

2119 POST ROAD
FAIRFIELD, CT
06824

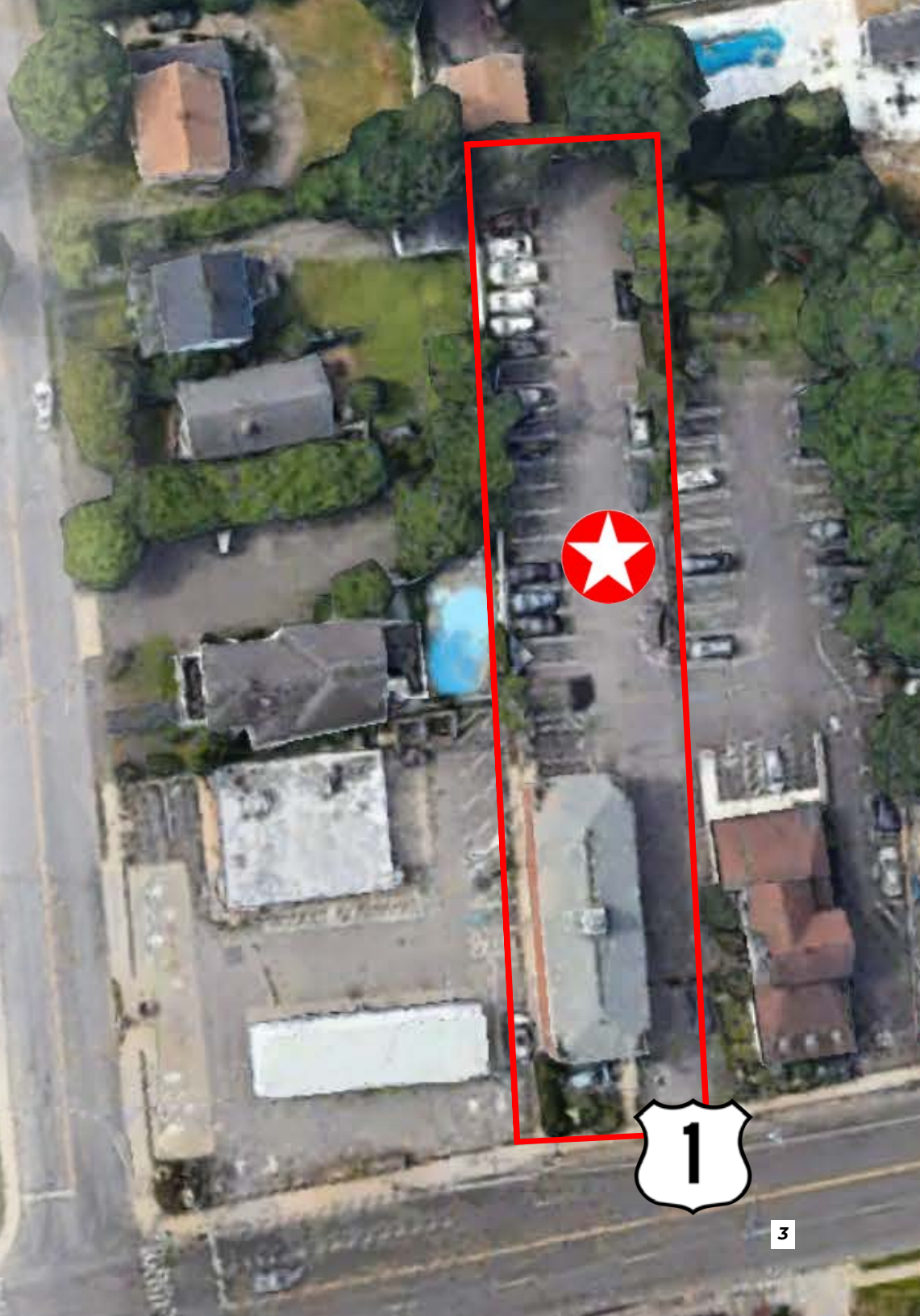


POST ROAD MEDICAL/OFFICE BUILDING FOR SALE AT \$2,400,000 OR FOR LEASE

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a 6,490 SF medical office building at **2119 Post Road in Fairfield, CT**, for sale at \$2,400,000. This visible downtown Fairfield property includes ample parking suitable for medical tenants. It is located in a Designed Commercial District (DCD) zone, permitting many uses. Built in 1989, the two-story building features a finished lower level, monument signage, a wet sprinkler system, and a pass-through elevator. The property would be perfect for an owner/user who would benefit from the existing income-producing medical tenant occupying 2,640 SF on the second floor. The remaining 2,200 SF on the street level plus 1,650 SF on the lower level is vacant and available for occupancy. The available floors feature open plans, multiple plumbing outlets, an elevator, and restrooms. The occupied second level represents 41% of the total building square footage and is fully built out as medical office space.

The first and lower levels comprising 3,850 SF are also available for lease. The 2,200 SF first-floor space is for lease at \$25/SF NNN. This floor is configured with a reception, waiting area, private office, restroom, and vestibule leading to an open floor plan with two rooms. The 1,650 SF lower level is for lease at \$15/SF NNN. This floor is configured with a mirrored open area, two offices, a reception, and a restroom. In addition to medical office or general office use, an additional excellent use for this space would be a fitness/yoga studio.

2119 Post Road borders Southport and is convenient to Blackstone Grille, Delamar Hotel, Geronimo's, Fairfield Sportsplex, M&T Bank, FedEx, and UPS. It is minutes to I-95 (Exit 19) and the Southport and Fairfield Train Stations, and steps to a Greater Bridgeport Transit Bus Stop.



DETAILS

FINANCIAL INFORMATION

Sale Price:	\$2,400,000
Real Estate Taxes:	\$39,736.84 (2023)
Lease Rate:	\$25/SF NNN (1st Floor) \$15/SF NNN (Lower Level)
NNN Expenses:	\$9.51/SF (Includes 2023 Real Estate Taxes)

THE SITE

Space Available:	3,850 SF
Building Size:	6,490 SF
Land:	0.38 Acres
Zoning:	Designed Commercial District (DCD)
Year Built:	1989
Construction:	Brick Veneer
Stories:	Two Plus Finished Lower Level
Tenancy:	Multiple

FEATURES

Traffic Count:	16,145 Average Daily Volume
Parking:	30 Surface Spaces
Amenities:	Monument Signage, Wet Sprinkler System, Pass Through Elevator

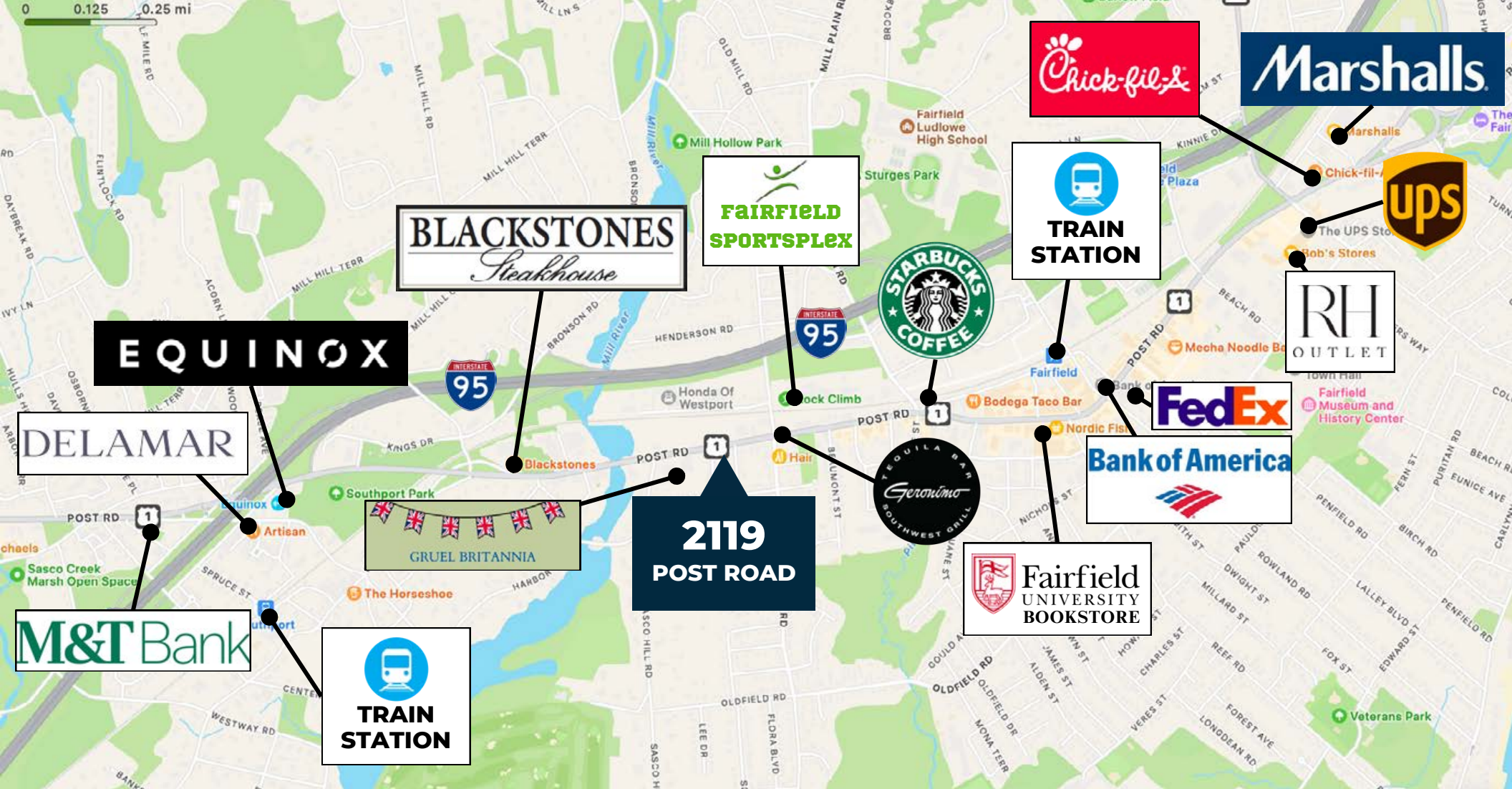
UTILITIES

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

DEMOGRAPHICS

	ONE MILE	THREE MILES
Population:	19.8k	76.1k
Median HH Income:	\$192k	\$130k





VISIBLE POST ROAD LOCATION IN DOWNTOWN FAIRFIELD



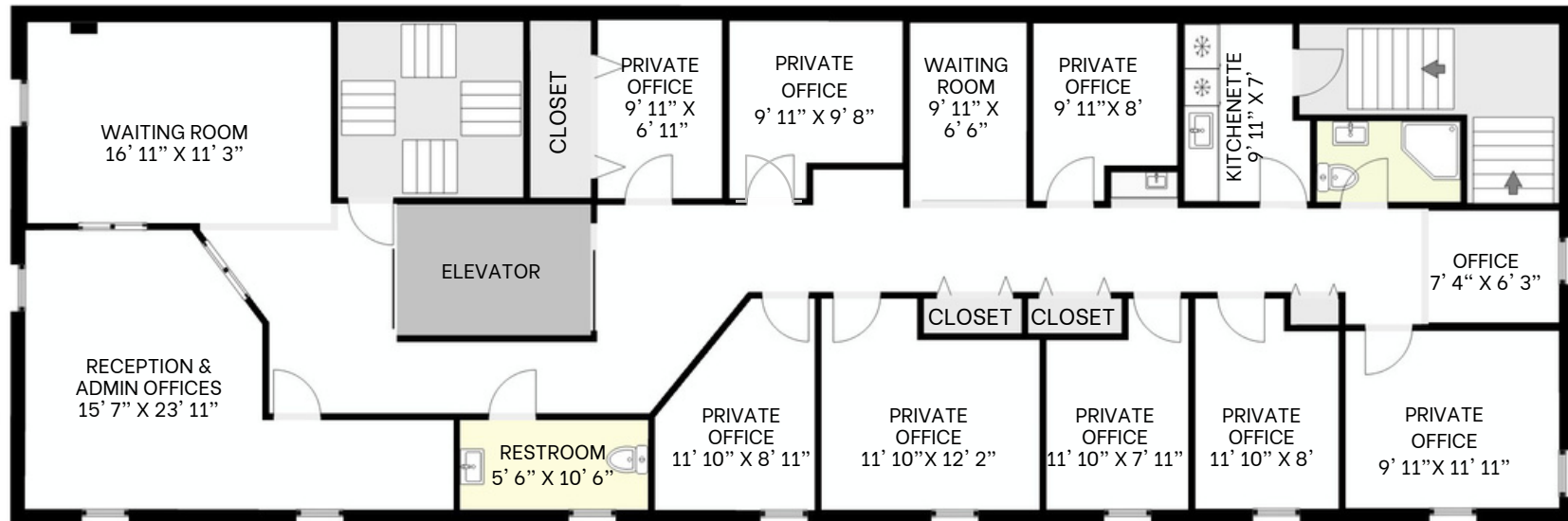
Amenities include restaurants, retail stores, banks, fitness gyms, and hotels.



Minutes to I-95, Exit 19, and the Southport and Fairfield Train Stations.

FLOOR PLAN: SECOND FLOOR - LEASED

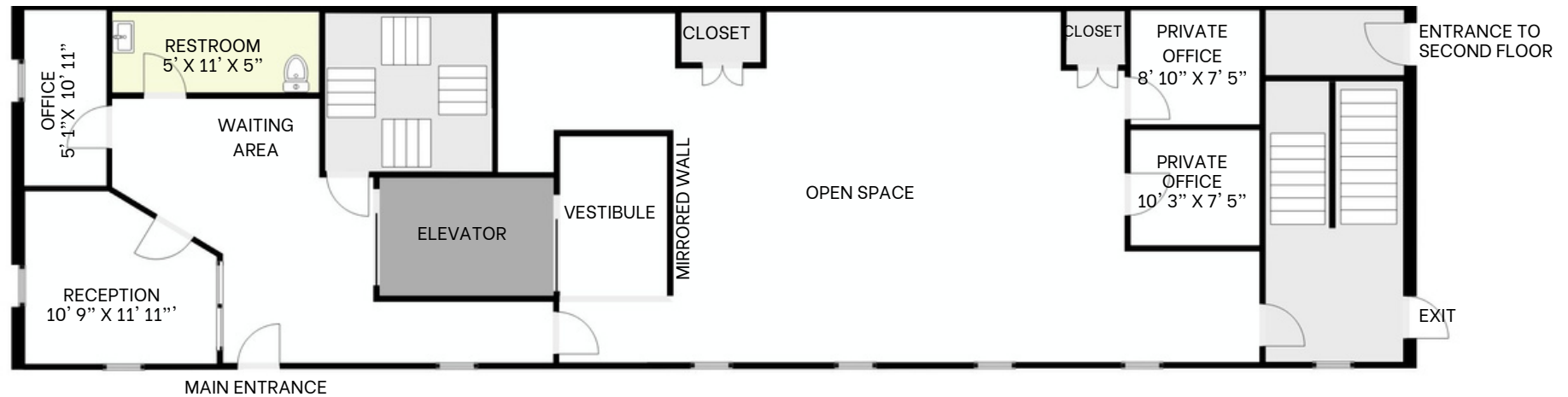
2,640 SF



NOT TO SCALE

FLOOR PLAN: FIRST FLOOR

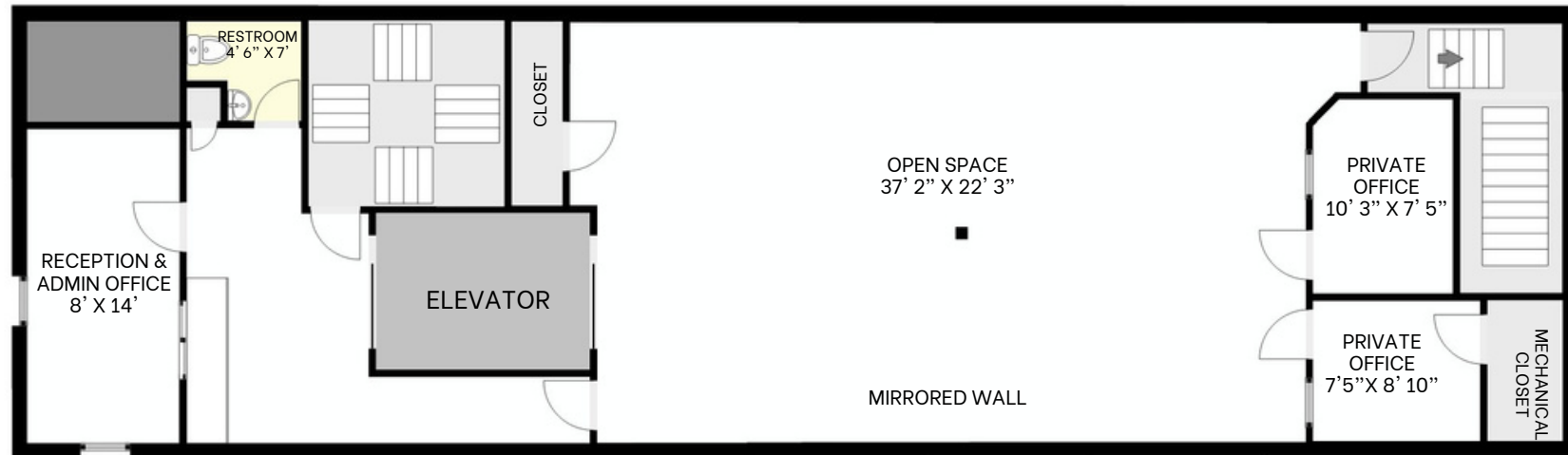
2,200 SF



NOT TO SCALE

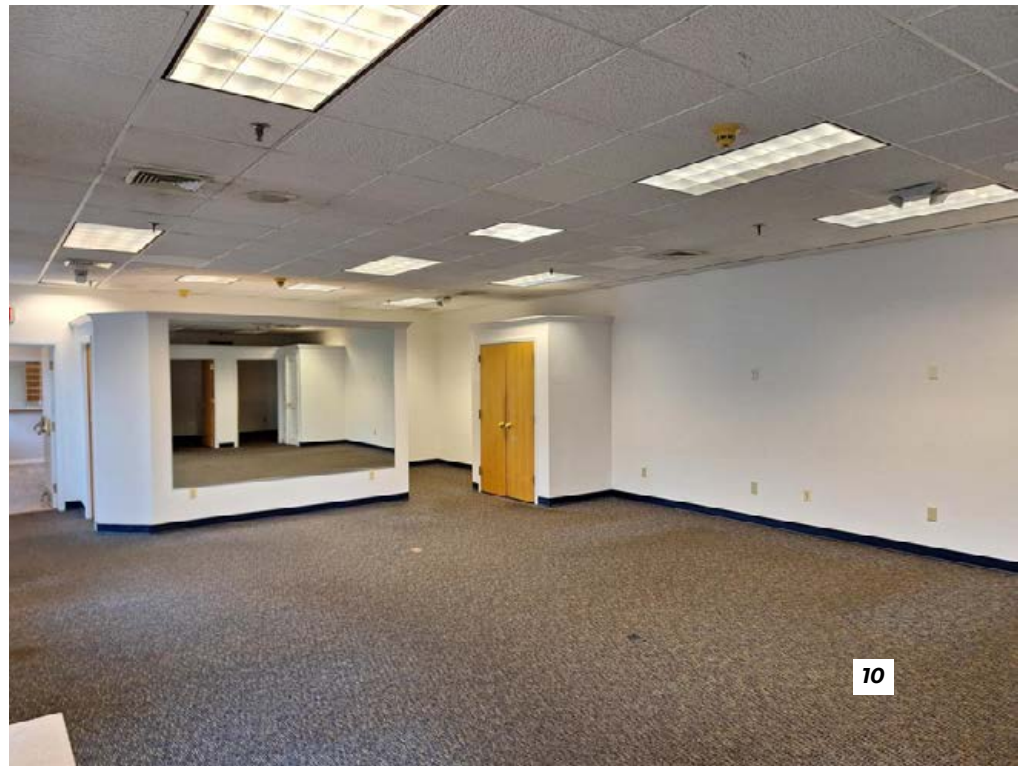
FLOOR PLAN: LOWER LEVEL

1,650 SF



NOT TO SCALE



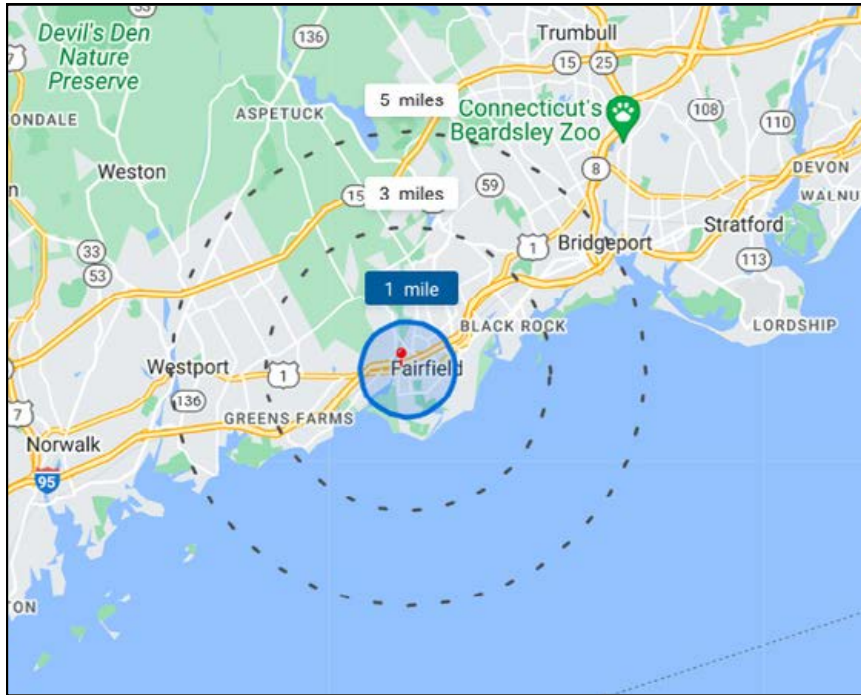


LOWER LEVEL



DEMOGRAPHICS

ONE MILE



Household Income

\$192k
Median Income

\$192k
2028 Estimate

0%
Growth Rate

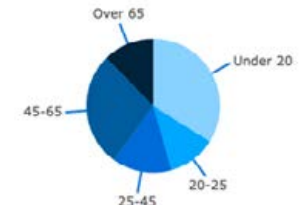


Age Demographics

35
Median Age

45
2028 Estimate

↑ 27%
Growth Rate



Housing Occupancy Ratio

16:1
11:1 predicted by 2028

Occupied

Vacant

Renter to Homeowner Ratio

1:5
1:5 predicted by 2028

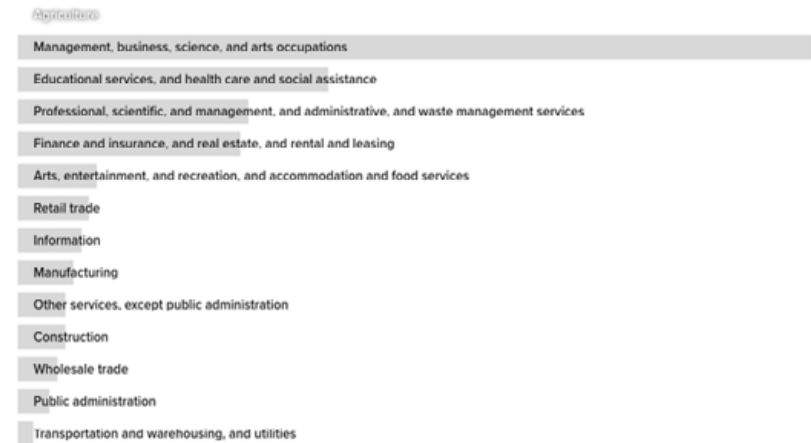
Renters

Homeowner

Number of Employees

16.2k

Top Employment Categories

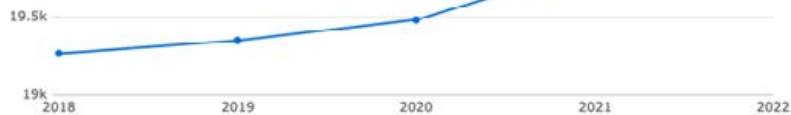


Population

19.8k

0%
Compared to 19.8k in 2021

↑ 3%
Compared to 19.2k in 2018



5 Advantages to Purchasing the Medical Office Building at 2119 Post Road in Fairfield, CT

Purchasing the medical office building at 2119 Post Road in Fairfield, CT, offers several advantages for an owner/occupier:

1

Prime Visibility on Post Road: This property enjoys exceptional visibility along Post Road (Route 1), ensuring your business gains maximum exposure to passing traffic and potential clients.

2

Parking Lot on Site: The property includes a large parking lot, which is rare for Post Road frontage. It offers a favorable medical parking ratio. Whether a medical practice or other business, clients or patients and staff will appreciate the convenience of ample parking.

3

Convenient Location: Situated just minutes from I-95, accessing the property is hassle free for both your team and clients. Its proximity to the Southport and Fairfield Train Stations and a Greater Bridgeport Transit Bus Stop further enhances accessibility.

4

Prestigious Post Road Address: The property's location at the Fairfield/Southport border along the Post Road, with proximity to upscale amenities, lends prestige to your business.

5

Tailored for Success: The property's adaptability within a Designed Commercial District (DCD) zoning allows you to customize the space to meet your specific business needs, ensuring your success in this highly visible and convenient location.

NEXT STEPS

2119 POST ROAD
FAIRFIELD, CT
06824



REVIEW ZONING
REGULATIONS



VIEW ONLINE
LISTING



EMAIL BROKER



CALL BROKER



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