FAIRFIELD SHOPPING CENTER

837-923 POST ROAD FAIRFIELD, CT 06824



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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

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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 signage on the side of the building. 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 Training Fairfield 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.

PROPERTY DETAILS & FINANCIAL SNAPSHOT



FINANCIAL INFORMATION

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

THE SITE

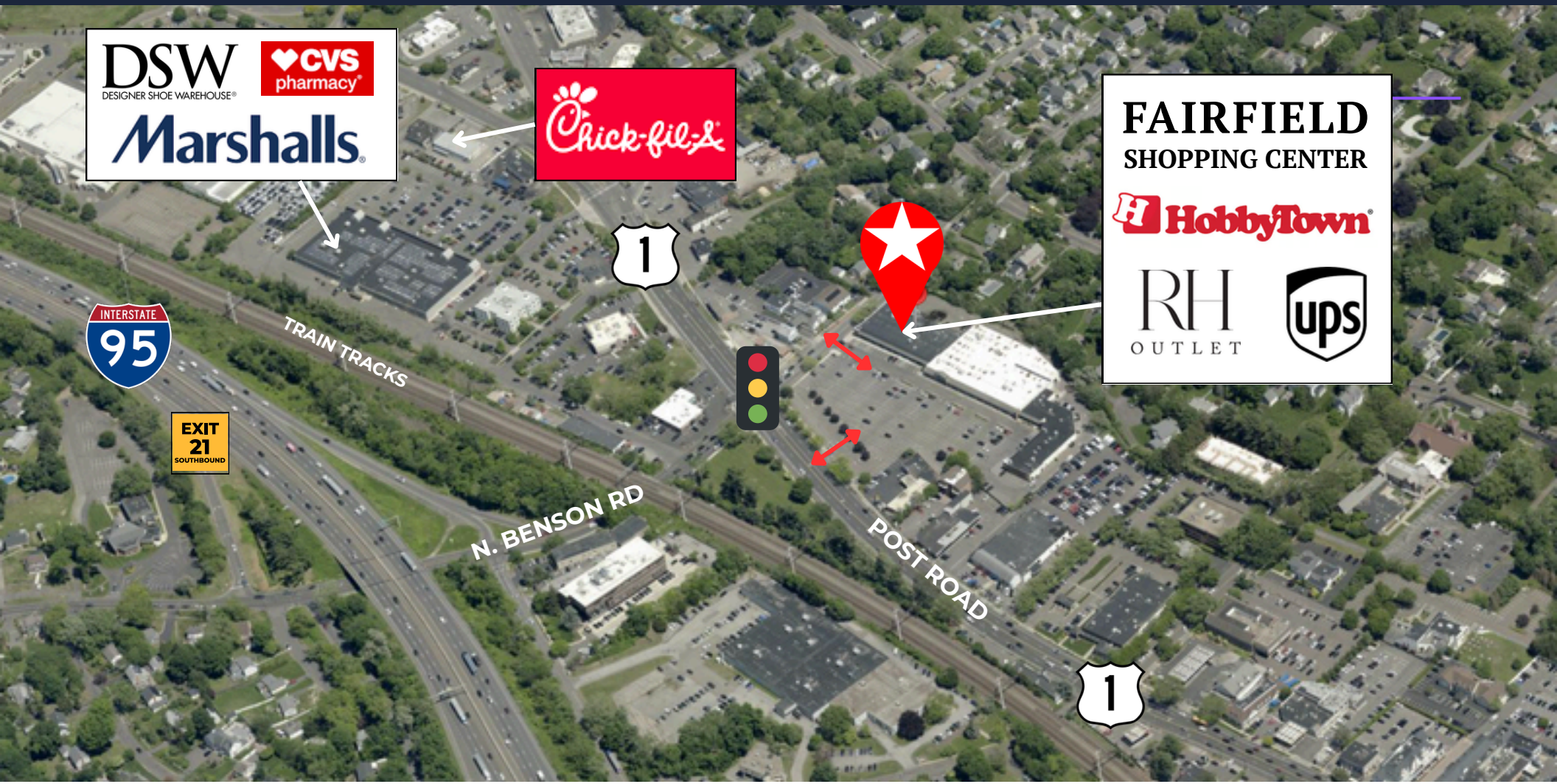
Space Available:	3,000 RSF
Building Size:	72,815 RSF
Land:	6.59 Acres
Zoning:	Designed Commercial District (DCD)
Year Built:	1955, Renovated 1986
Construction:	Concrete, Cinder Block & Brick/Masonry
Stories:	One
Tenancy:	Multiple

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



EASILY ACCESSIBLE NEIGHBORHOOD SHOPPING CENTER

High-Traffic Location with 19,700 Average Daily Volume

At a Signalized Intersection

Prominent Monument Signage

Abundant Parking with 365 Shared Spaces

LOCATED WITHIN CONNECTICUT'S AFFLUENT "GOLD COAST"



UNMATCHED CONNECTIVITY & LIFESTYLE

<1 Mile to I-95 (Exit 22)

<1 Mile to Fairfield Train Station

<1 Mile from Fairfield University

<1 Mile to South Benson Marina

<1 Mile to Fairfield Beaches

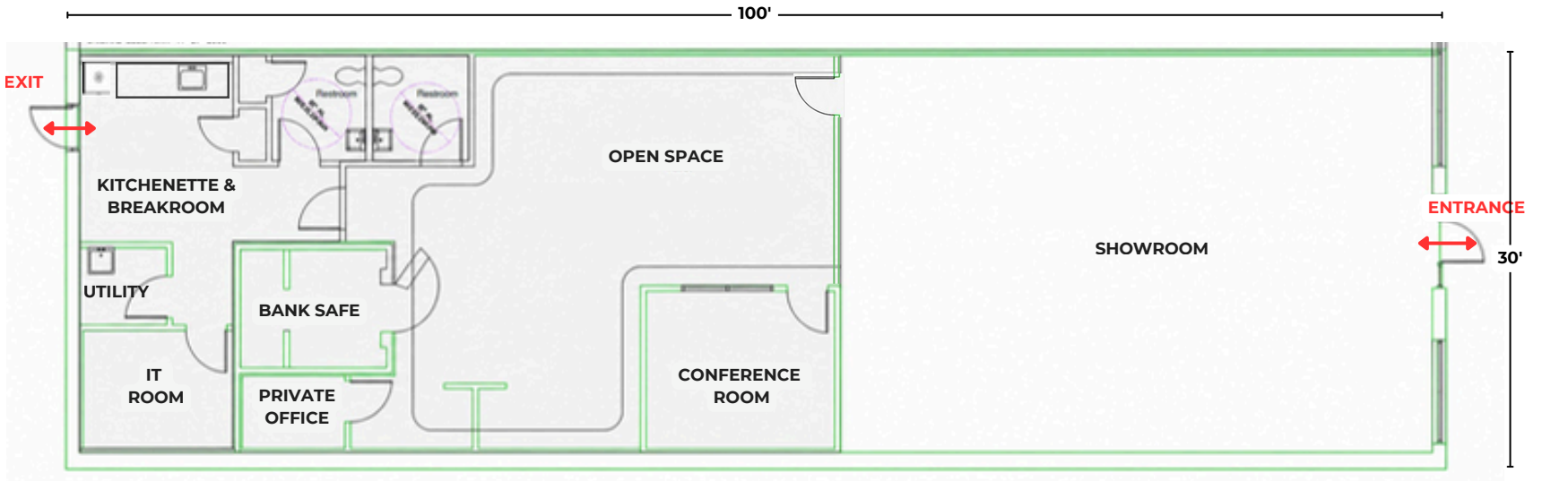


AT THE CENTER OF FAIRFIELD'S PREMIER RETAIL CORRIDOR

Positioned on the Post Road (Route 1) with 19,700. daily vehicles and immediate access to national retailers.

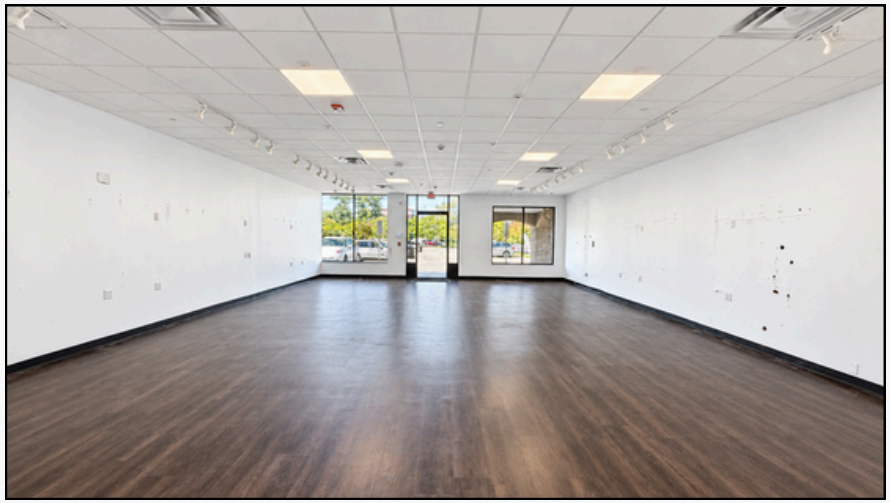
FLOOR PLAN

3,000 RSF



MEASUREMENTS ARE APPROXIMATE.

PHOTO GALLERY



SHOWROOM SPACE



OPEN SPACE WITH CONFERENCE ROOM & BANK SAFE



KITCHENETTE / BREAKROOM & REAR EXIT



ONE OF TWO ACCESSIBLE RESTROOMS

THE FAIRFIELD SHOPPING CENTER



TENANT ROSTER

Space	Tenant
1	AVAILABLE
2	HobbyTown
3	FS8 Fairfield
4	The UPS Store
5	TBA
6	Coco Nail Spa
7	Village Bagels Restaurant
8	Sonia's Gourmet Kitchen
9	RH Outlet
10	Marsona Horan Salon
11	Haven Hot Chicken
12	Post Dry Cleaners
13	Property Management Office
14	Preneta Physical Therapy
15	F45 Training Fairfield USA
16	F45 Training Fairfield USA
17	Finger Nail Salon
18	Ginkgo Sichuan Cuisine



DEMOGRAPHIC EXECUTIVE SUMMARY

Positioned within one of Fairfield's most desirable commercial and residential corridors, **837 Post Road** is supported by an elite demographic profile. The immediate 1-mile radius features an **exceptionally high-earning population,** with a **Median Household Income of $212,044** and an **Average Household Income of $261,700**. This concentration of wealth, combined with a highly educated white-collar workforce, ensures a stable, high-quality tenant base for this premium asset.

METRIC	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Total Population	12,580	65,352	167,902
Daytime Population	**16,662**	65,755	159,477
Total Households	3,808	24,634	62,294
Average Household Income	**$261,700**	$197,024	$155,750
Median Household Income	**$212,044**	$125,167	$84,854

EDUCATION & WORKFORCE

Highly Educated: An impressive **78%** of residents hold a bachelor's, graduate, or professional degree, significantly outperforming regional and national averages.

Professional Workforce: The area boasts a **78% white-collar** employment rate, reflecting a tenant pool comprised largely of executives and high-level professionals.

HOUSING CHARACTERISTICS

Balanced Home Ownership: 77.5% of housing units in the immediate area are owner-occupied, offering a well-rounded mix of neighborhood stability and a dynamic local rental market.

Household Composition: 2-person households are the most common at **33.2%,** followed closely by **1-person households** at **31.3%,** showing a strong local base of single professionals and couples with significant purchasing power.

Source: *ESRI Business Analyst (8/12/26)*
(Key Metrics Based on 1-Mile Radius)

Fairfield, CT: A Premier Corporate Ecosystem



A Prime Location
Between Boston and Philadelphia, Fairfield, Connecticut, is ideally situated along the Gold Coast on Long Island Sound just 60 miles from Manhattan. This suburban town's prime location gives businesses access to the dense population of the New York City Metropolitan area, home to 20.3 million people.



Thriving Business Environment
Fairfield is home to successful enterprises across various industries. including the Bigelow Tea Company, America's No. 1 specialty tea company, and RBC Bearings, a leader in the world of highly engineered bearing products. This diversity contributes to a vibrant economic environment conducive to business prosperity.



Excellent Infrastructure
Fairfield's well-maintained infrastructure is another asset. The property sits less than two miles from the Fairfield Black Rock Train Station and is within a 75 mile driving distance of four major airports, including Westchester County (HPN), LaGuardia, JFK, and Bradley International.



Top-Tier Talent Pool
Fairfield University and Sacred Heart University are both situated in Fairfield, providing a stream of educated, skilled graduates. In fact, 72% of Fairfield's population holds a bachelor's degree or higher, compared to the national average of 38%.

Source: ESRI Business Analyst (2026)

Elite Demographics & Business Vitality



Quality of Life
Positioned in a highly desirable area, the surrounding community boasts strong purchasing power, backed by a town-wide **Median Disposable Income of $142,331**, and a prosperous standard of living. Fairfield enhances this appeal by offering beautiful beaches, top-rated schools, and world-class restaurants.



Supportive Government
Fairfield fosters a business-friendly environment through streamlined registration and incentives like tax abatements and loan programs. Notably, the town is a **2023 CEDAS Gold Certified Community**, recognized for its exceptional economic development practices.

Source: ESRI Business Analyst (2026)



Business Incubators and Networking Opportunities
Fairfield University's Dolan School of Business provides resources for startups, and the Fairfield Chamber of Commerce organizes numerous networking events. This supportive ecosystem fosters business development and growth.



Safety and Security
In Fairfield, violent- and property-crime rates are 94% and 23% below the national averages, respectively, providing a safe and secure environment for its residents and visitors.

Source: NeighborhoodScout (8/12/2026)

NEXT STEPS

FAIRFIELD SHOPPING CENTER

837-923 POST ROAD
FAIRFIELD, CT
06824

VIEW LISTING ONLINE

VIEW ZONING REGULATIONS

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