

1838

BLACK ROCK TURNPIKE
FAIRFIELD, CT
06825



RETAIL SPACE ON BLACK ROCK TURNPIKE FOR LEASE AT \$3,750/MONTH PLUS UTILITIES

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a 900 RSF retail space at 1838 Black Rock Turnpike in Fairfield, CT, for lease at \$3,750/Month Plus Utilities. Located in a vibrant, visible retail center at two signalized intersections on Black Rock Turnpike, the center is in a Designed Commercial District (DCD) zone, permitting many uses, including food. The 42,548 SF three-story center built in 1991 includes monument signage and a wet sprinkler system.

The current configuration of the retail space features an open plan, a handicap-accessible restroom, a partitioned dressing room with a sink, a kitchenette, and a second means of egress. In addition, there are four plumbing lines (previously used for pedicure chairs) and an additional sink.

Easily accessible from three sides: Black Rock Turnpike, Katona Drive, and Burroughs Road, there is abundant parking with 60 shared spaces with an additional 20 spaces available at the town park behind the property. Other tenants in the retail center include Turnpike Spirit Shop, Sorrento Importing, Shumi Revolving Sushi, The Barber Club, and Black Rock Pharmacy.

The retail center is across the street from a medical building and McDonald's and next to the Granola Bar and Pure Barre. Additional neighbors include T.J. Maxx, ShopRite, Party City, CVS, M&T Bank, and other local retailers, restaurants, and banks. 1838 Black Rock Turnpike is 1.3 miles from I-95 (Exit 24), 2 miles from the Merritt Parkway, and steps to a Greater Bridgeport Transit Bus Stop.



DETAILS

FINANCIAL INFORMATION

Lease Rate: \$3,750/Month Plus Utilities

THE SITE

Space Available: 900 RSF

Building Size: 42,548 SF

Land: 1.03 Acres

Zoning: Designed Commercial District (DCD)

Year Built: 1991

Construction: Brick Masonry

Stories: Three

Tenancy: Multiple

Floor: First

FEATURES

Traffic Count: 18,270 Average Daily Volume

Parking: 60 Shared Spaces With an Additional 20 Spaces

Amenities: Wet Sprinkler System, Monument Signage, Handicap Accessible, Second Egress

UTILITIES

Water/Sewer: City/City

A/C: Central Air Conditioning

Heating: Gas

DEMOGRAPHICS ONE MILE THREE MILES

Population: 29.5k 165k

Median HH Income: \$117k \$72.5k





EASILY ACCESSIBLE RETAIL PLAZA



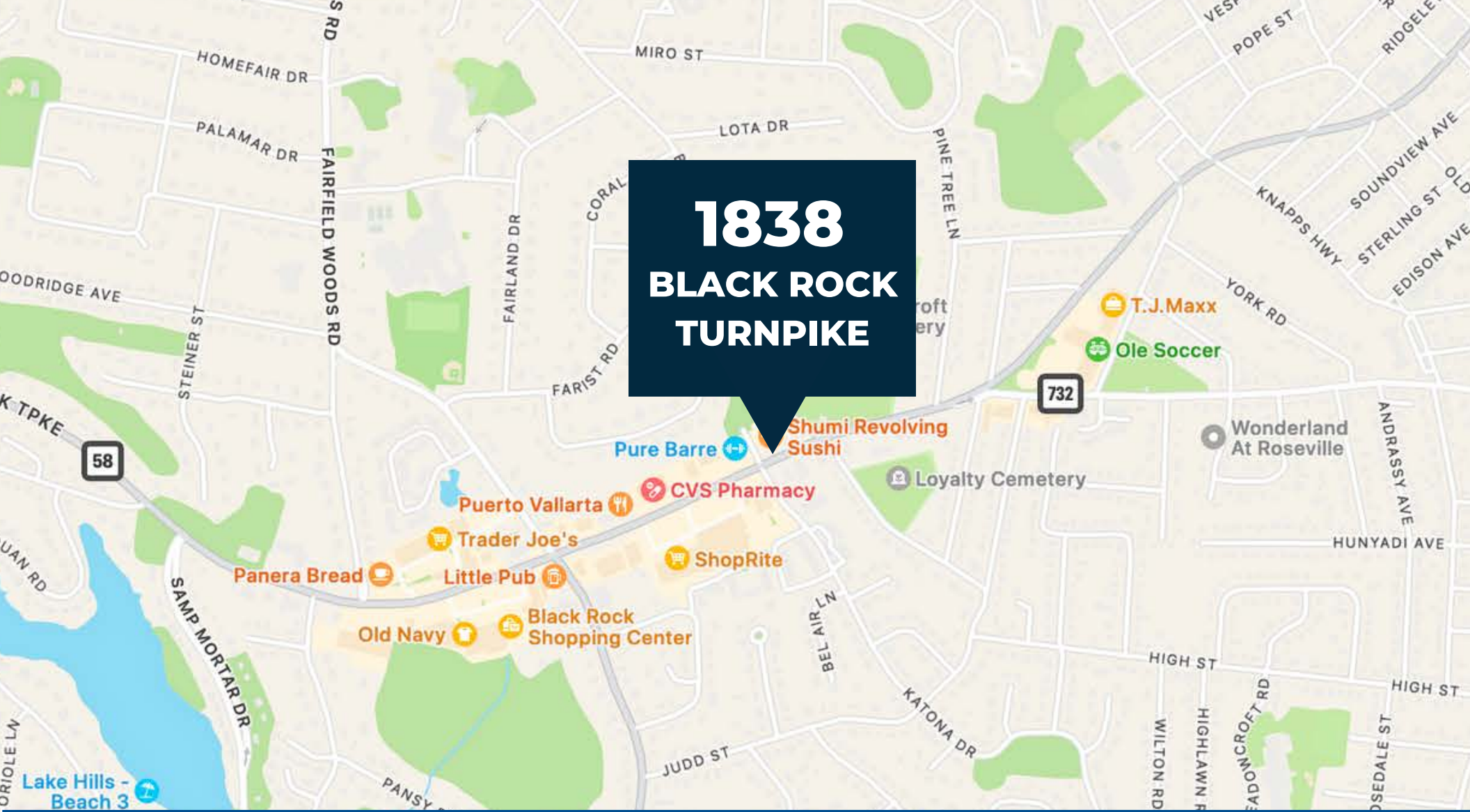
60 Shared Spaces With an Additional 20 Spaces



Handicap Accessible Entrance



Prominent Signage



1838 BLACK ROCK TURNPIKE

IN A NEIGHBORHOOD SHOPPING DESTINATION



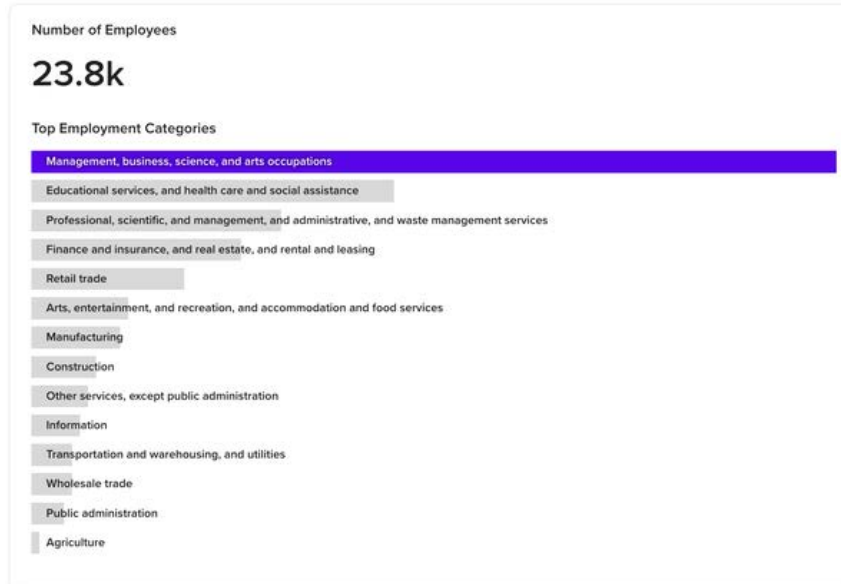
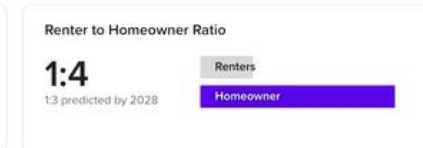
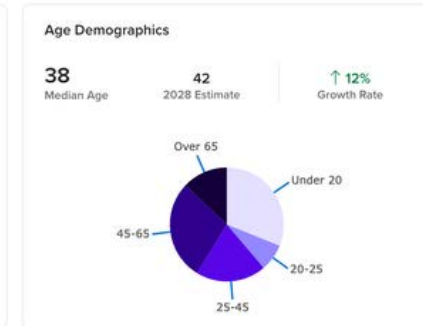
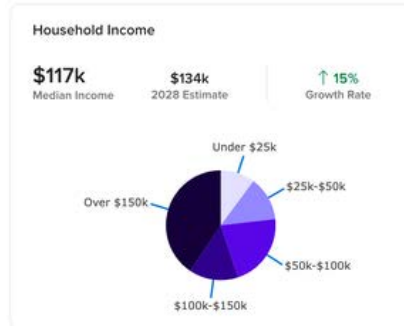
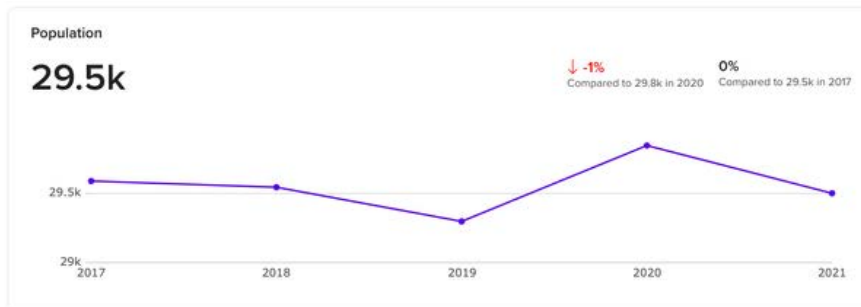
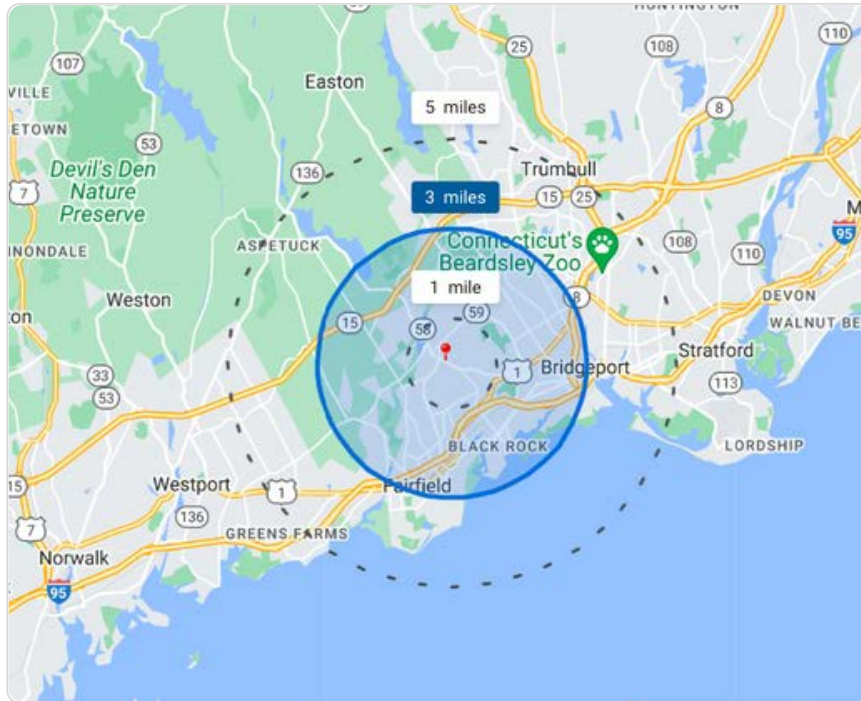
Amenities include restaurants, retail stores, banks, fitness gyms, and hotels.



Minutes to I-95, Exit 24, and the Fairfield Metro Train Stations.

DEMOGRAPHICS

ONE MILE



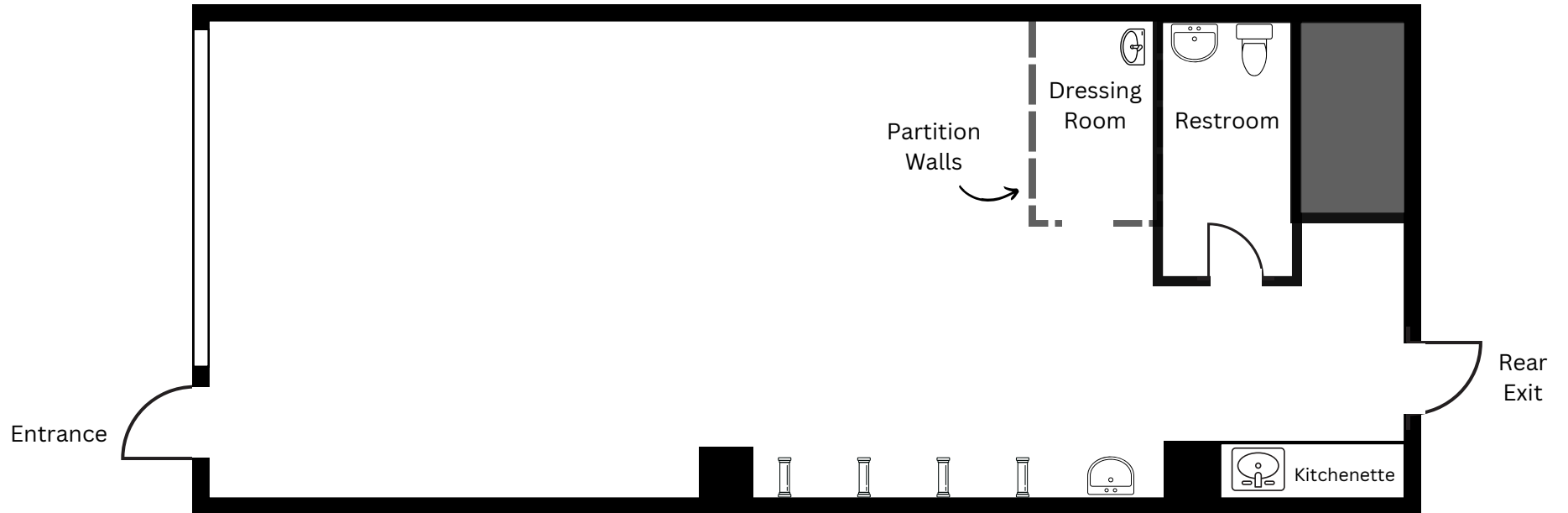
STACKING PLAN

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FLOOR PLAN

900 SF



NOT TO SCALE

The Perfect Location for Your Business: 1838 Black Rock Turnpike, Fairfield, CT

Selecting the right location is a critical factor in the success of any retail business. In Fairfield, Connecticut, the address 1838 Black Rock Turnpike presents a compelling opportunity for a retail store to thrive. Here are five reasons why this specific location is an ideal choice for a retail business:

1

Prime Demographics

The first and foremost consideration when opening a retail store is the demographics of the surrounding area. Fairfield, CT, boasts an affluent and diverse population, making it an attractive market for a wide range of retail businesses. According to the U.S. Census Bureau, as of 2020, Fairfield had a median household income of \$133,261, well above the national average. This level of affluence suggests a strong potential customer base with disposable income to spend on retail products.

Additionally, Fairfield has a well-educated population, with numerous higher education institutions in the vicinity, including Fairfield University and Sacred Heart University. This educated consumer base is more likely to seek out and appreciate high-quality retail offerings.

2

High Traffic and Visibility

1838 Black Rock Turnpike benefits from exceptional visibility and accessibility. The location is situated on a major thoroughfare with a high volume of daily traffic. This not only ensures that potential customers will pass by the store regularly but also makes it easier for them to stop and visit. The foot traffic in this area, combined with the convenience of ample parking, can significantly enhance the store's footfall.

3

Proximity to Other Businesses

One of the key factors contributing to the success of a retail store is its proximity to complementary businesses. In this case, 1838 Black Rock Turnpike is surrounded by a mix of retail, dining, and service establishments. This variety creates a destination for consumers, encouraging them to make multiple stops in the area and increasing the likelihood of discovery for your retail store.

4

Growing Local Economy

Fairfield has experienced steady economic growth over the years, attracting new residents and businesses. The town's strategic location between New York City and Boston makes it an attractive destination for professionals seeking a suburban lifestyle with access to major urban centers. The resulting population growth and increased economic activity bode well for any retail establishment in the area.

5

Supportive Business Environment

Fairfield has a business-friendly environment that is supportive of retail enterprises. The local government offers various resources and incentives to encourage businesses to set up shop in the town. This includes assistance with permitting, zoning, and marketing efforts to promote local businesses.

NEXT STEPS

1838 BLACK ROCK TURNPIKE
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REGULATIONS



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LISTING



EMAIL BROKER



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