

End-Cap 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 **3,000 RSF clear-span retail store** for lease at **$30/RSF NNN** in the bustling **Fairfield Shopping Center at 837-923 Post Road, Fairfield, CT.**

Boasting a **prime end-cap position** at the South Benson Road entrance, this **837 Post Road** location features a windowed storefront, exceptional visibility, and prominent side-building signage. The store features a spacious open showroom, conference room, private office, kitchenette / breakroom, two accessible restrooms, IT room, utility closet, bank safe, and rear exit.

Located just a short walk from **Fairfield University,** with its thriving community of **over 8,000 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.

Anchored by an **RH (Restoration Hardware) Outlet**, the shopping center has a **history of over 70 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 the UPS Store, Haven Hot Chicken, Post Dry Cleaners, Village Bagels, and F45 Fairfield Training USA. Nearby national retailers, including Chick-fil-A, Marshalls, DSW, CVS, and Stop & Shop, drive significant additional traffic to the area.

The Fairfield Shopping Center 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 19,000**.

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.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, changes in price, rental rates, or other conditions, withdrawal without notice, and any special listing conditions imposed by our principals.

ANGEL COMMERCIAL, LLC
2425 Post Road, Suite 303
Southport, CT 06890
angelcommercial.com
THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

BROKER
Jon Angel, President
jangel@angelcommercial.com
203.335.6600 Ext. 21

FAIRFIELD SHOPPING CENTER

837-923 POST ROAD FAIRFIELD, CT 06824

FINANCIAL INFORMATION

Lease Rate:	$30/RSF NNN
2026 NNN Expenses:	$11.32/RSF (Includes Real Estate Taxes)

THE SITE

Space Available:	3,000 RSF
Building Size:	72,815 RSF
Land:	6.59 Acres
Zoning:	Designed Commercial District (DCD)
Year Built:	1955, Renovated 1986
Construction:	Concrete, Cinder Block & Brick/Masonry
Stories:	One
Tenancy:	Multiple

FEATURES

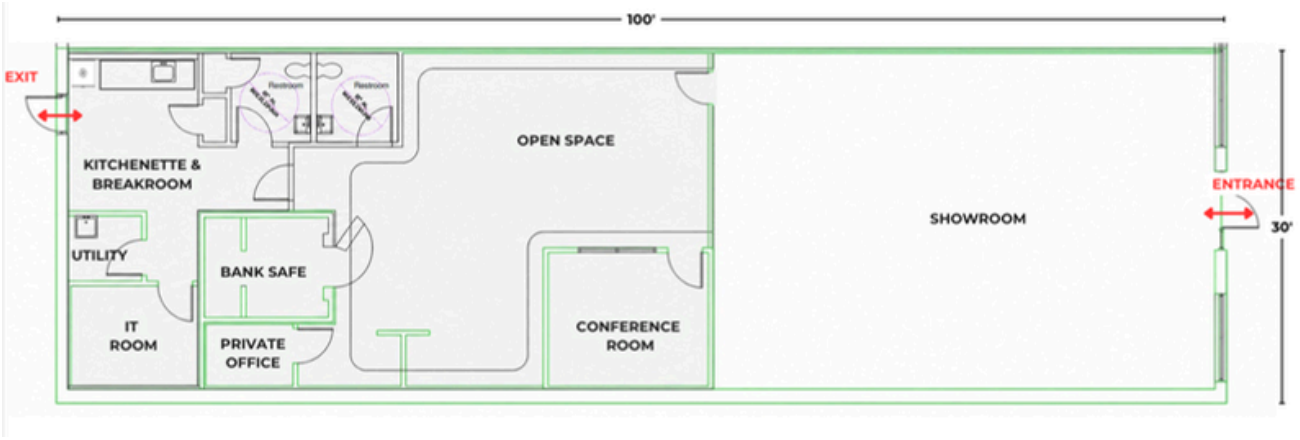
Traffic Count:	19,700 Average Daily Volume
Parking:	365 Shared Spaces
Ceiling Height:	9' 10 ¾"
Amenities:	Monument Street Signage Visible from Both Directions, Rear On-Grade Truck Access, Canopy, ADA Accessible, On-Site Property Management, Wet Sprinkler System

UTILITIES

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



Floor Plan: 3,000 RSF



MEASUREMENTS ARE APPROXIMATE.