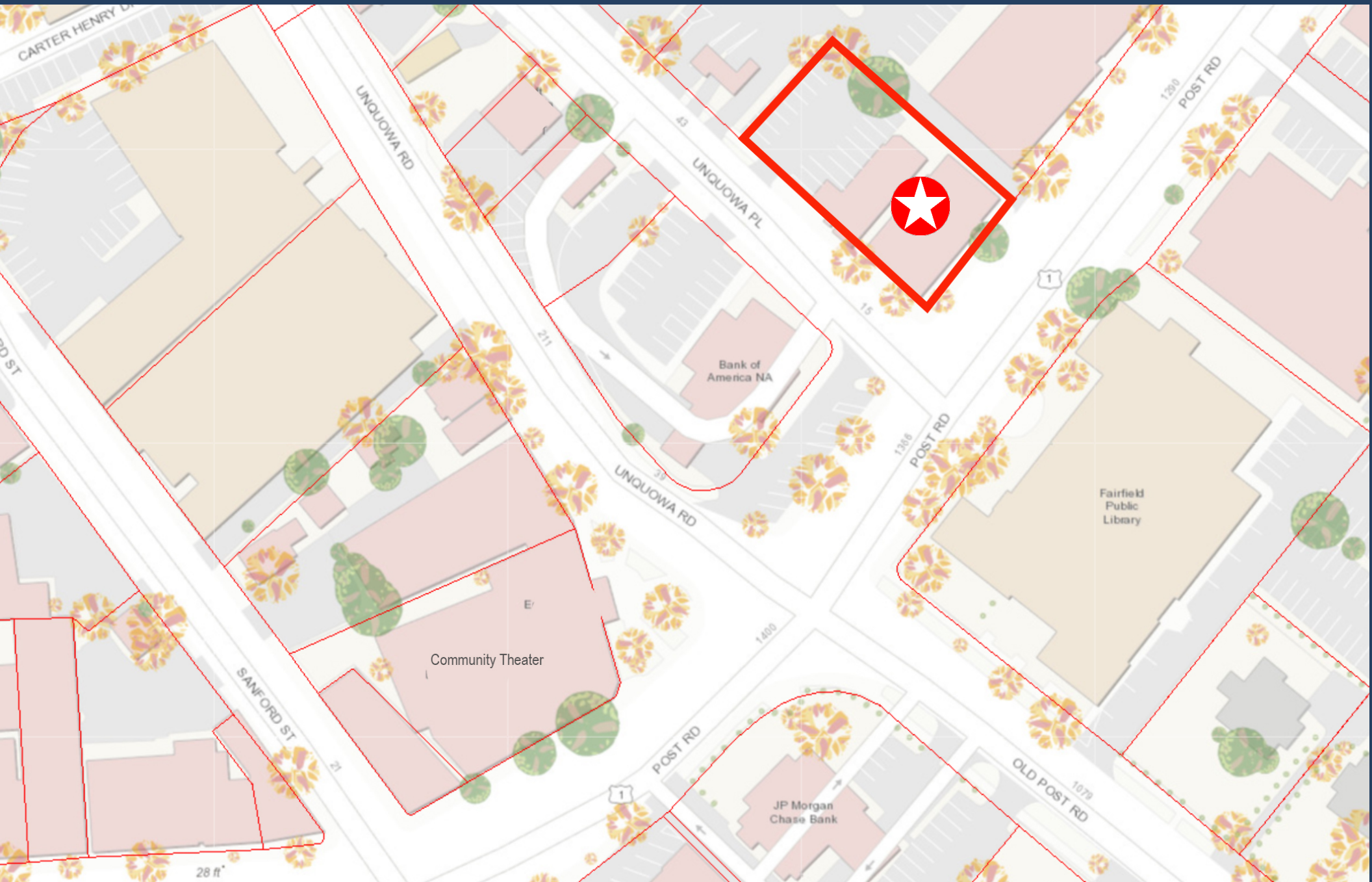
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Designer Lighting & High Ceilings with Exposed Beams

Parcel Map

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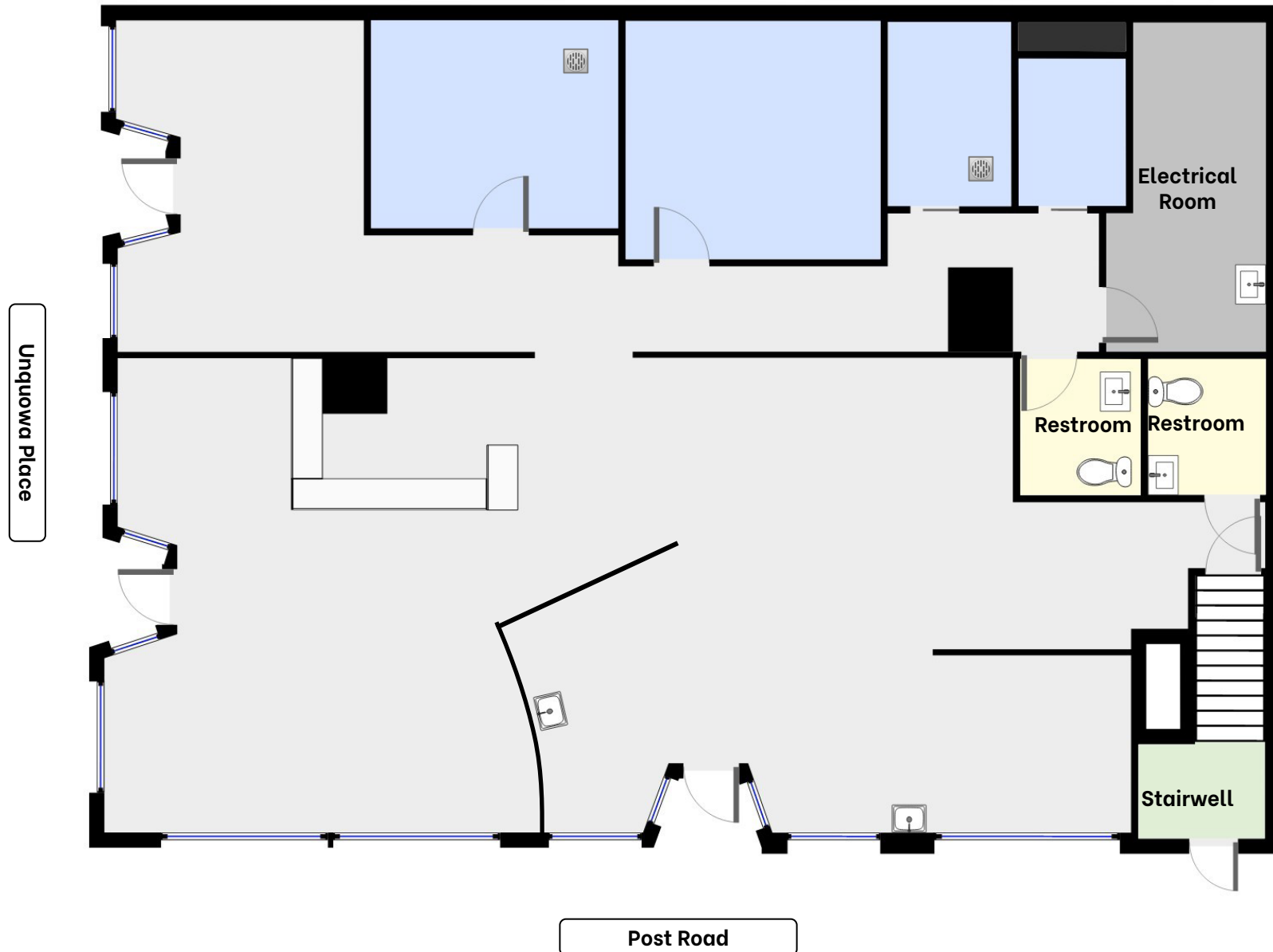


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Floor Plan: Not to Scale

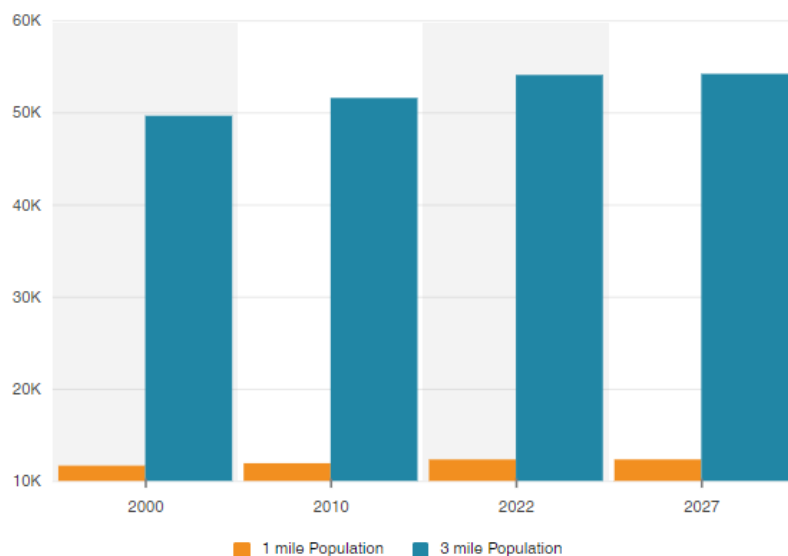
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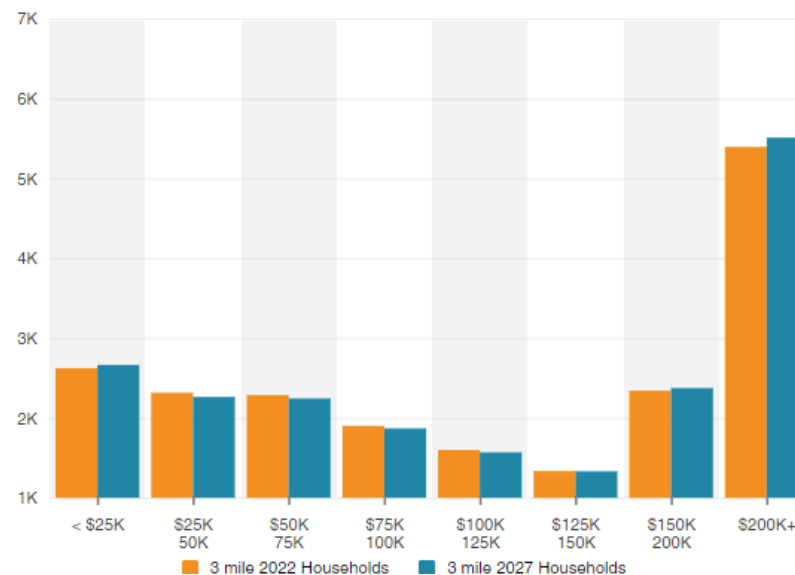
Demographics

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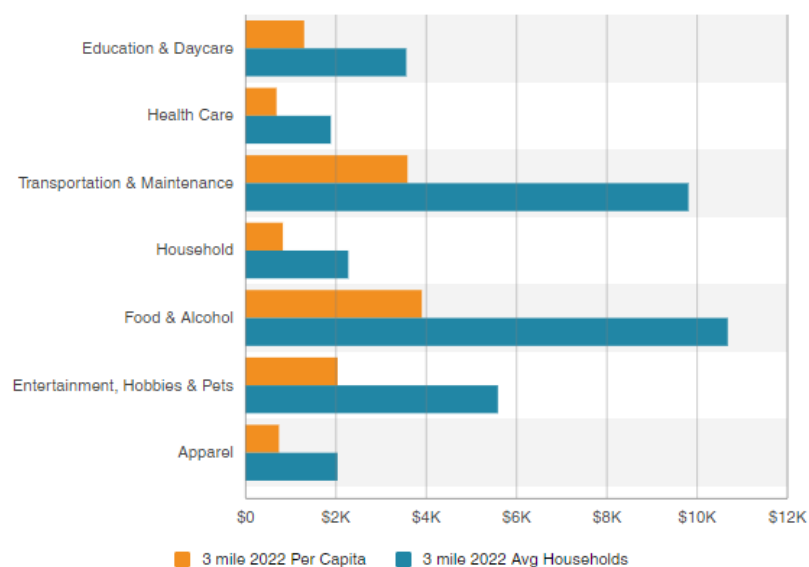
Population



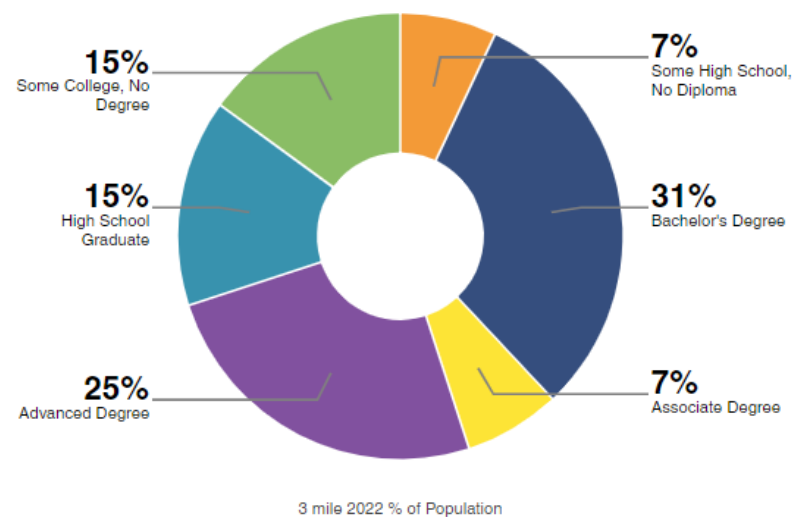
Household Income

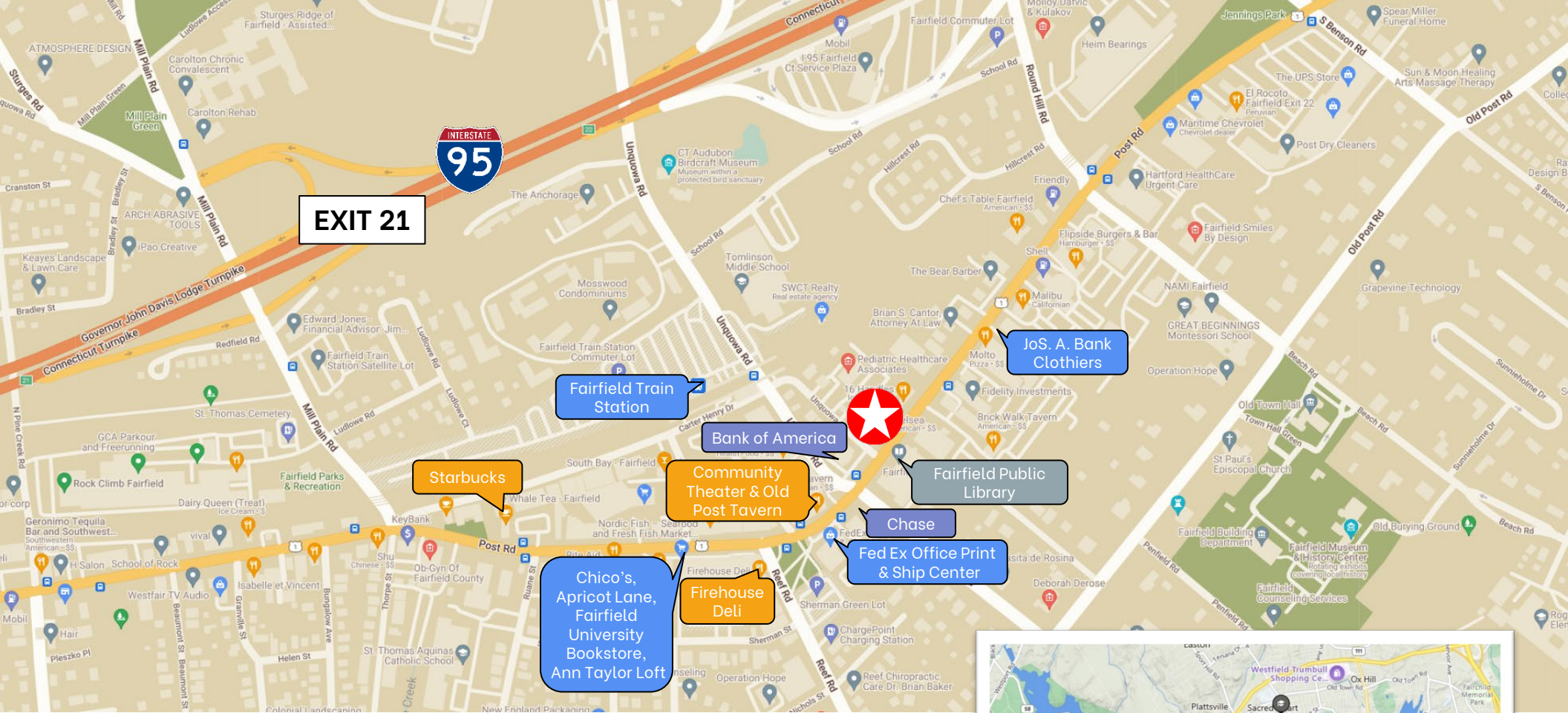


Per Capita & Avg Household Spending



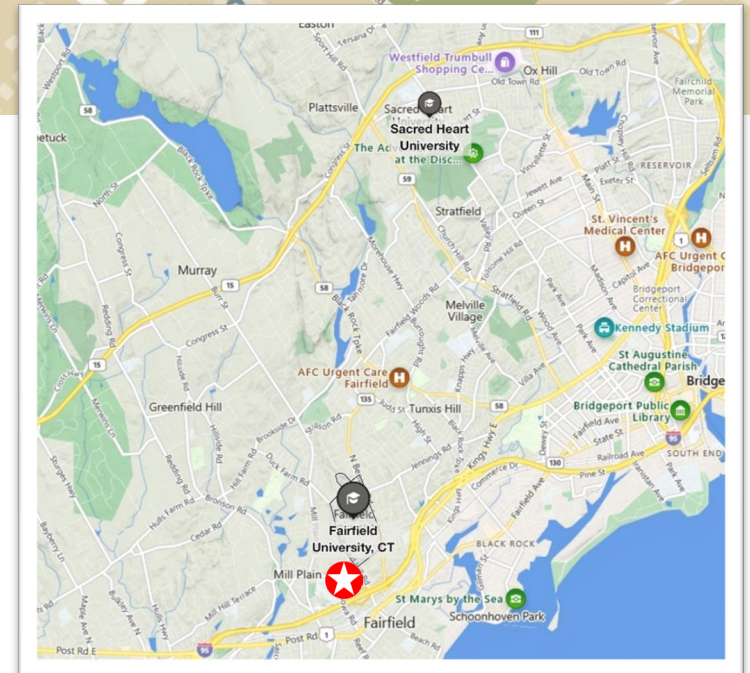
Educational Attainment





Conveniently Located

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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 Center Designed Business District (CDD).

[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](#)

CONTACT:

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