

Investment Opportunity

1610 POST ROAD
FAIRFIELD, CT 06824



BROKER:
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ANGEL 
COMMERCIAL, LLC



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Investment Opportunity: Fairfield Center Commercial Property for Sale at \$2,850,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to present a fully leased 4,500 SF commercial property situated on 0.35 acres in the heart of Fairfield Center. Located at 1610 Post Road in Fairfield, CT, this property is available for sale at \$2,850,000. The commercial property boasts three tenants with NNN leases: Lantern Point Taverna, Bonkers Cupcakes, and BoHo Prep. With a projected Net Operating Income (NOI) of \$180,792 and a cap rate of 6.34%, this investment stands to provide excellent returns. Plus, there is an exterior storage area on the premises that generates additional income with 3% escalations per year.

Conveniently situated across the street from Rite Aid Drug Store, the property offers ample parking with 27 spaces.

Located in a Center Designed Business District (CDD) Zone, 1610 Post Road enjoys a strategic location close to a variety of boutiques, high-end stores, and popular establishments such as Loft, Chico's, Apricot Lane, Starbucks, The Pantry, Morgan Stanley, Jos. A. Banks Clothing, Fidelity Investments, TD Bank, Fairfield University Bookstore, Fairfield Theater Company, and Sacred Heart University Community Theater. Accessibility is further enhanced by shuttle services provided by Fairfield University and Sacred Heart University, catering to a combined student population of over 16,000. The property is conveniently positioned next to the Fairfield Metro-North Train Station, just minutes away from I-95 (Exit 21), and steps away from a Greater Bridgeport Transit Bus Stop at Post Road and Ruane Street.

Don't pass up this incredible investment opportunity in a prime location boasting high visibility, substantial foot traffic, and a thriving commercial community.



Financial Information

Sale Rate:	\$2,850,000
Real Estate Taxes:	\$30,811.20 (2023)
Projected NOI:	\$180,792
Cap Rate:	6.34%

The Site

Total Building Size:	4,500 SF
Land:	0.35 Acres
Zoning:	Center Designed Business District (CDD) Zone
Year Built:	1929, Renovated 2004
Construction:	Brick/Masonry
Stories:	One
Tenancy:	Multiple

Features

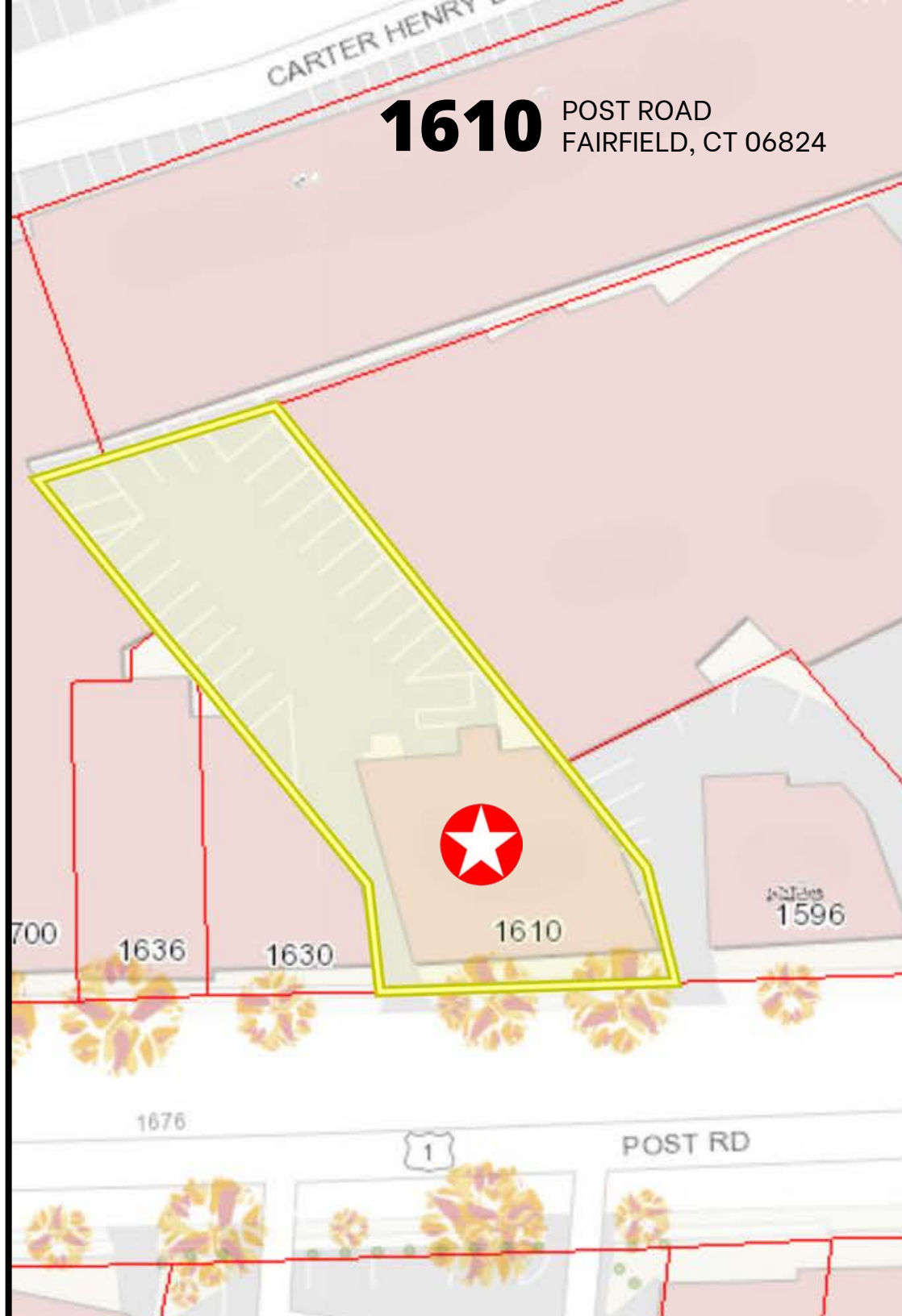
Traffic Count:	19,262 Average Traffic Volume
Parking:	27 Spaces
Amenities:	Handicap Accessible

Utilities

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

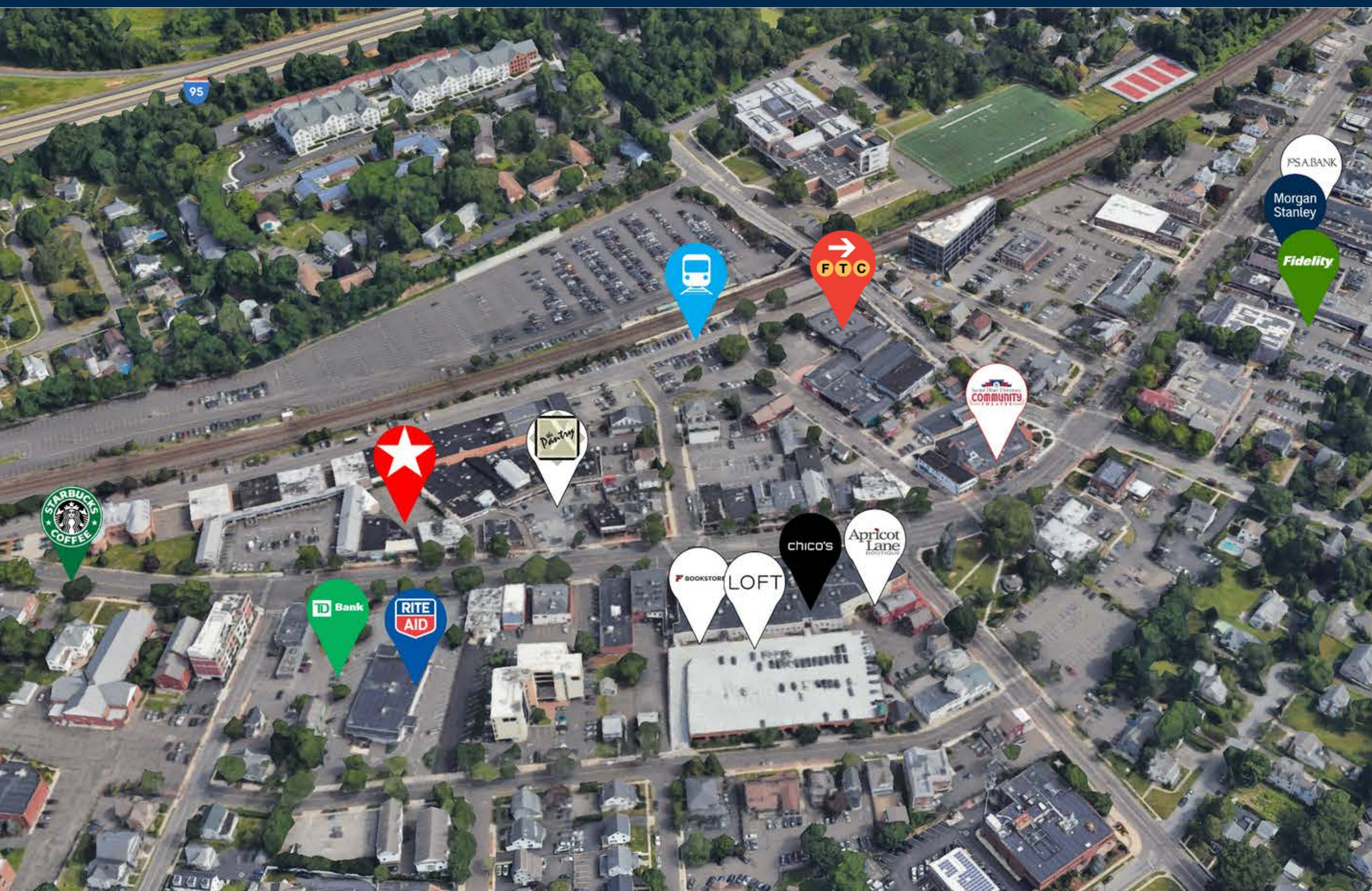
Demographics

	One Mile	Three Miles
Population:	9.587k	52.3k
Median HH Income:	\$164k	\$124k



Neighborhood Shopping Area

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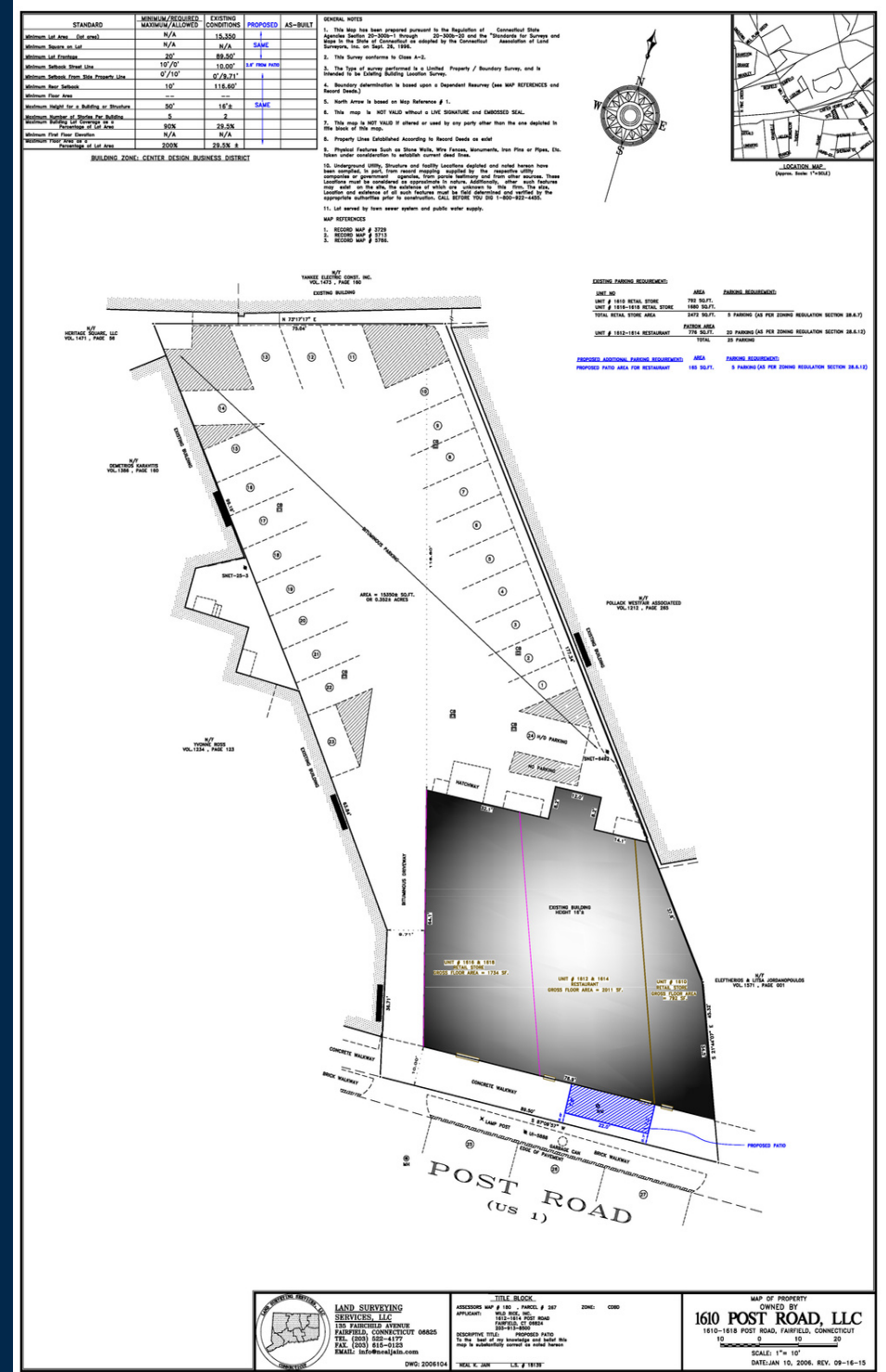
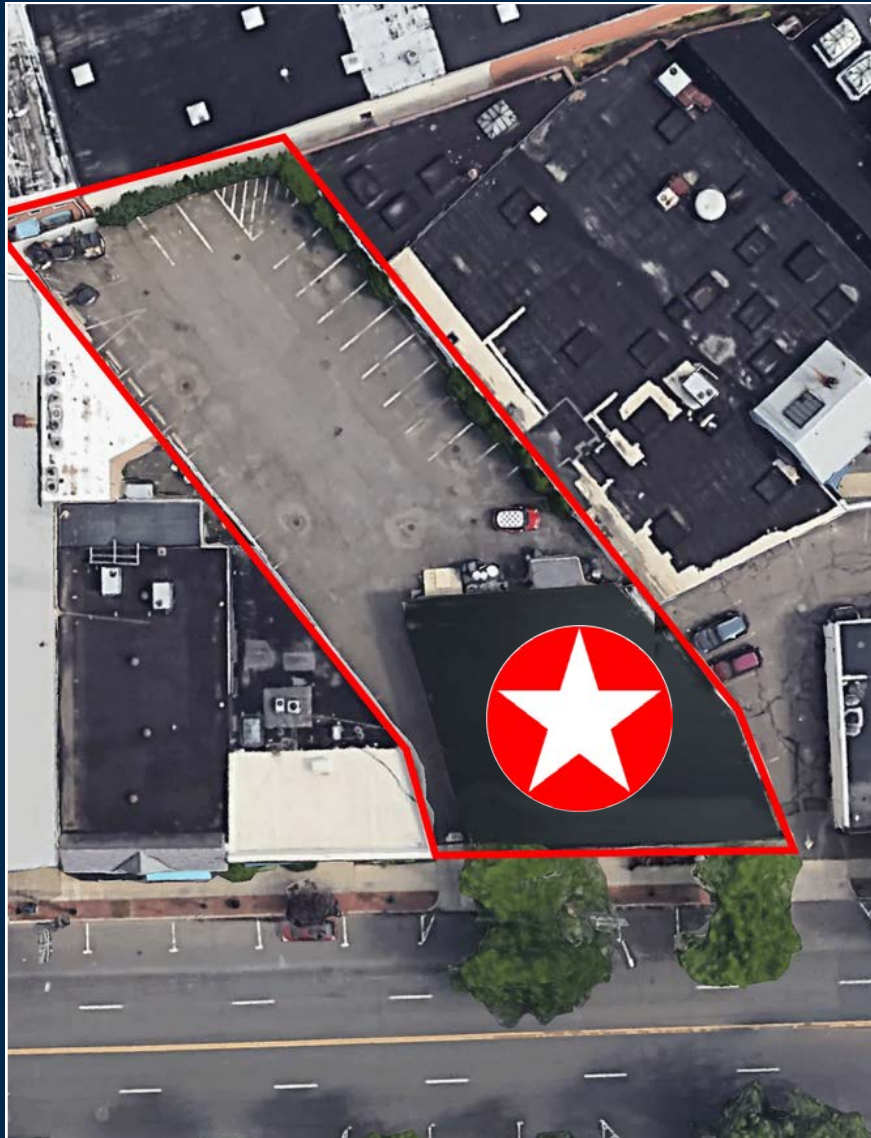
Parking Lot

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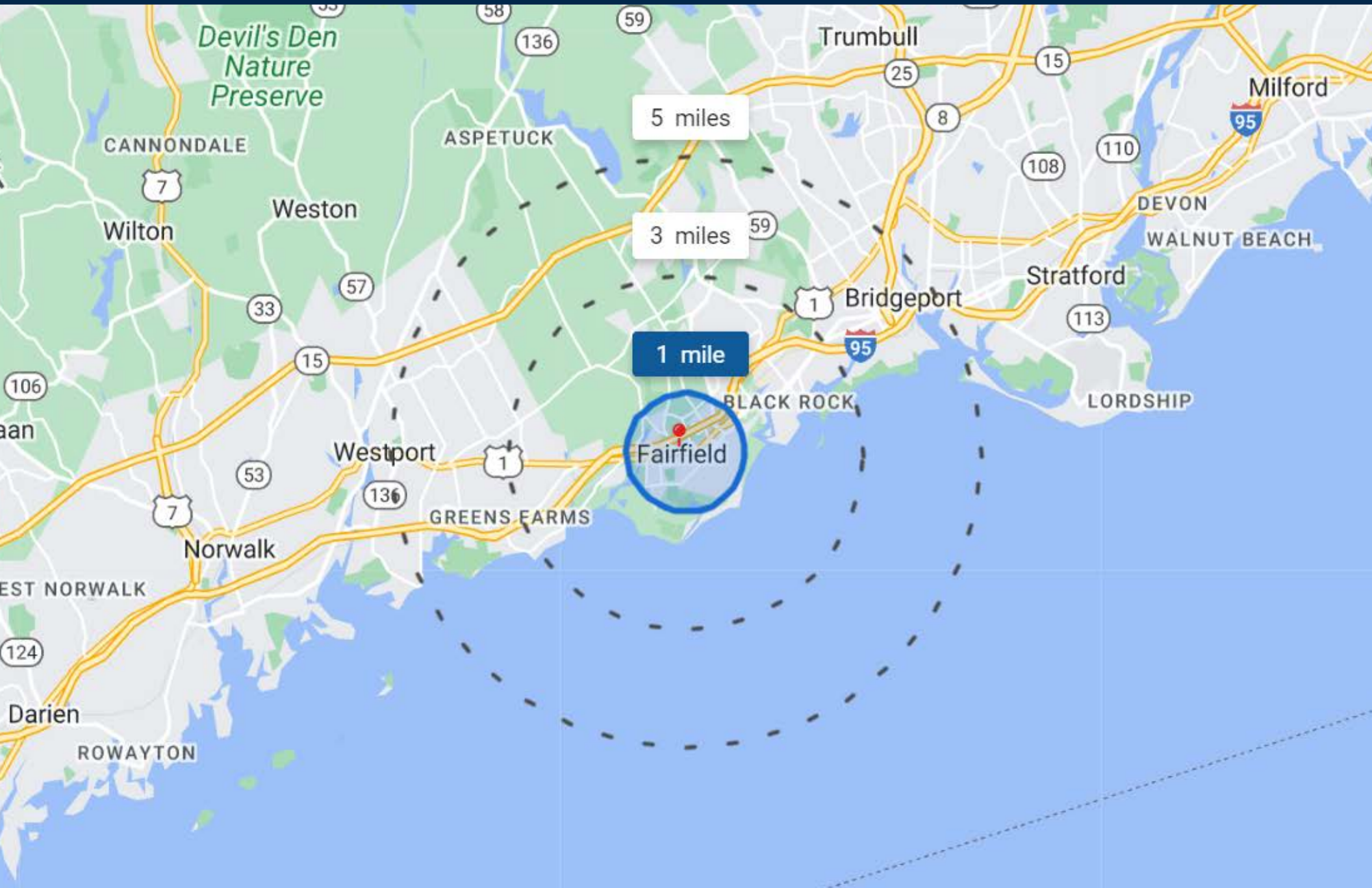
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Aerial View & A2 Survey



Demographic Map

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Demographics: One Mile

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Population

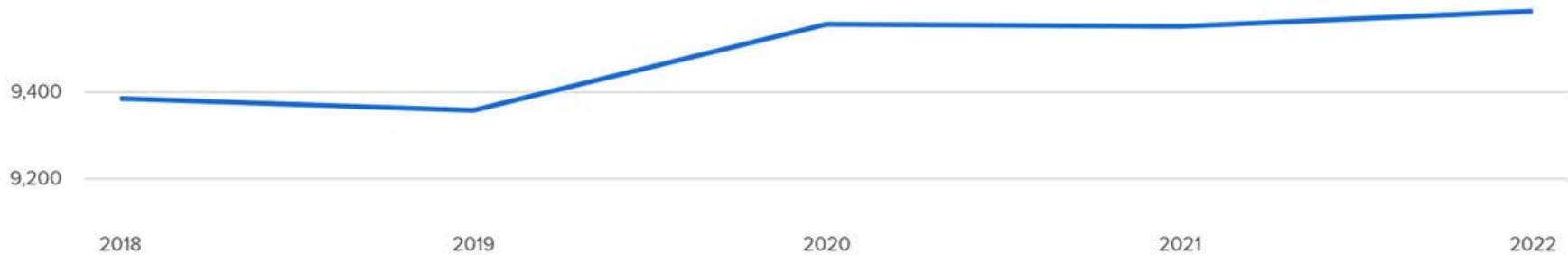
9,587

0%

Compared to 9,552 in 2021

↑ 2%

Compared to 9,385 in 2018



Household Income

\$167k

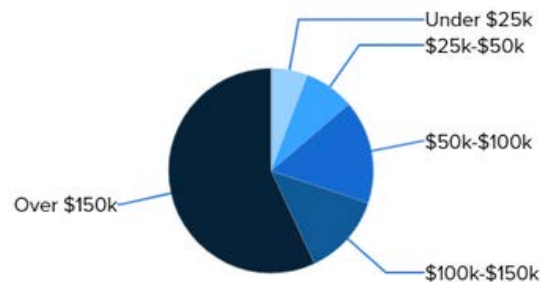
Median Income

\$190k

2026 Estimate

↑ 3%

Growth Rate



Age Demographics

42

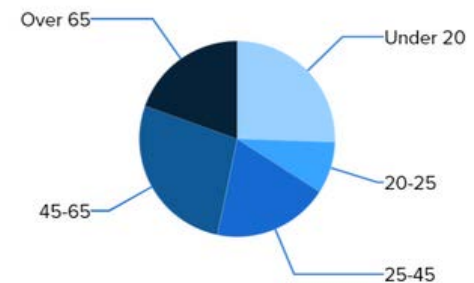
Median Age

43

2026 Estimate

↑ 0%

Growth Rate



Demographics: One Mile

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Number of Employees

9,722

Top 5 Employment Categories

Management

Sales & Related

Office & Administrative Support

Food Prep & Service

Production

Housing Occupancy Ratio

15:1

14:1 predicted by 2026

Occupied

Vacant

Renter to Homeowner Ratio

1:4

1:4 predicted by 2026

Renters

Homeowner



Conveniently Located

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Next Steps...

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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) Zone.

[View Zoning Regulations](#)

To gain access to financial information, please sign our online Confidentiality Agreement.

[Confidentiality Agreement](#)

To schedule a tour of this property, please contact
Jon Angel at (203) 335-6600 Ext. 21
or jangel@angelcommercial.com,
or click a button below:

[Email to Schedule a Tour](#)

[Call to Schedule a Tour](#)

BROKER:
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