

855 POST ROAD
FAIRFIELD, CT
06824



NOW ANCHORED BY

RH
OUTLET

ANGEL 
COMMERCIAL, LLC
*The Trusted Source for
Commercial Real Estate*

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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 2,625 SF retail store for lease at \$30/RSF NNN in the bustling Fairfield Shopping Center at 837-923 Post Road, Fairfield, CT. This center is now anchored by a new RH Outlet attracting a steady influx of customers.

The store, located at 855 Post Road, boasts numerous amenities, including a fully windowed front exterior, a large open space with two handicap-accessible restrooms (one with a shower), a utility sink, storage area, and a rear exit for added convenience. The open ceiling has a height ranging from 10' 10.5" to 11' 9.5".

Located just a short walk from Fairfield University, with its thriving community of over 6,000 students and employees, the Fairfield Shopping Center enjoys an enviable position. It sits at the intersection of Post Road (Route 1) and South Benson Road (Route 135), with easy access from I-95 (Exit 22) via a four-way traffic signal. The shopping center's monument signage is visible from both directions, attracting substantial footfall and ensuring excellent visibility for your business. With a generous parking lot offering 365 spaces, there's ample parking for both shoppers and employees.

The shopping center has a history of over 60 years and has been meticulously maintained. It benefits from a cohesive operation between the original developer/owner and the current on-site property manager. Join a vibrant community of tenants, including T-Mobile, the UPS Store, Post Dry Cleaners, Village Bagels, and HobbyTown USA.

The Fairfield Shopping Center is strategically located close to popular national retailers such as Chick Fil-A, Marshalls, DSW, CVS, and Stop & Shop. Additionally, it enjoys excellent transportation connectivity, with two Fairfield Metro-North Train Stations nearby and at a Greater Bridgeport Transit bus stop. Shuttle services provided by Fairfield University and Sacred Heart University further enhance accessibility, catering to a combined student population of over 16,000.

Don't miss this incredible opportunity to establish your business in a prime location with high visibility, robust foot traffic, and a vibrant commercial community.





DETAILS

FINANCIAL INFORMATION

Lease Rate:	\$30/RSF NNN
2023 NNN	\$8.26/RSF
Expenses:	(Includes Real Estate Taxes)

THE SITE

Space Available:	2,625 RSF
Building Size:	72,815 RSF
Land:	6.59 Acres
Zoning:	Designed Commercial District (DCD)
Year Built:	1955, Renovated 1986
Construction:	Concrete Cinder & Brick/Masonry
Stories:	One
Tenancy:	Multiple

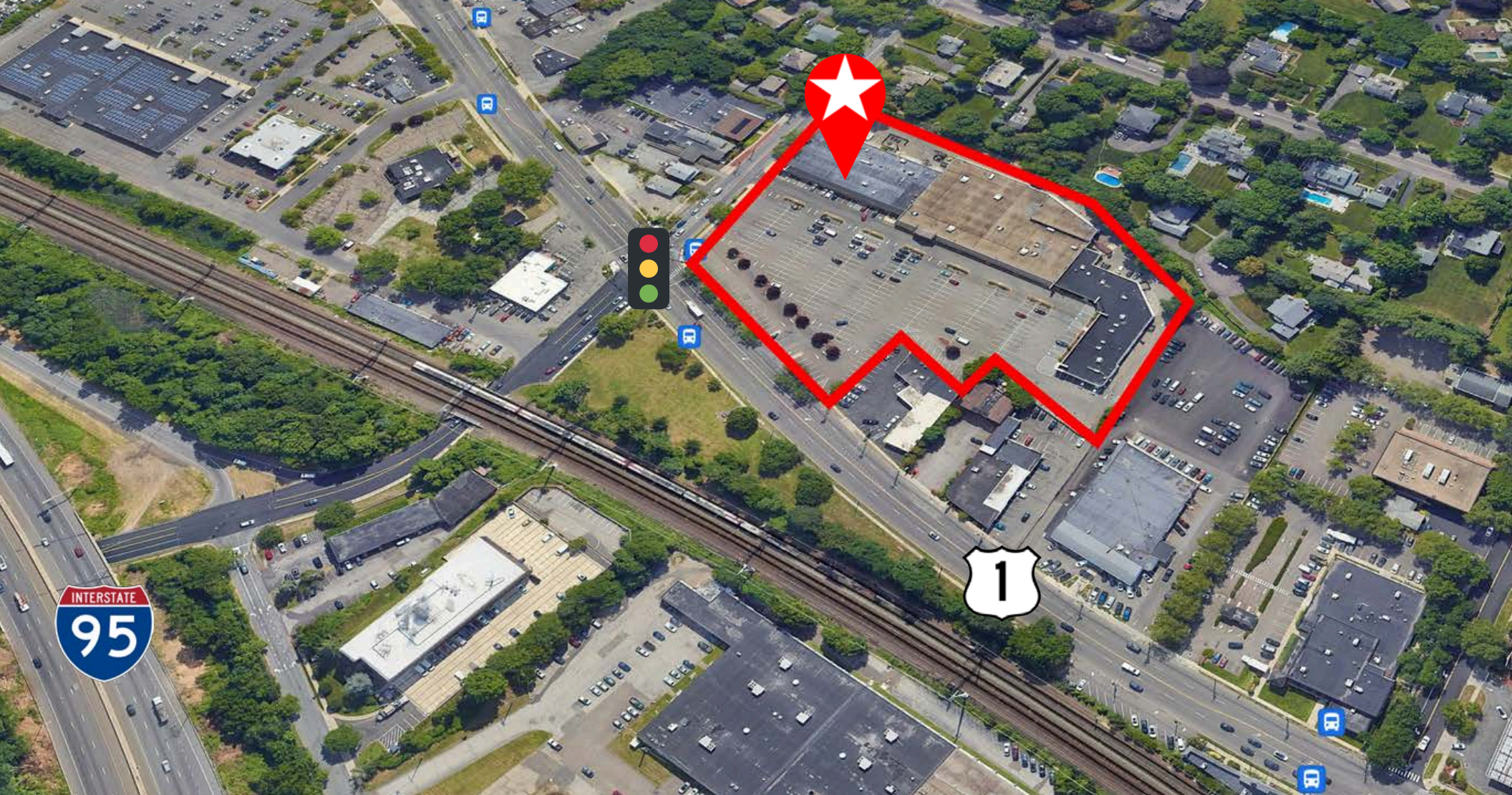
FEATURES

Traffic Count:	24,111 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, Shower

UTILITIES

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

DEMOGRAPHICS	ONE MILE	THREE MILES
Population:	30.6k	108.k
Median HH Income:	\$123k	\$95.1k



POPULAR NEIGHBORHOOD SHOPPING CENTER



365 Shared
Spaces



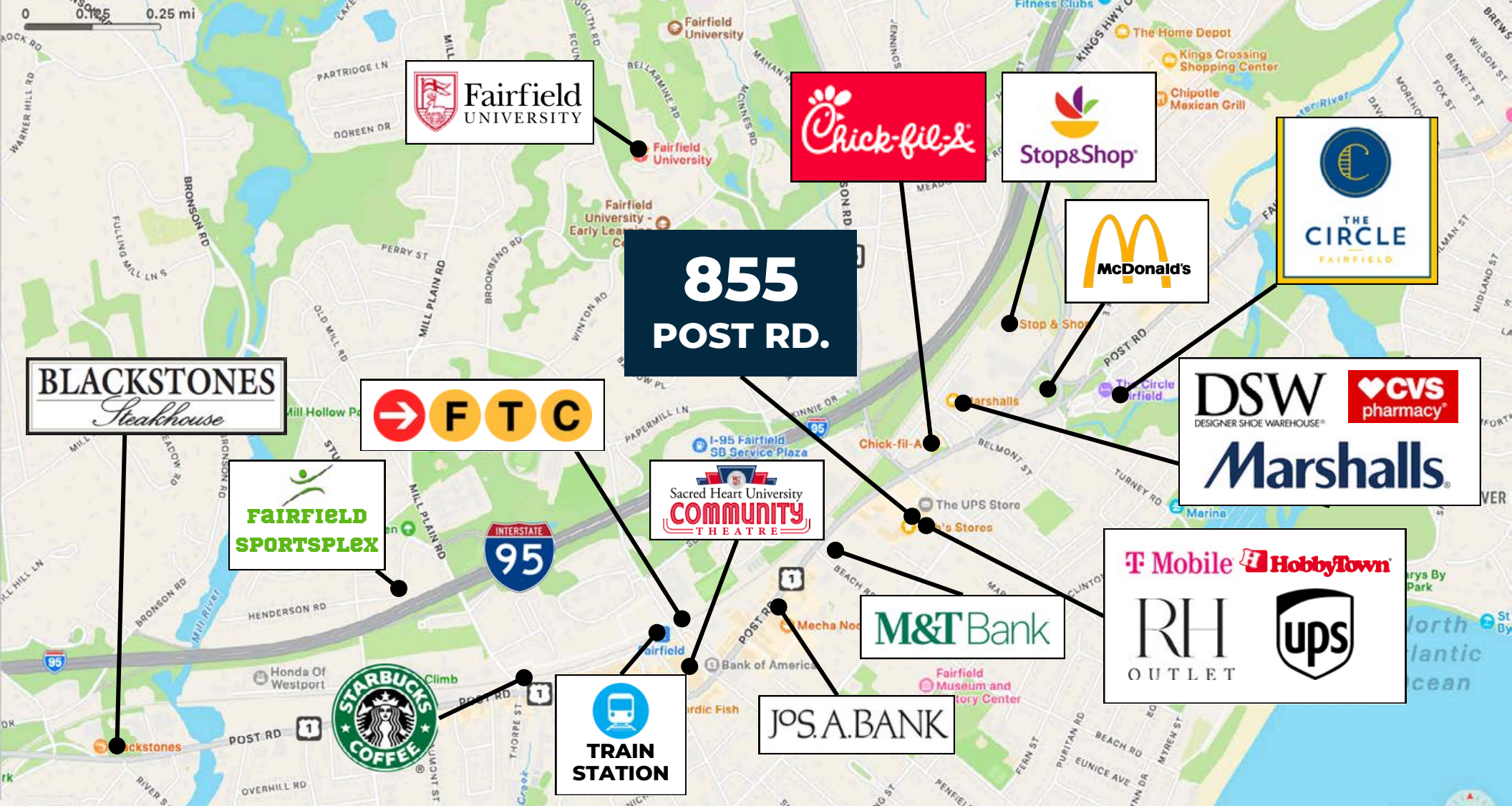
Prominent
Monument Signage



Wet Sprinkler
System



Onsite Property
Management



VISIBLE POST ROAD LOCATION IN DOWNTOWN FAIRFIELD



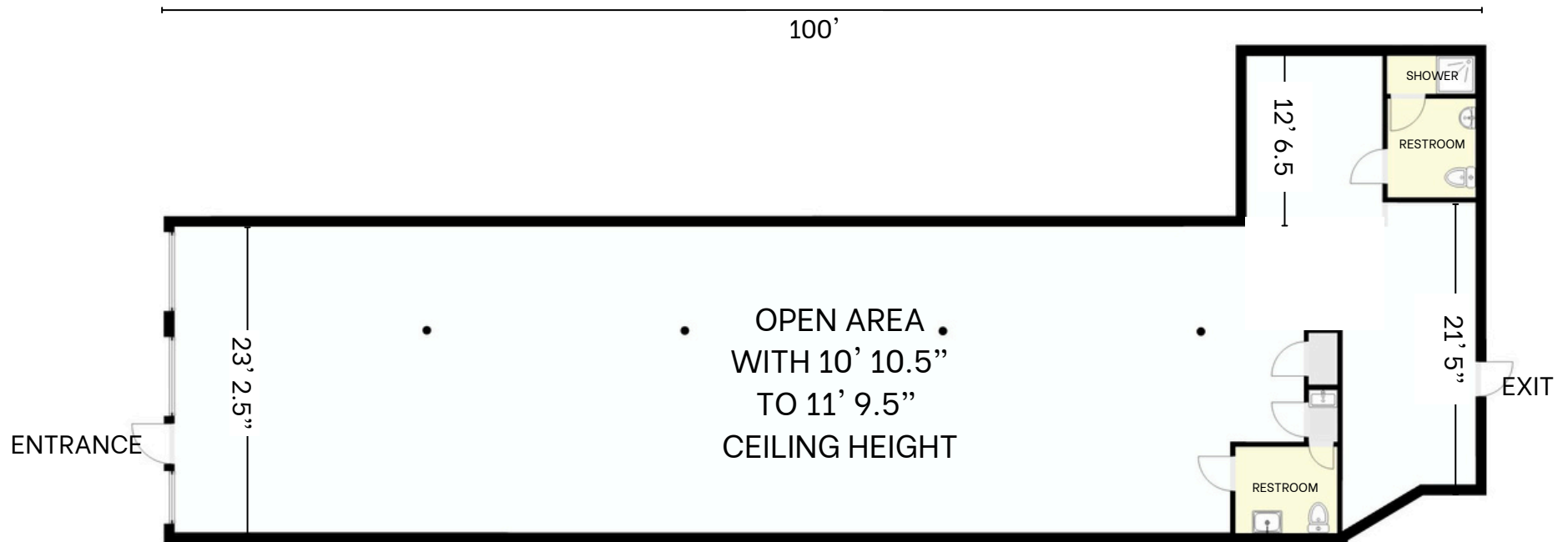
Amenities include restaurants, retail stores, banks, fitness gyms, and hotels.



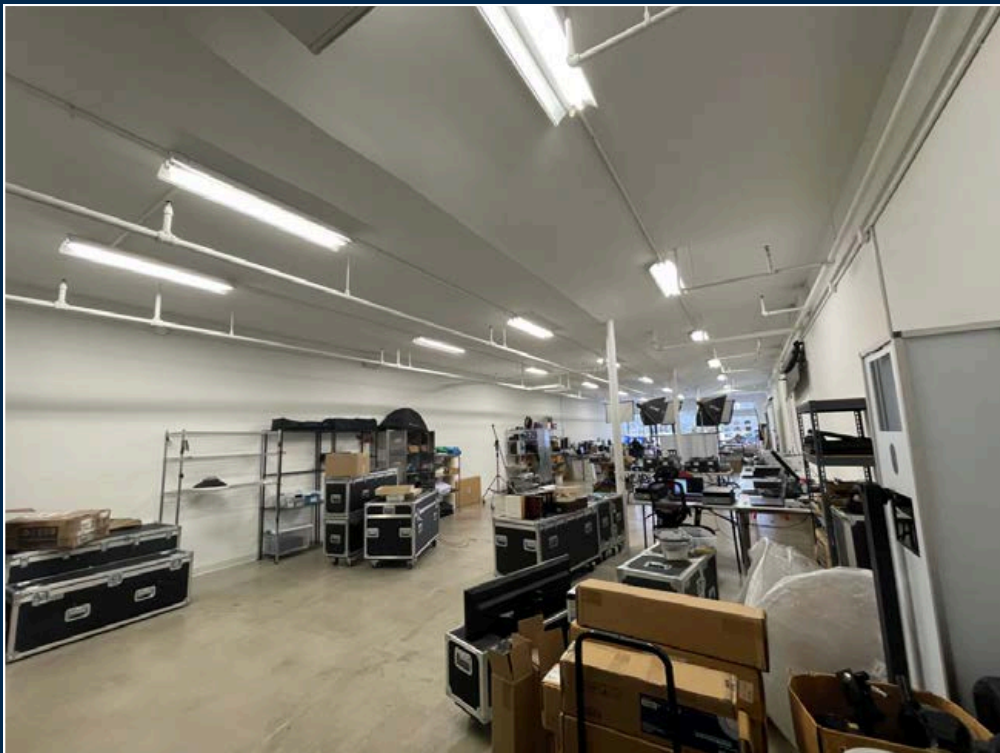
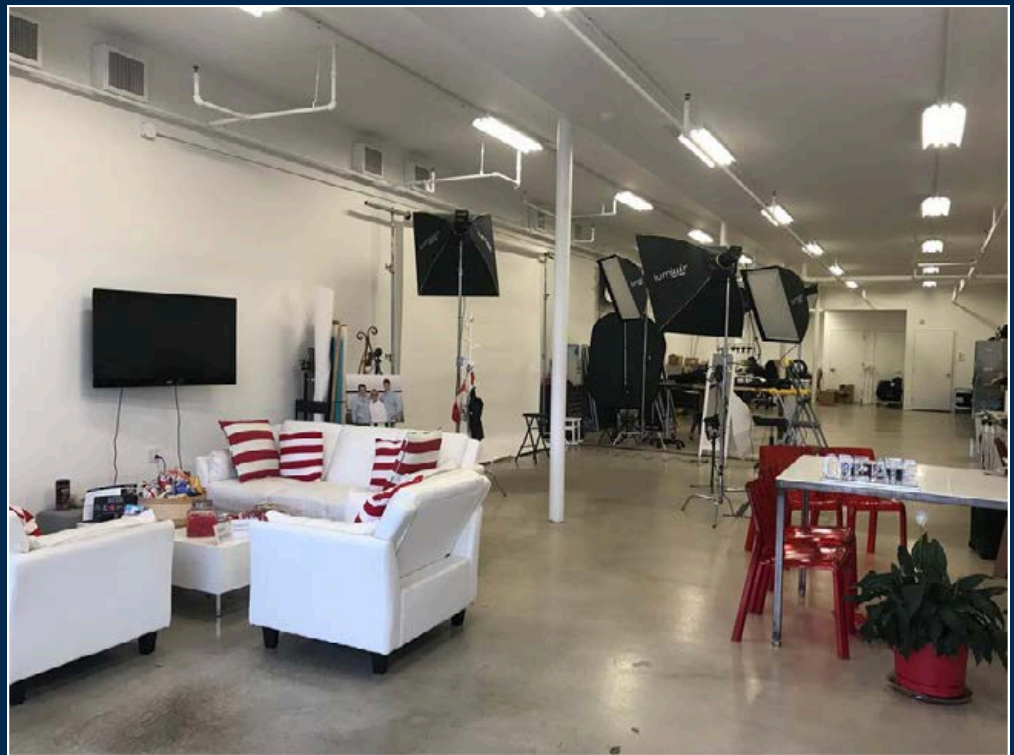
Minutes to I-95, Exit 22, and the Fairfield Metro-North Train Station.

FLOOR PLAN:
2,625 RSF

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NOT TO SCALE



TENANT ROSTER

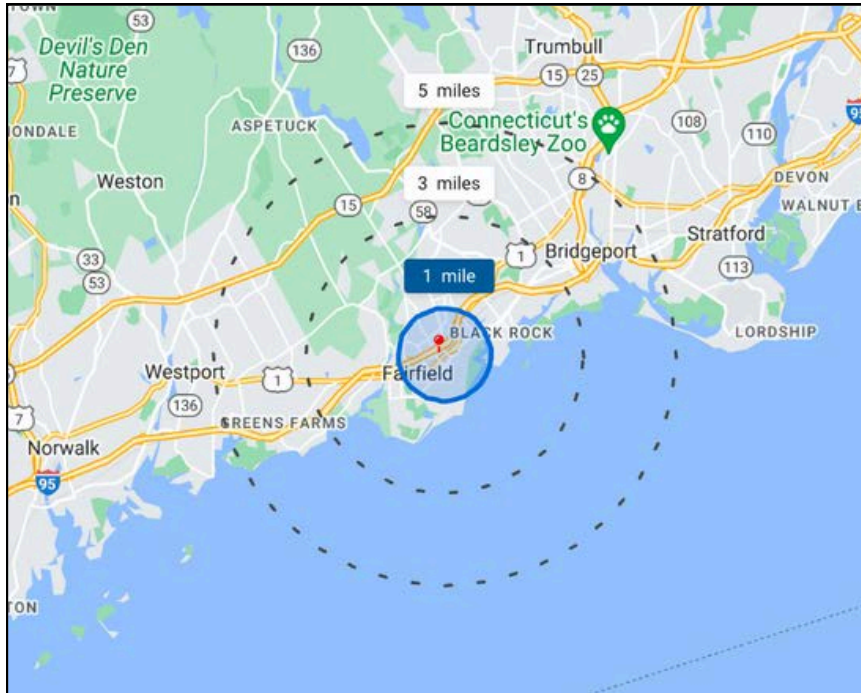
THE FAIRFIELD SHOPPING CENTER



Space	Tenant
1	T-Mobile
2	HobbyTown USA
3	AVAILABLE
4	The UPS Store
5	AR Workshop
6	Coco Nail Spa
7	Village Bagels Restaurant
8	Sonia's Gourmet Kitchen
9	RH Outlet
10	Marsona Horan Salon
11	Haven Hot Chicken
12	Post Dry Cleaners
13	Property Management Office
14	Preneta Physical Therapy
15	F45 Training Fairfield
16	F45 Training Fairfield
17	Finger Nail Salon
18	Ginkgo Sichuan Cuisine

DEMOGRAPHICS

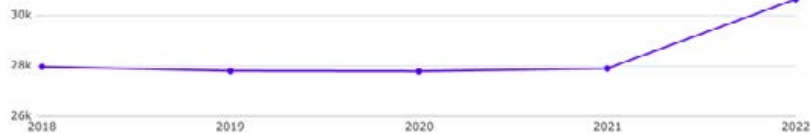
ONE MILE



Population

30.6k

↑ 9% Compared to 27.8k in 2021 ↑ 9% Compared to 27.9k in 2018



Household Income

\$123k

Median Income

\$186k

2028 Estimate

↑ 51%
Growth Rate



Age Demographics

34

Median Age

31

2028 Estimate

↓ -7%
Growth Rate



Housing Occupancy Ratio

23:1

20:1 predicted by 2028

Occupied

Vacant

Renter to Homeowner Ratio

1:2

1:3 predicted by 2028

Renters

Homeowner

Number of Employees

25.7k

Top Employment Categories



Discover Fairfield, Connecticut...



A Prime Location

In between Boston and Philadelphia, Fairfield, Connecticut is ideally situated along the Gold Coast on Long Island Sound just 60 miles from Manhattan. This suburban town's prime location gives businesses access to the dense population of the NYC Metropolitan area, home to 20.3 million people.



Thriving Business Environment

Fairfield is home to successful enterprises across various industries. The Bigelow Tea Company, America's #1 Specialty Tea company, is one such example that has been headquartered here since its inception. The diversity of businesses contributes to a vibrant economic environment where companies can prosper.



Excellent Infrastructure

Fairfield's well-maintained infrastructure is another asset. It's less than 50 miles away from three major airports, including LaGuardia, JFK, and Bradley International.



Top-Tier Talent Pool

Fairfield University and Sacred Heart University are both situated in Fairfield, providing a stream of educated, skilled graduates. In fact, 47% of Fairfield's population holds a bachelor's degree or higher, significantly above the national average of 32%.

Discover Even More in Fairfield, Connecticut..



Quality of Life

Fairfield offers a high-quality lifestyle that attracts and retains employees. With a median household income of \$127,413, it's a testament to the prosperous living standards here. Fairfield offers beautiful beaches, top-rated schools, and world-class restaurants.



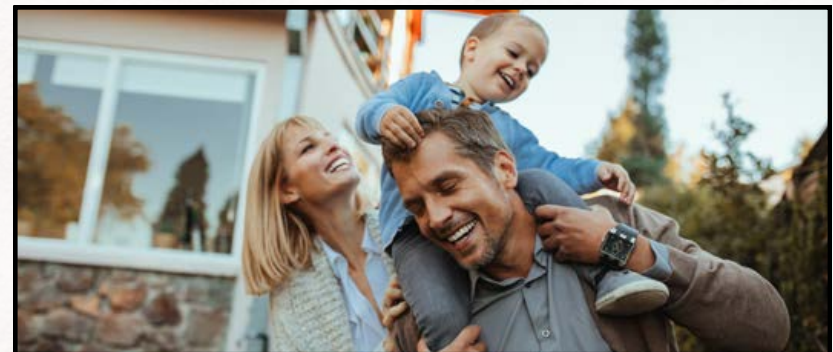
Supportive Government

Fairfield's local government offers several incentives to businesses, including tax abatements and loan programs. The town's commitment to fostering a business-friendly environment is evident in their streamlined business registration process. Fairfield was named Top CT Town for Business Friendliness by the Yankee Institute.



Business Incubators and Networking Opportunities

Fairfield University's Dolan School of Business provides resources for startups, and the Fairfield Chamber of Commerce organizes numerous networking events. This supportive business ecosystem aids business development and success.



Safety and Security

Fairfield has 89% fewer violent crimes and 54% fewer property crimes than the national average, providing a safe and secure environment for its residents and visitors.

NEXT STEPS

855 POST ROAD
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REVIEW ZONING
REGULATIONS



VIEW ONLINE
LISTING



EMAIL BROKER



CALL BROKER



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