

OFFERING MEMORANDUM

Salon Asset Sale

1275 Post Road, Fairfield, CT 06824



**BERKSHIRE
HATHAWAY** | NEW ENGLAND
HOMESERVICES | PROPERTIES

 COMMERCIAL DIVISION™

SPECIFICATIONS



Discover the perfect opportunity to own a chic and stylish boutique hair salon. This beautifully designed salon offers an inviting atmosphere and a range of amenities to ensure a seamless and luxurious experience for both clients and staff.

This salon is ready for you to step in and continue its success. With its modern facilities and prime location, it offers an excellent opportunity for an ambitious stylist or entrepreneur looking to make their mark in the beauty industry. Seven years left on the lease.

- **Sale Type:** Business Assets
- **Business Price:** \$129,000
- **Rent:** \$4,033/month modified gross
- **Square Feet:** 1,400 SF + 150 SF mezzanine
- **Parking:** Ample on-site
- **Average Daily Traffic:** 22,000+

HIGHLIGHTS

- **Reception Area:** Greet your clients in a warm and welcoming reception area, complete with comfortable seating and a sleek design.
- **Product Sales:** Boost your revenue with a dedicated product sales display, perfect for showcasing premium hair care products and accessories.
- **Stations:** The salon boasts 9 modern styling stations.
- **Wash Stations:** Three state-of-the-art wash stations provide a relaxing and comfortable experience for clients.
- **Color Room** A dedicated color room for precise and vibrant hair coloring services.
- **Utilities:** Includes a washer and dryer for convenient in-house laundry.
- **Mezzanine:** Additional space available for an office and storage.



1275 Post Road, Fairfield, CT 06824

FC FEBBRAIO
COMMERCIAL

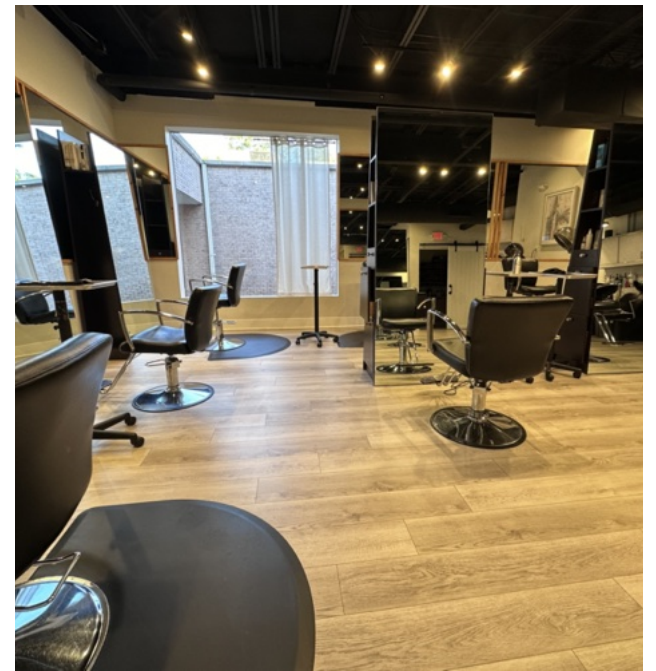
Christopher Lara
M: 203.522.2635 | O: 203.254.2061
cjl@bhhsne.com



1275 Post Road, Fairfield, CT 06824

FC FEBBRAIO
COMMERCIAL

Christopher Lara
M: 203.522.2635 | O: 203.254.2061
cjl@bhhsne.com



1275 Post Road, Fairfield, CT 06824

FC FEBBRAIO
COMMERCIAL

Christopher Lara
M: 203.522.2635 | O: 203.254.2061
cjl@bhhsne.com

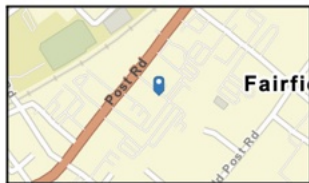
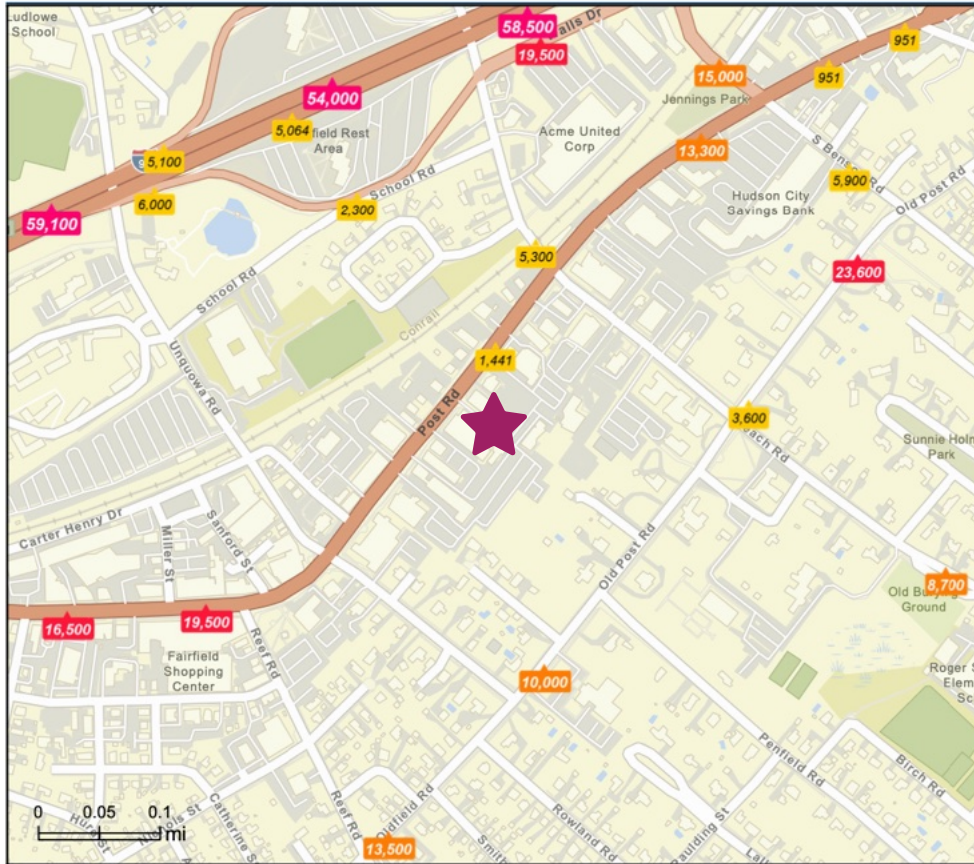
LOCATION OVERVIEW



Traffic Count Map - Close Up

1215 Post Rd, Fairfield, Connecticut, 06824 2
 1215 Post Rd, Fairfield, Connecticut, 06824
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 41.14313
 Longitude: -73.25356



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).

September 17, 2024

Situated in one of the premier locations in Fairfield County on highly traveled Post Road (Route 1). Brick Walk Center is home to dozens of retailers, boutique shops, restaurants and more. With its close proximity to I-95, this salon offers excellent accessibility for clients and employees traveling from various parts of the city and surrounding towns.

DEMOGRAPHICS (2024)	1-Mile	3-Mile	5-Mile
Population	14,020	59,179	153,266
Median Age	29.2	38.1	37.4
Median Household Income	\$164,088	\$114,112	\$75,071
Average Household Income	\$184,404	\$148,262	\$118,071
Daytime Employees	9,833	31,103	72,907
Consumer Spending	\$190.3M	\$858.5M	\$1.9B



Christopher J. Lara
VP Sales Associate
2000 Post Road, Suite 200, Fairfield, CT 06824
Direct: 203.522.2635
cjl@bhhsne.com
febbraiocommercial.com

ABOUT CHRISTOPHER

Christopher Lara (also known as Chris or CJ) is a seasoned professional in Commercial Real Estate, boasting over a decade of experience. He started his career specializing in industrial buildings, then shifted into hospitality and retail leasing drawing from his background working in restaurants since the age of 17. He is now a valuable resource and a "go-to broker" in the restaurant and hospitality sectors, continuously shaping his successful journey.

Originally from New York, Chris has been a resident of Connecticut for over 20 years. As a member of the Febbraio Commercial Team at Berkshire Hathaway for the past 2 years, he now focuses on investment sales and restaurant development / ownership.

Currently, Chris represents the largest privately owned Mexican restaurant group in Connecticut, a testament to his industry knowledge and understanding of local market dynamics. With a passion for real estate and a strong background in the restaurant industry, Chris continues to make significant strides in his career.

Visit Our Website



Team Specialties

- Business Sales
- Office Leasing & Sales
- Retail Leasing & Sales
- Investment Properties
- Industrial Real Estate
- Landlord Representation
- Commercial Properties
- Tenant Representation