

FAIRFIELD SHOPPING CENTER

837-923

POST ROAD
FAIRFIELD, CT
06824



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 **3,800 RSF** retail store for lease at **\$30/RSF NNN** in the bustling **Fairfield Shopping Center at 837-923 Post Road, Fairfield, CT.**

Previously occupied by Hobby Town for the past 19 years, the store at 847 Post Road features a fully windowed front exterior, a spacious open retail area, two private office, a handicap-accessible restroom, and a rear exit. It is in between T-Mobile and FS8 Pilates.

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.

Now anchored by an RH (Restoration Hardware) Outlet, 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 the UPS Store, Haven Hot Chicken, Post Dry Cleaners, Village Bagels, and F45 Fairfield Training 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. For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

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

Lease Rate:	\$30/RSF NNN
2024 NNN Expenses:	\$9.45/RSF (Includes Real Estate Taxes)

THE SITE

Space Available:	3,800 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

UTILITIES

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

DEMOGRAPHICS ONE MILE THREE MILES

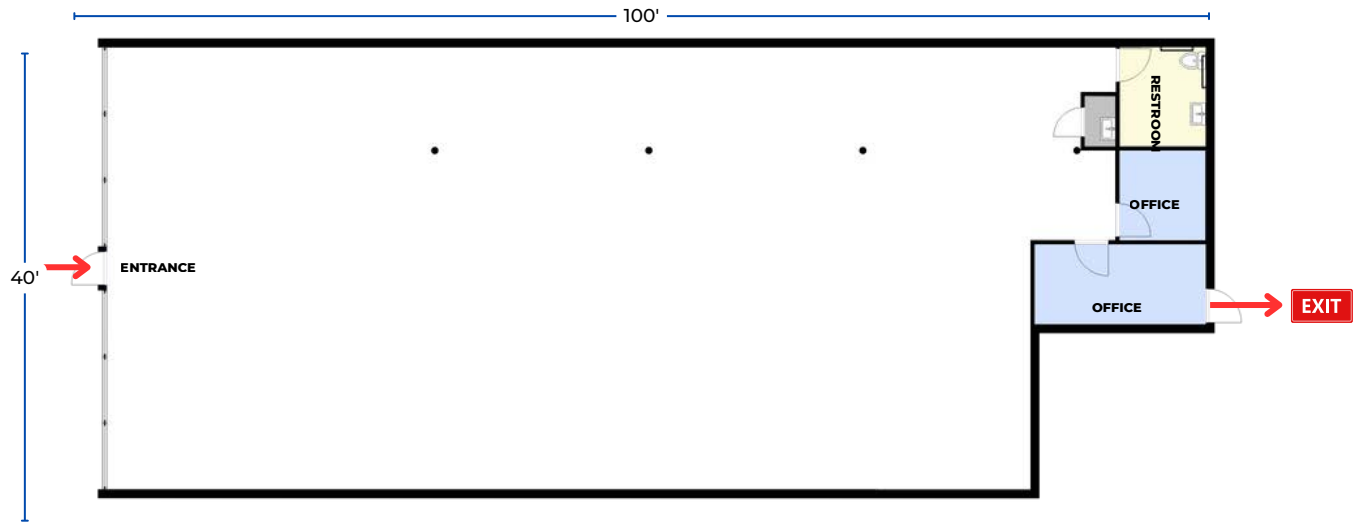
Population:	30k	109.4k
Median HH Income:	\$142.8k	\$99.8k



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Floor Plan: 3,800 RSF



NOT TO EXACT SCALE. MEASUREMENTS ARE APPROXIMATE.

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