

Darien | Connecticut

Artist Photo

Cosmo's Bagel & Cafe - 78 Heights Rd

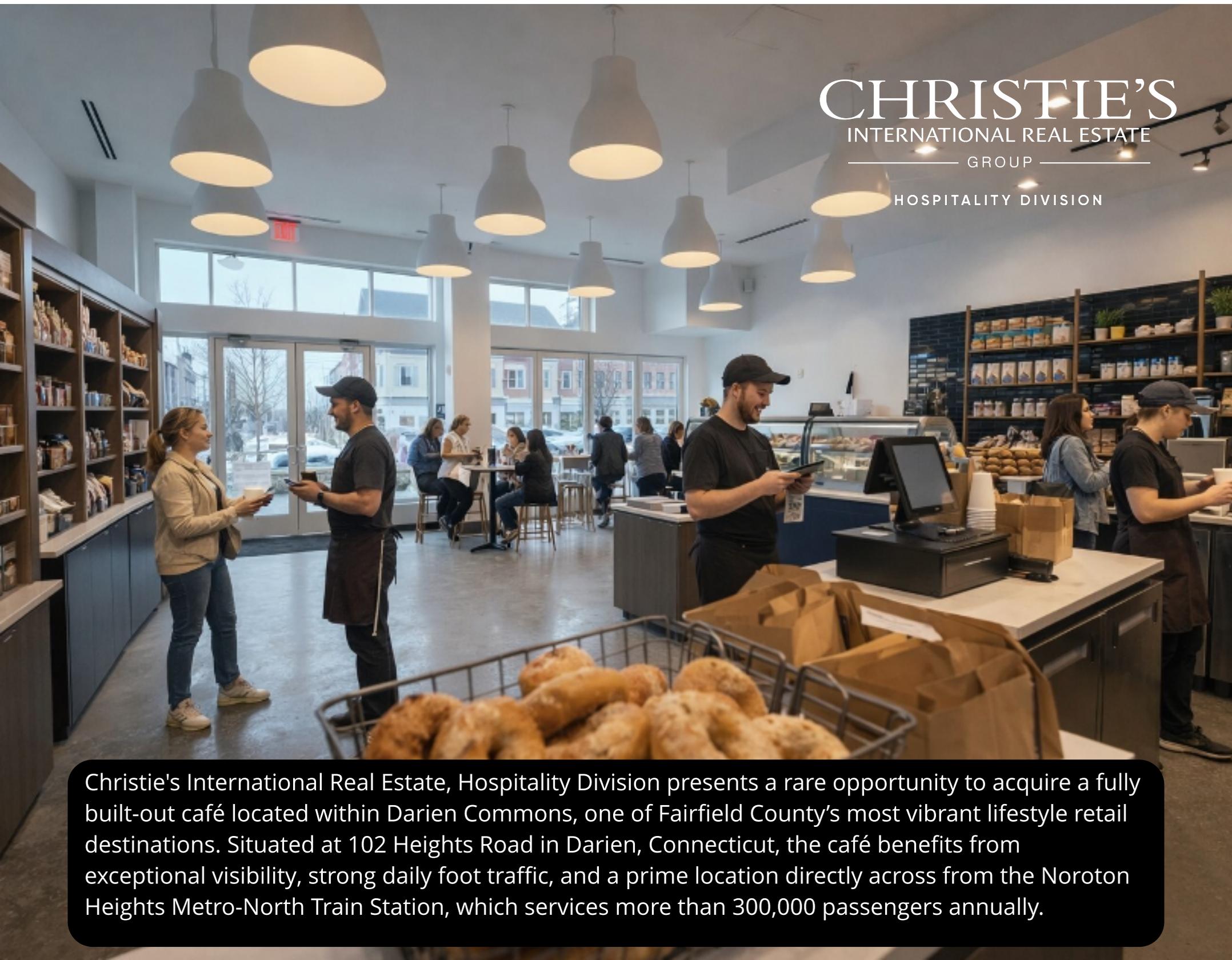
Business for Sale | Prime Darien Commons Location



CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP

BUSINESS FOR SALE: \$499,000

HOSPITALITY DIVISION

The image shows the interior of a modern café. On the left, there are tall wooden shelves filled with various packaged goods. In the center, a woman in a light-colored jacket is talking to a male staff member in a dark uniform. To the right, a counter area features a computer monitor, a cash register, and several brown paper bags. A staff member is working behind the counter. In the foreground, a metal shopping basket is filled with large, golden-brown pastries. The background shows a seating area with tables and chairs, and large windows that let in natural light. The ceiling is white with several large, white, dome-shaped pendant lights hanging from it.

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INTERNATIONAL REAL ESTATE

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HOSPITALITY DIVISION

Christie's International Real Estate, Hospitality Division presents a rare opportunity to acquire a fully built-out café located within Darien Commons, one of Fairfield County's most vibrant lifestyle retail destinations. Situated at 102 Heights Road in Darien, Connecticut, the café benefits from exceptional visibility, strong daily foot traffic, and a prime location directly across from the Noroton Heights Metro-North Train Station, which services more than 300,000 passengers annually.



16 ft

The interior layout is thoughtfully designed for efficient café operations, with approximately half of the space dedicated to kitchen and production areas. The café is fully vented, operates on natural gas, and includes high-end commercial kitchen equipment designed for volume production and long-term durability. Equipment included in the sale features two Rational commercial ovens, a Nor-Lake walk-in freezer and refrigeration system, a Scotsman commercial ice machine, and additional high-quality café equipment and fixtures.

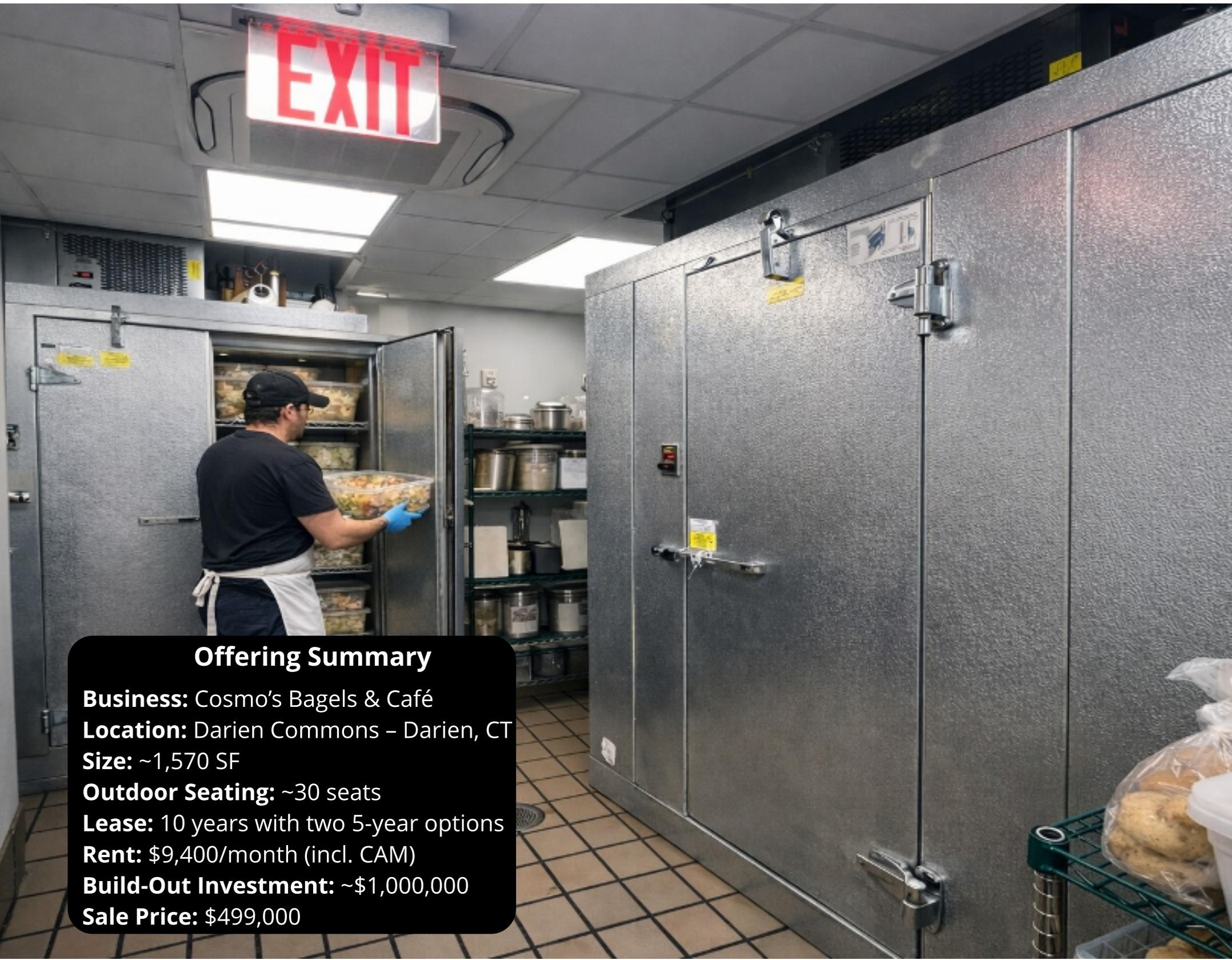


Cosmo's Bagels & Café occupies approximately 1,570 square feet in and features one of the largest outdoor seating areas within the complex, accommodating approximately 30 seats.



Darien Commons is designed as a modern neighborhood center combining convenience and community, offering a dynamic mix of retail, dining, wellness concepts, and outdoor amenities, all complemented by 122 luxury apartment homes located above the retail.

The business represents a true turnkey opportunity, with approximately \$1,000,000 invested in build-out, infrastructure, equipment, and improvements. Replicating a similar café build-out in a new location today would require a significant capital investment and extended construction timeline, making this an attractive opportunity for an operator looking to enter an affluent market with an established location and infrastructure already in place.



Offering Summary

Business: Cosmo's Bagels & Café

Location: Darien Commons – Darien, CT

Size: ~1,570 SF

Outdoor Seating: ~30 seats

Lease: 10 years with two 5-year options

Rent: \$9,400/month (incl. CAM)

Build-Out Investment: ~\$1,000,000

Sale Price: \$499,000

WEST AVENUE

EDGERTON STREET

NOROTON AVENUE

HEIGHTS

ROAD

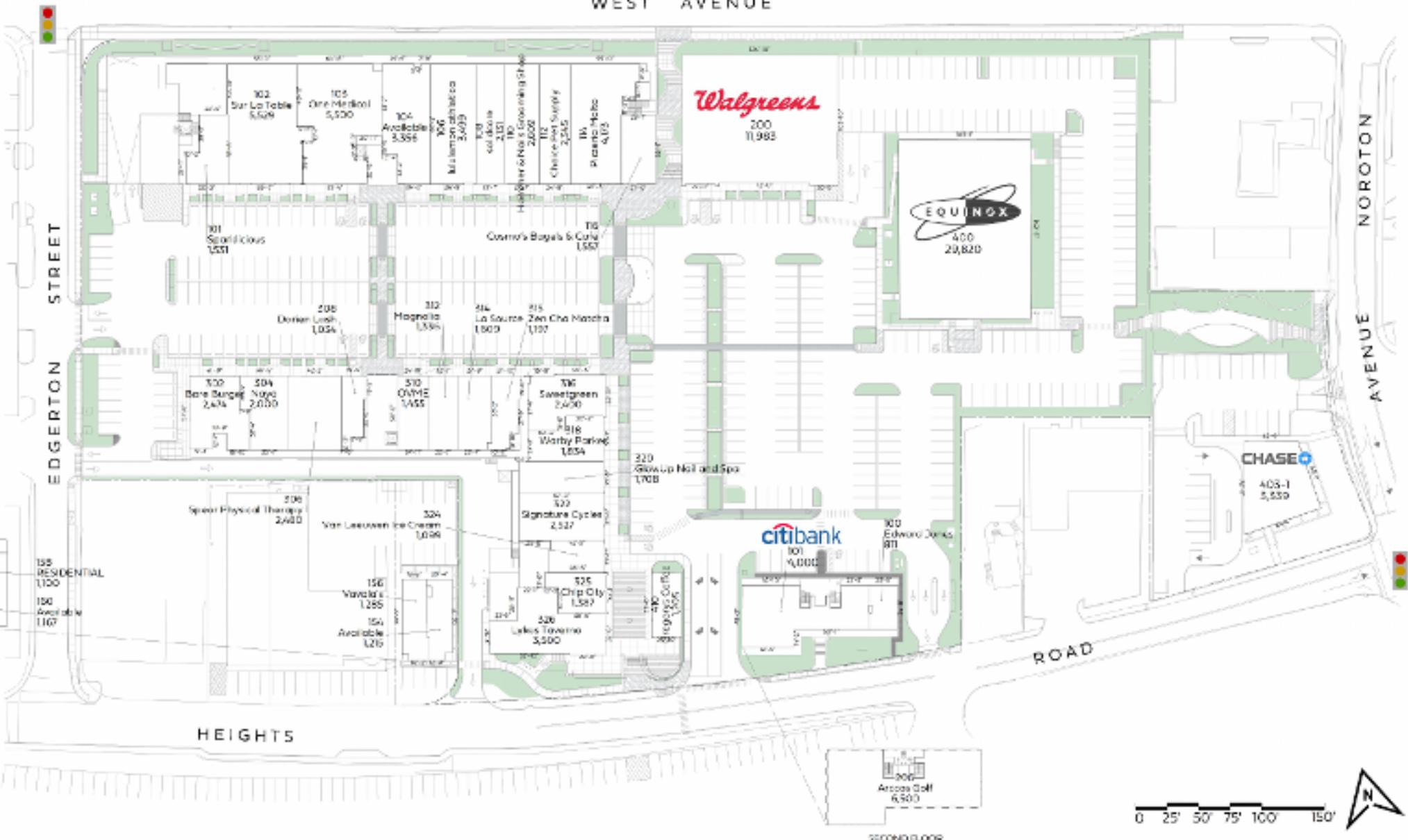
155 RESIDENTIAL 1,700
156 Available 1,167

156 Vandy's 1,285
154 Available 1,216

200 Arcoas Golf 6,500

SECOND FLOOR

0 25' 50' 75' 100' 150'



Walgreens
200
11,985

EQUINOX
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29,820

CHASE
403-1
5,530

citibank
301
4,000

102 Sun La Table 5,526
105 One Meritool 5,500
104 Available 3,356
106 Miriam's 3,675
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101 Scordicus 1,531
208 Dorian Lush 1,024
312 Magnolia 1,534
314 La Source 1,803
315 Zen Cha Natcha 1,107
100 Bare Bangs 2,434
304 Noyes 2,000
310 O'NE 1,455
316 Sweetgreen 2,430
318 Worby Parked 1,834
320 Glow Up Nail and Spa 1,708
322 Signature Cycles 2,527
324 Van Leeuwen Ice Cream 1,046
326 Chip City 1,587
328 Lakes Taverna 3,500
330 Progress Center 1,306
332 Edward Jones 811

206 Spin Physical Therapy 2,680
306 Available 1,216
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The lease was originally structured as a 10-year lease with two additional 5-year renewal options, and the business is currently approximately one and a half years into the initial lease term. The current rent including common area maintenance is approximately \$9,400 per month, equating to roughly \$72 per square foot. A more hands-on owner-operator may have the ability to increase profitability through expanded catering services, increased delivery and online ordering, enhanced coffee and beverage offerings, and targeted service for commuter traffic from the nearby train station.

Darien Commons is located in Fairfield County, one of the most affluent regions in the United States, with exceptional local demographics supporting the retail environment. Within a one-mile radius, the population is approximately 10,005 residents with an average household income of approximately \$335,860 and a median household income of approximately \$240,789. Within three miles, the population grows to more than 106,000 residents, and within five miles to nearly 218,000 residents, with strong daytime population numbers driven by commuters and local employment centers. The surrounding population is highly educated, with approximately 79% of residents within one mile holding a college degree, further reinforcing the area's strong consumer spending profile.

Cosmo's Bagels & Café is being offered for sale at \$499,000 for the business, presenting an opportunity to acquire a fully operational café in one of Connecticut's most desirable and affluent retail environments. The combination of a premier location, strong surrounding tenant mix, significant build-out investment, and proximity to a major commuter rail station makes this an exceptional opportunity for an owner-operator or hospitality group looking to establish or expand their presence in the Darien market.

Darien Commons spans more than 110,000 square feet of retail space and features locally inspired architecture with pedestrian-friendly connections designed to serve as the emerging downtown of the Noroton Heights district. The center is anchored by major national and lifestyle brands including Equinox Fitness Club, Walgreens, and JPMorgan Chase, and is home to a strong collection of retailers, dining concepts, and service providers such as lululemon, Warby Parker, Sur La Table, Bareburger, Sweetgreen, Gregorys Coffee, Chip City, Van Leeuwen Ice Cream, Naya, Zen Cha Matcha, Choice Pet Supply, Spear Physical Therapy, OVME, and One Medical with Hartford Healthcare, among others. This strong tenant mix creates consistent traffic throughout the day and evening, supporting retail, restaurant, and café operators within the complex.

Demographics

Exceptional Fairfield County Demographics

Radius	1 Mile	3 Miles	5 Miles
Population	10,005	106,164	217,942
Daytime Pop	9,909	113,518	226,759
Households	3,331	43,265	84,776
Avg HH Income	\$335,860	\$198,156	\$199,979
Median HH Income	\$240,789	\$111,341	\$111,519
Median Age	39	38	38
College Educated	79%	60%	57%

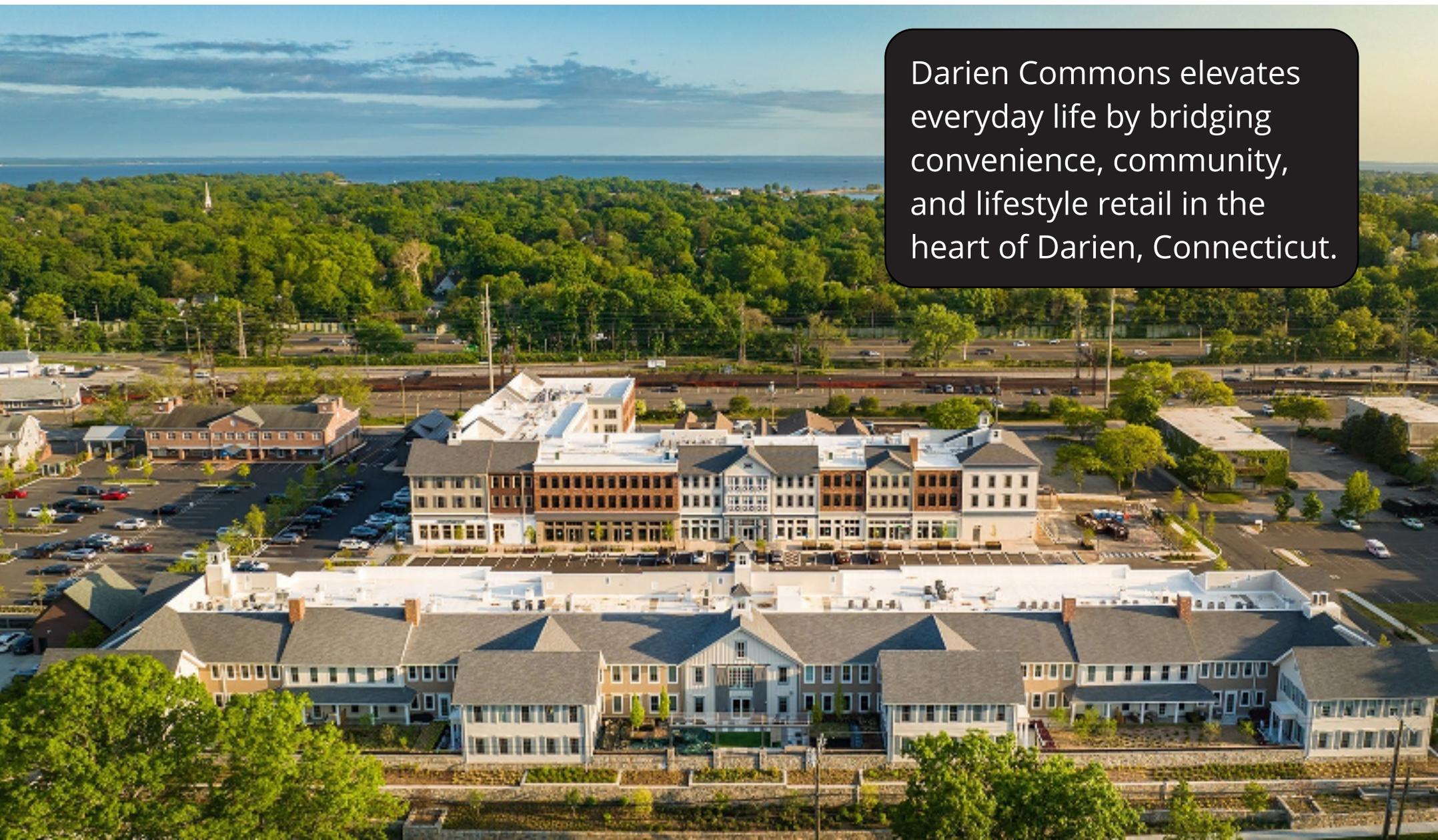
Darien consistently ranks among the most affluent communities in the United States, with strong household income and a highly educated population.



LOCATION

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An aerial photograph of the Darien Commons development in Darien, Connecticut. The image shows a mix of multi-story brick and white buildings, some with balconies, and a row of single-story houses with grey roofs. A parking lot with several cars is visible. In the background, there is a dense forest of green trees and a body of water under a blue sky with light clouds. A dark grey rounded rectangular callout box is overlaid on the right side of the image, containing white text.

Darien Commons elevates everyday life by bridging convenience, community, and lifestyle retail in the heart of Darien, Connecticut.



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