

FAIRFIELD SHOPPING CENTER

837-923

POST ROAD
FAIRFIELD, CT
06824



NOW ANCHORED BY

RH
OUTLET

ANGEL
COMMERCIAL, LLC



2425 Post Road, Suite 303
Southport, CT 06890
angelcommercial.com

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

BROKER

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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 T-Mobile, 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.



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



EASILY ACCESSIBLE NEIGHBORHOOD SHOPPING CENTER



High Traffic Location
with 24,111 Average
Daily Volume



At a
Signalized
Intersection



Prominent
Monument
Signage



Abundant
Parking with 365
Shared Spaces



VISIBLE POST ROAD LOCATION IN DOWNTOWN FAIRFIELD



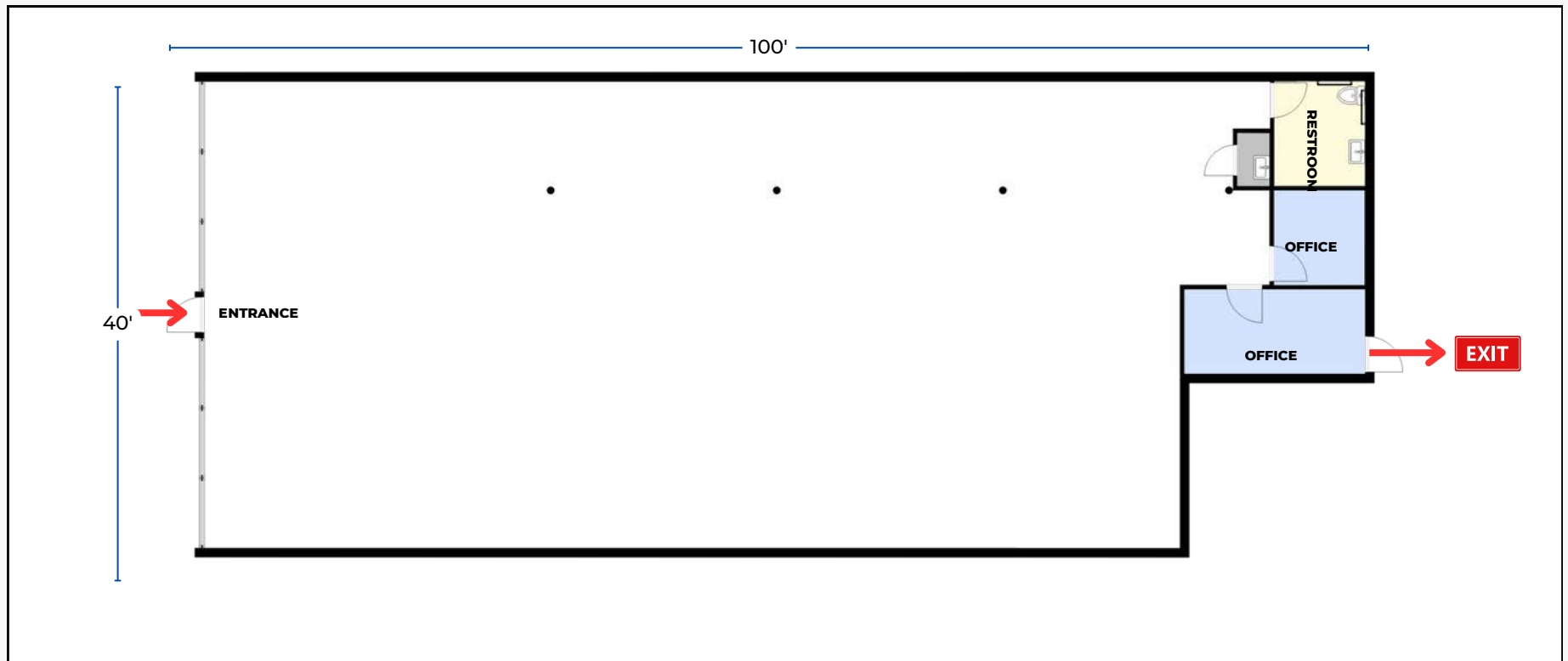
Amenities include restaurants, retail stores, banks, fitness gyms, and hotels.



Minutes to I-95, Exit 22, and the Fairfield Metro-North Train Station.

FLOOR PLAN:
3,800 RSF

847 POST ROAD
FAIRFIELD, CT
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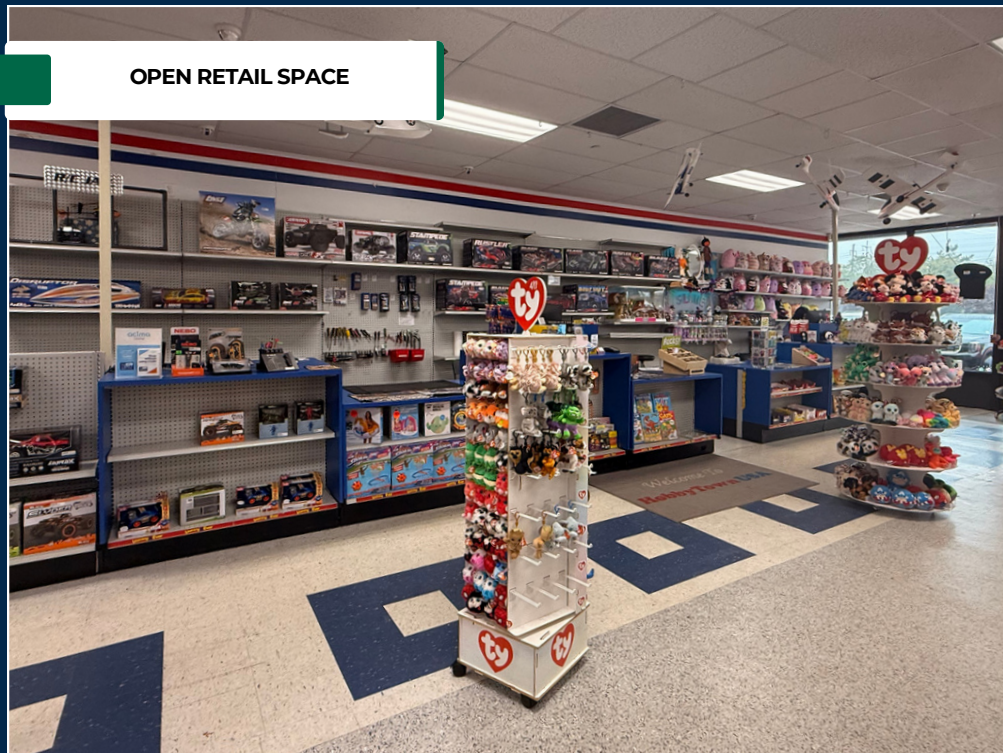


NOT TO EXACT SCALE. MEASUREMENTS ARE APPROXIMATE.

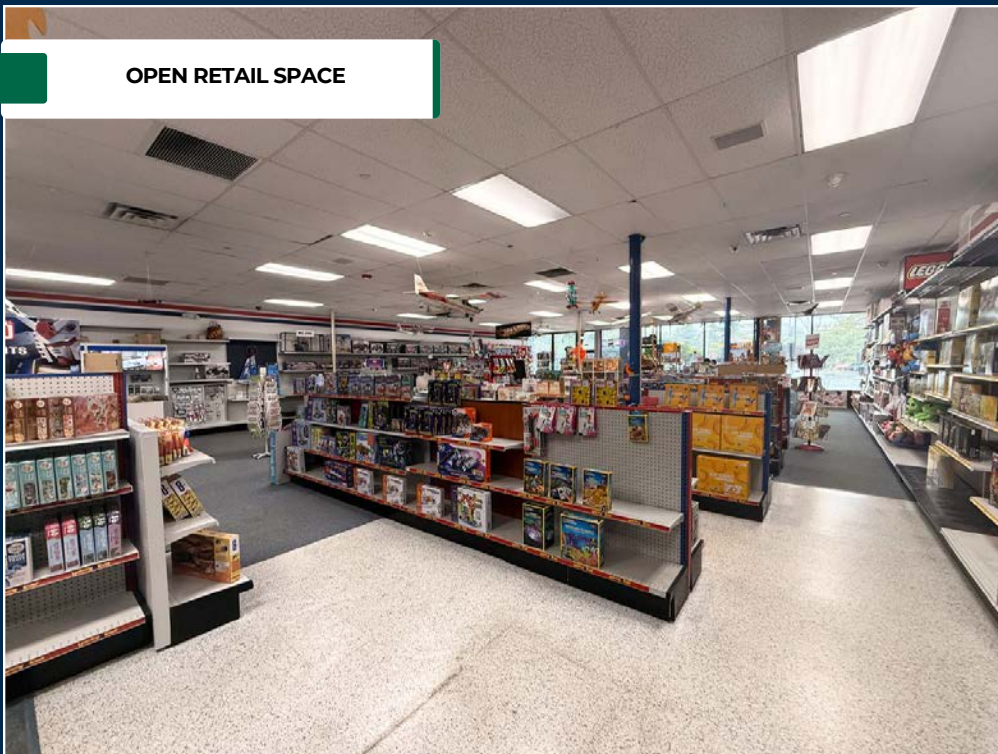
INLINE LOCATION



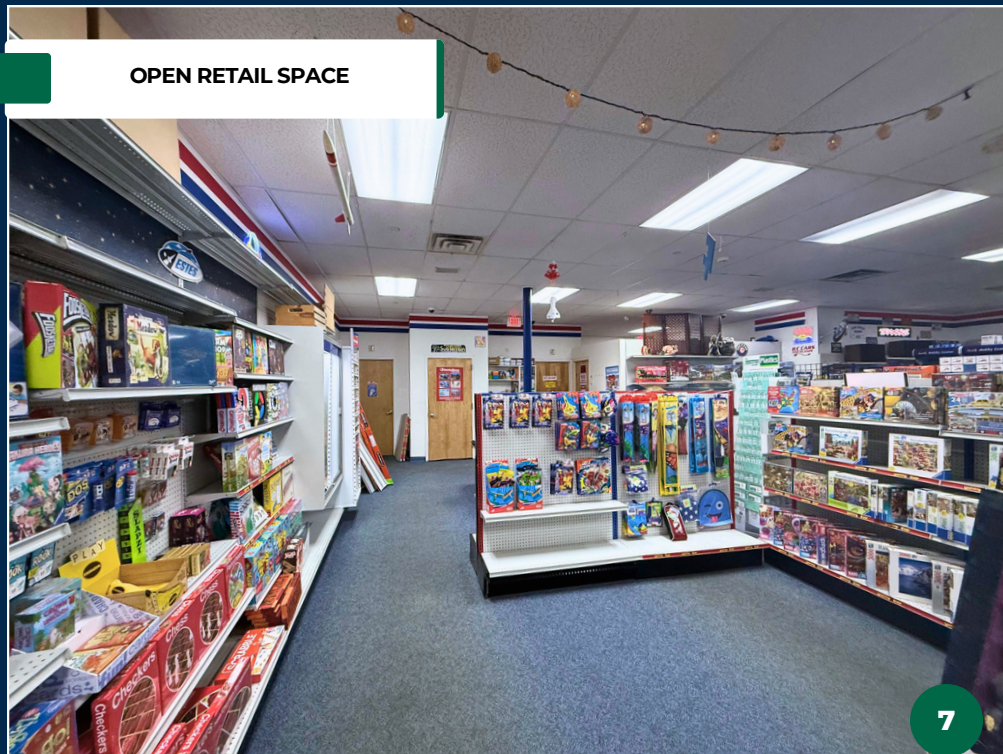
OPEN RETAIL SPACE



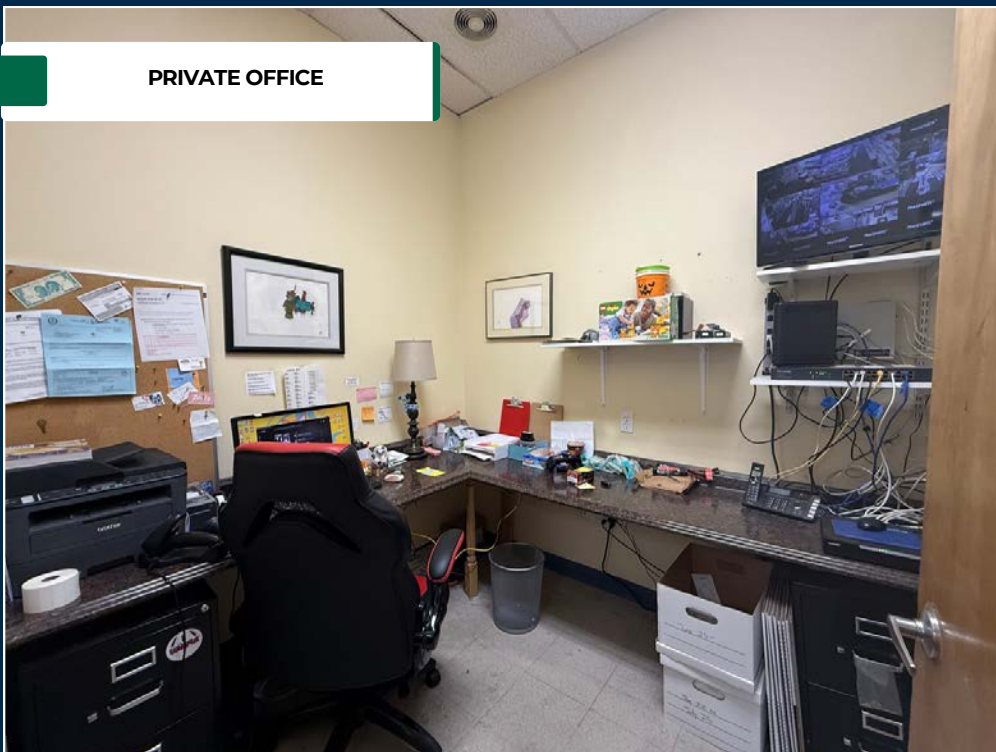
OPEN RETAIL SPACE



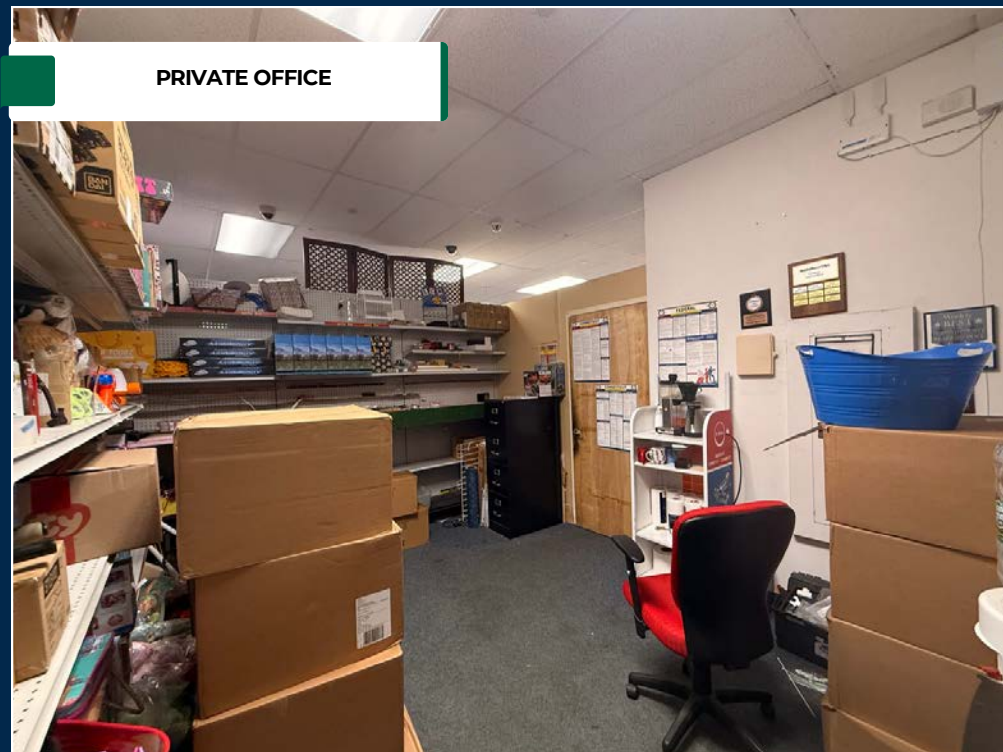
OPEN RETAIL SPACE



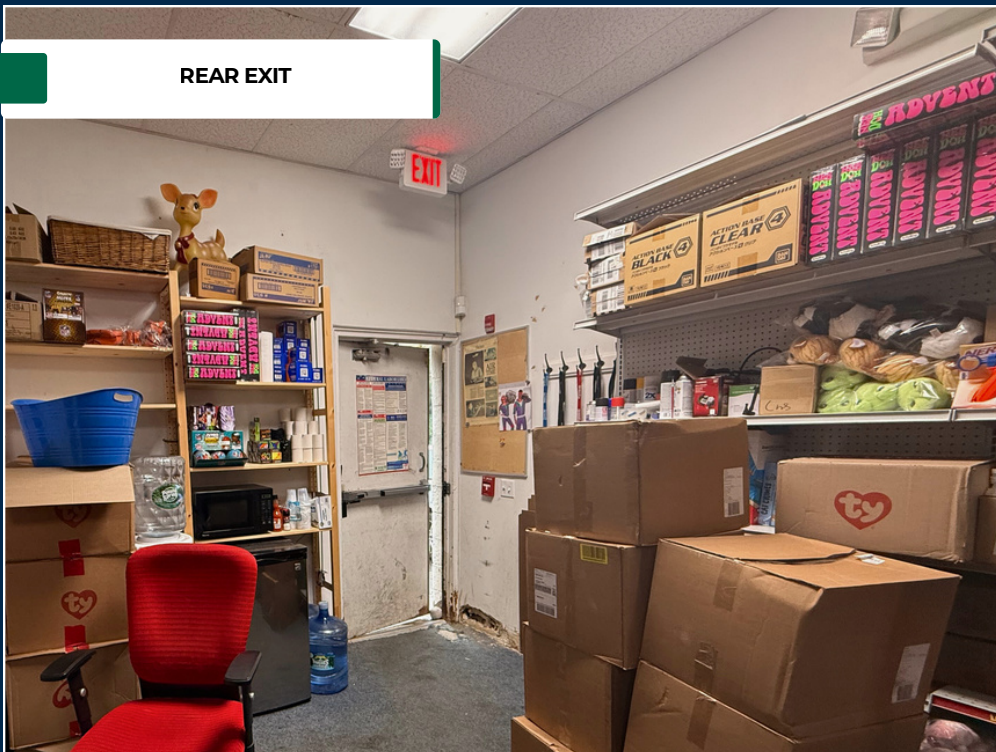
PRIVATE OFFICE



PRIVATE OFFICE



REAR EXIT



PRIVATE ACCESSIBLE RESTROOM



THE FAIRFIELD SHOPPING CENTER

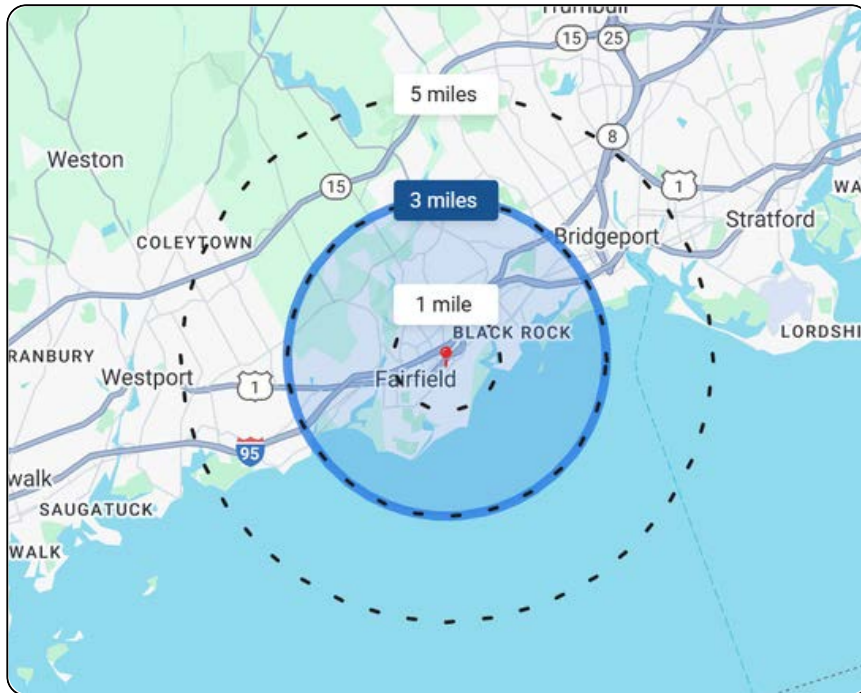
TENANT ROSTER



Space	Tenant
1	T-Mobile
2	AVAILABLE
3	FS8 Fairfield
4	The UPS Store
5	<i>New Store Opening</i>
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
16	F45 Training Fairfield
17	Finger Nail Salon
18	Ginkgo Sichuan Cuisine

DEMOGRAPHICS

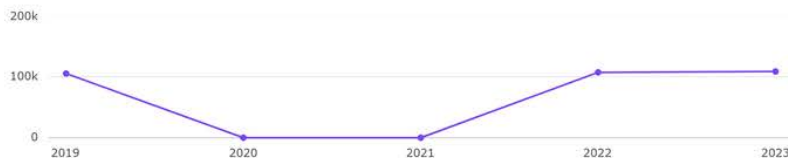
THREE MILES



Population

109.4k

↑ 1% Compared to 108k in 2022 ↑ 3% Compared to 106k in 2019



Household Income

\$99.8k

Median Income

\$126.2k

2028 Estimate

↑ 26%
Growth Rate



Age Demographics

38

Median Age

39

2028 Estimate

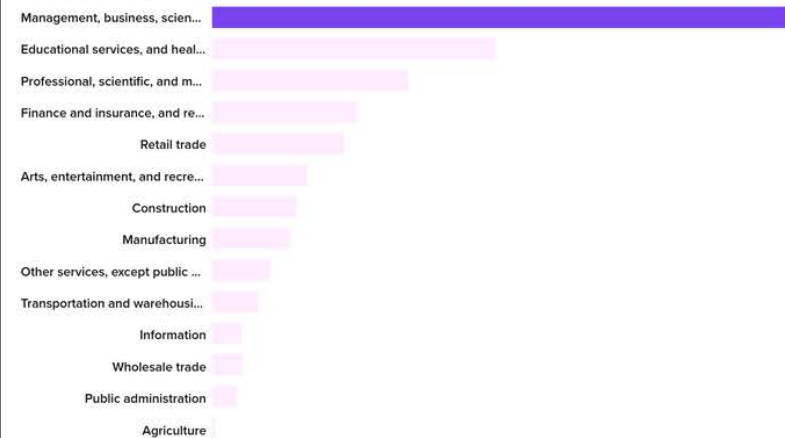
↑ 1%
Growth Rate



Number of Employees

87k

Top Employment Categories



Housing Occupancy Ratio

15:1

17:1 predicted by 2028



Renter to Homeowner Ratio

1:2

1:2 predicted by 2028



Discover Fairfield, Connecticut...



Affluent and Growing Population

Fairfield is home to over 61,000 residents, with household incomes well above the national average. The community's strong purchasing power creates consistent demand for quality retail, dining, and service-oriented businesses. Fairfield also attracts shoppers from surrounding towns, including Westport, Norwalk, and Bridgeport, broadening the customer base for local retailers.



Strong Educational and Institutional Presence

Fairfield University and Sacred Heart University bring thousands of students, faculty, and visitors to the area each year. Their presence fuels demand for retail, food, and entertainment options, while adding vibrancy to the local economy. Fairfield also benefits from a strong public school system, which continues to attract new families to the community..



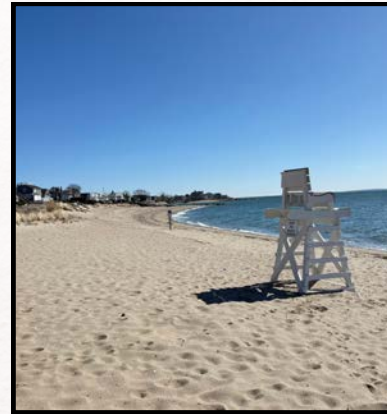
Vibrant Retail Corridors

Fairfield's retail landscape is anchored by bustling corridors such as Post Road, Fairfield Center, and Black Rock Turnpike. These areas feature a mix of national retailers, local boutiques, and dining establishments, drawing steady foot traffic throughout the week. The presence of anchor tenants helps smaller shops thrive by creating destination retail environments.



Accessibility and Transportation

Fairfield is strategically located along I-95, with direct access to the Merritt Parkway and multiple Metro-North train stations connecting to New York City. This makes it highly accessible for both local residents and commuters. Convenient transportation enhances customer reach and supports workforce availability..



Community Appeal and Quality of Life

Ranked among Connecticut's most desirable towns, Fairfield offers beaches, parks, cultural venues, and a thriving downtown. Its balance of small-town charm and economic strength makes it attractive to both residents and visitors, creating an active and engaged consumer base.



Why Open a Retail Store in Fairfield?

Opening a retail store in Fairfield means tapping into a high-income, loyal customer base in a town that values quality goods and services. Its strong demographics, thriving commercial districts, and prime location within Fairfield County make it a smart investment for retailers looking to grow and sustain their business.

NEXT STEPS

847 POST ROAD
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VIEW LISTING ONLINE



VIEW ZONING REGULATIONS



EMAIL BROKER



CALL BROKER

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