

2119

POST ROAD
FAIRFIELD, CT
06824



INVESTMENT OPPORTUNITY: Fully Leased Post Road Medical/Office Building for Sale at \$2,400,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a fully-leased **6,490 SF** medical/office building at **2119 Post Road, Fairfield, CT**, for sale at **\$2,400,000**. This turnkey investment property is projected to generate a **2026 Net Operating Income (NOI) of \$161,264**, reflecting a **6.7% cap rate**.

This two-story building, constructed in 1989, is fully leased to three tenants: Connecticut Retina Consultants, a long-term medical tenant, occupies the second floor; Make a Step, LLC, a dance studio, leases the first floor; while Lifted Strength + Wellness, a personal training and wellness center, occupies the lower level. With Designed Commercial District (DCD) and Residential B (B) zoning, the property allows for medical, office, and retail uses, offering flexibility for future leasing. Additional features include a private parking lot, monument signage, a wet sprinkler system, and a pass-through elevator.

Located in downtown Fairfield near Southport, 2119 Post Road offers exceptional visibility and accessibility in a high-demand commercial market. The property is steps from a proposed 76,600 SF mixed-use development at 2179 and 2199 Post Road and 29 Fairfield Place, which will include a mix of retail stores and 40 residential units, further enhancing the area's growth and vibrancy. Conveniently situated just minutes from I-95 (Exits 19, 20, and 21), it provides easy access to the Southport and Fairfield Train Stations, making it an ideal location for commuters. A Greater Bridgeport Transit bus stop is also just steps away, offering additional transportation options. The surrounding area features a variety of well-established businesses and amenities, including Blackstone Grille, Delamar Hotel, Geronimo's, Fairfield Sportsplex, M&T Bank, FedEx, and UPS, ensuring a steady flow of activity and demand.

This offering presents an attractive opportunity for investors seeking consistent cash flow, a strategically located property, and a prime position in one of Fairfield County's strongest commercial corridors. 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

Sale Price:	\$2,400,000
Real Estate Taxes:	\$40,300.16 (2024)
Projected NOI:	\$161,264 (2026)
Projected Cap Rate:	\$6.7% (2026)

THE SITE

Building Size:	6,490 SF
Occupancy:	100%
Land:	0.38 Acres
Zoning:	Designed Commercial District (DCD) & Residential B (B)
Year Built:	1989
Construction:	Brick Veneer
Stories:	Two Plus Finished Lower Level
Tenancy:	Three

FEATURES

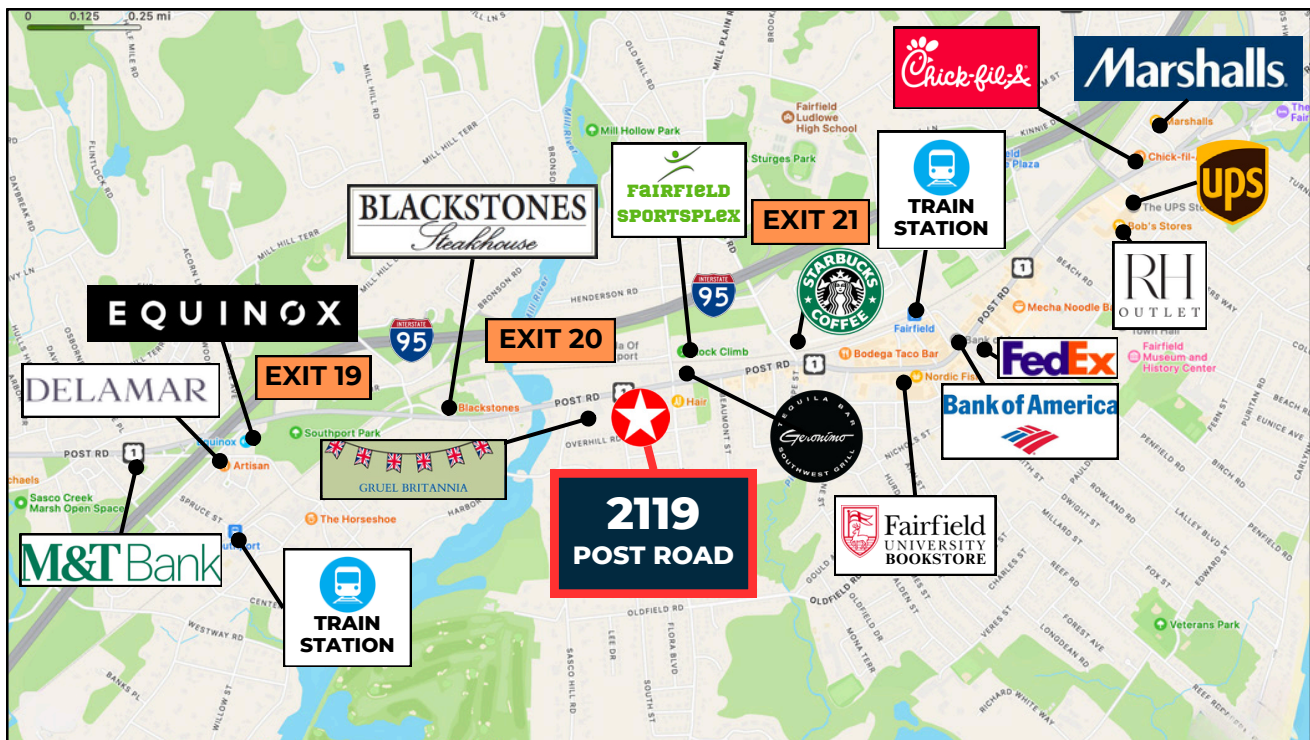
Traffic Count:	16,145 Average Daily Volume
Parking:	30 Surface Spaces
Amenities:	Monument Signage, Wet Sprinkler System, Pass Through Elevator

UTILITIES

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

DEMOGRAPHICS

	ONE MILE	THREE MILES
Population:	19.8k	76.1k
Median HH Income:	\$192k	\$130k

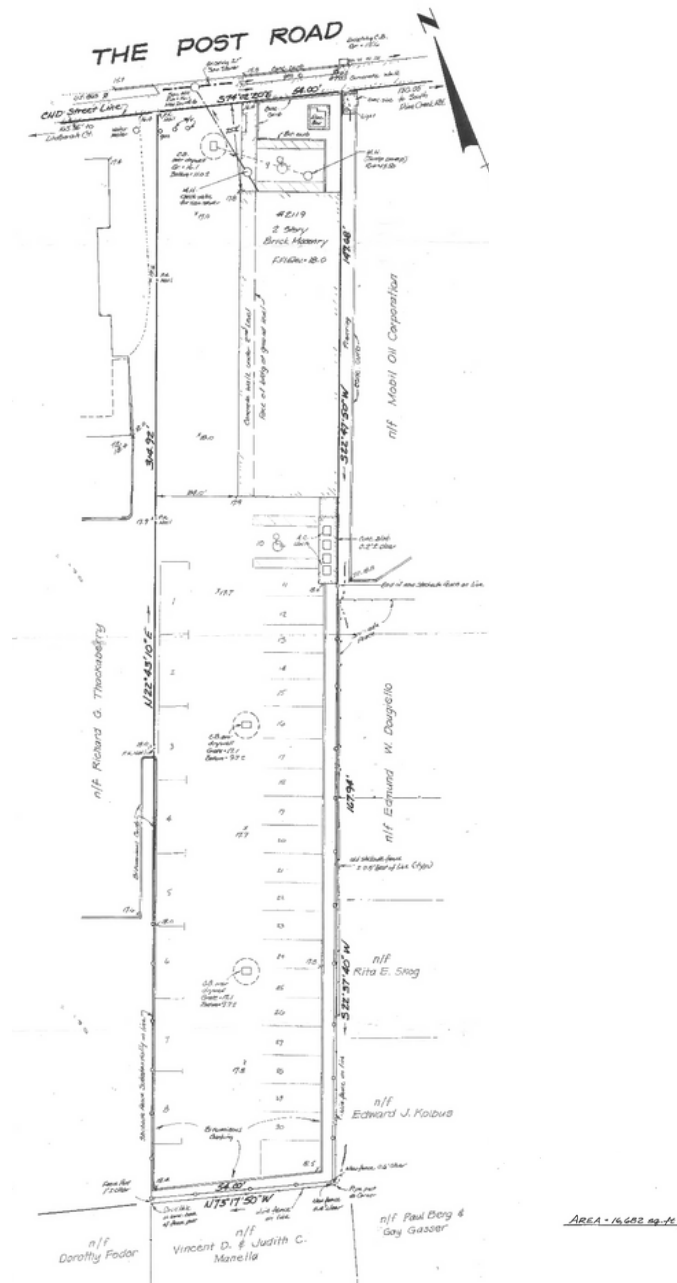


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SITE PLAN

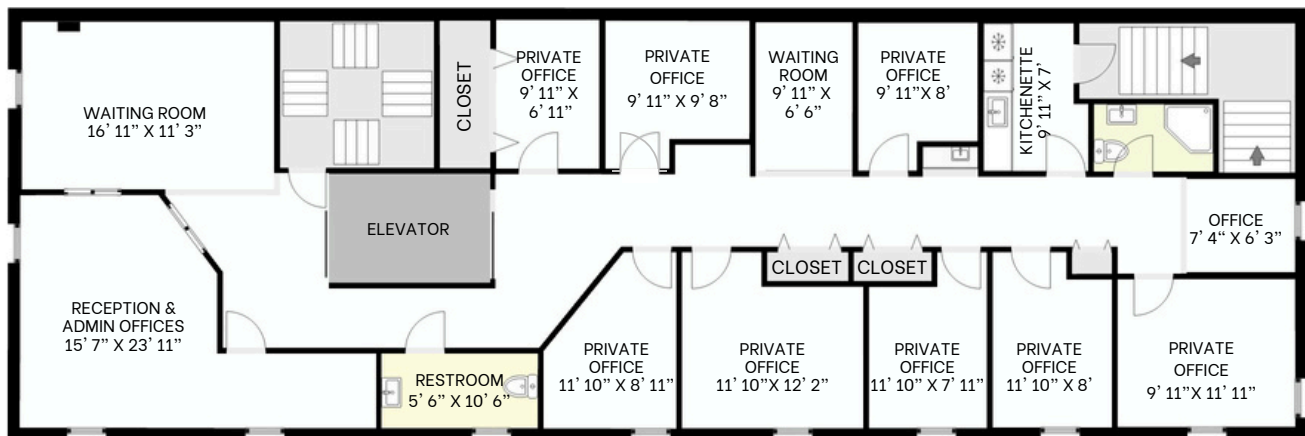


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FLOOR PLAN: SECOND FLOOR - 2,640 SF LEASED



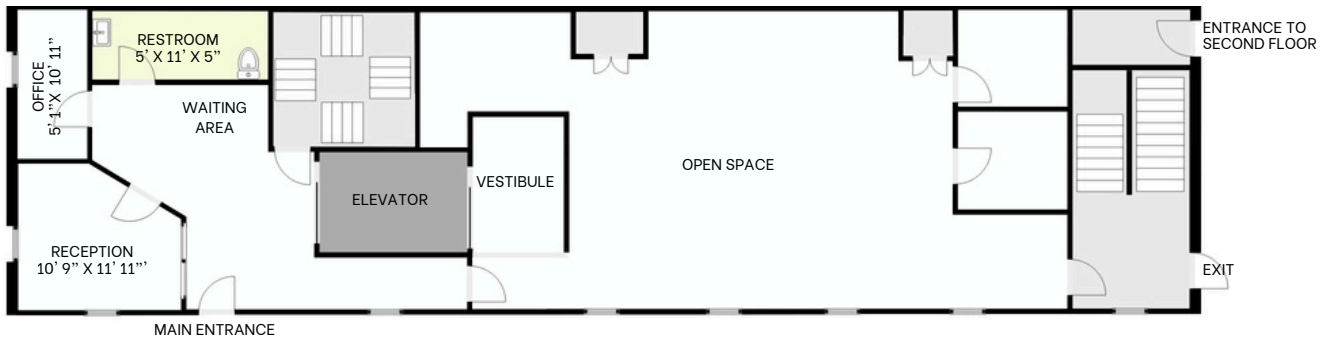
NOT TO SCALE

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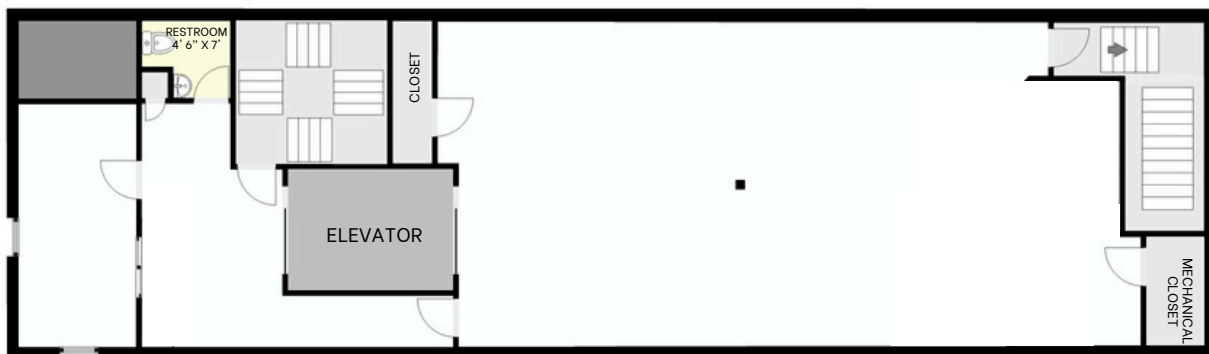
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FLOOR PLAN: FIRST FLOOR - 2,200 SF LEASED



PREVIOUS CONFIGURATION

FLOOR PLAN: LOWER LEVEL - 1,650 SF LEASED



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