

OFFERING MEMORANDUM

Retail Space For Lease

1139 Post Road, Fairfield, CT 06824

FC FEBBRAIO
COMMERCIAL



**BERKSHIRE
HATHAWAY
HOMESERVICES**



COMMERCIAL DIVISION™

Table Of Contents



PROPERTY SUMMARY

Overview.....page 3

PROPERTY & DEMOGRAPHICS OVERVIEW

Property Overview...page 3

Points of Interest & Location...4

Property Photos...5

Demographics....page 6

Traffic Count...page 7-8

FLOOR PLANS

Floor Plans...page 9

THE FEBBRAIO COMMERCIAL TEAM

About the Febbraio Commercial Team...page 10

CONFIDENTIALITY & DISCLAIMER

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.



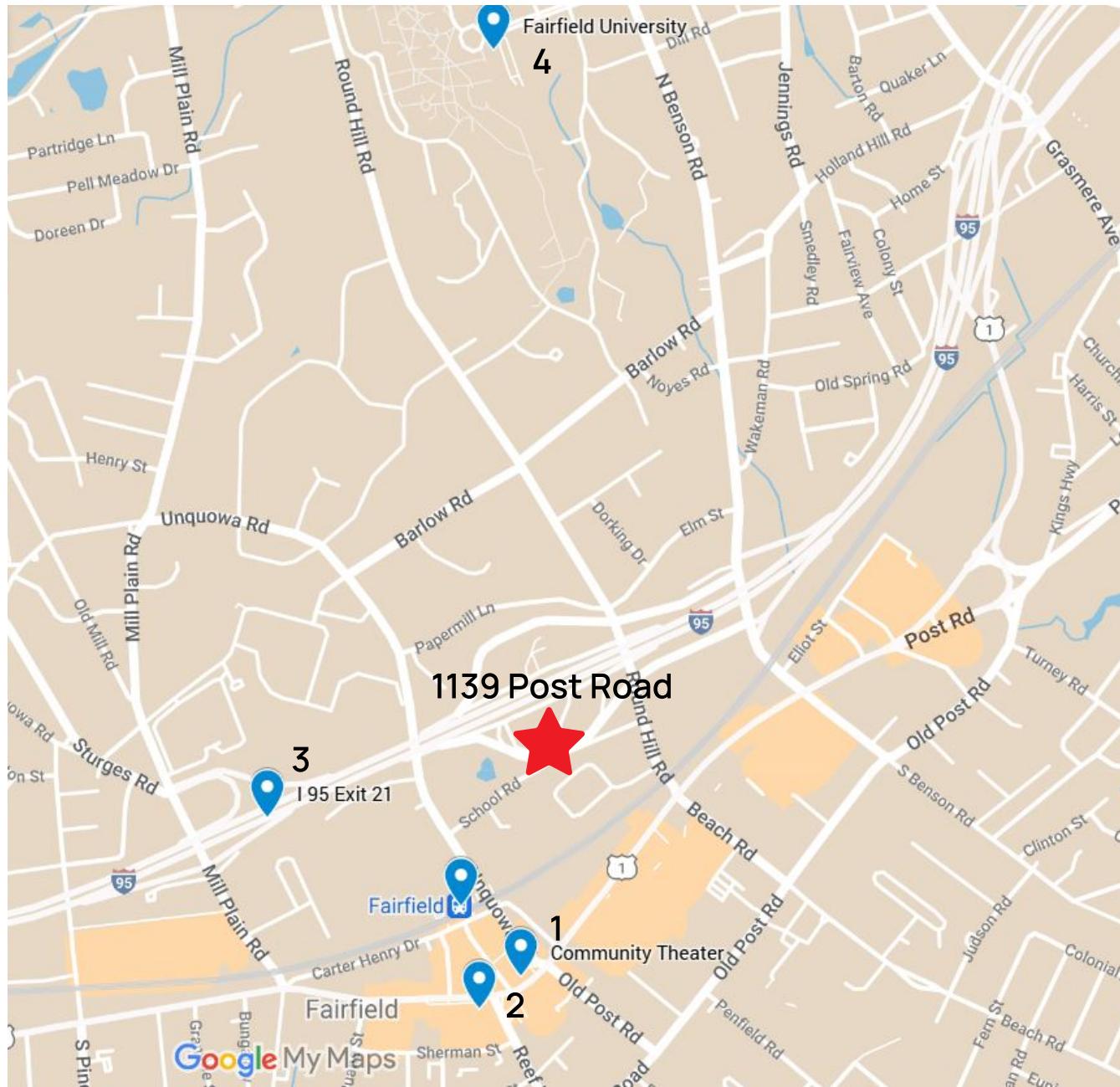
PROPERTY OVERVIEW

1139 Post Road, Fairfield, CT 06824

Considered to be one of the premier locations in downtown Fairfield, this superb retail space is available for lease. The property features 1,350 square feet on the Post Road providing outstanding visibility. Abundant parking is available. The store is located in the heart of downtown Fairfield's exceptional trade area with its many national and regional retailers and restaurants. In addition, this location has convenient access to the train station, Interstate 95, and is in close proximity to two major universities.

- Excellent visibility from the Post Rd.
- 1,350 Sq. Ft.
- On-site parking
- Adjoins the busy Shell station
- Area tenants include T-Mobile, Rings End Lumber, Flipside

Pricing: \$38/SF NNN



1139 Post Road, Fairfield, CT 06824

POINTS OF INTEREST

1 SHU Community Theater

0.1 miles

2 Fairfield Metro North

Train Station

0.4 Miles

3 Interstate 95

0.7 Miles

4 Fairfield University

1.7 miles

PROPERTY PHOTOS



1139 Post Road, Fairfield, CT 06824

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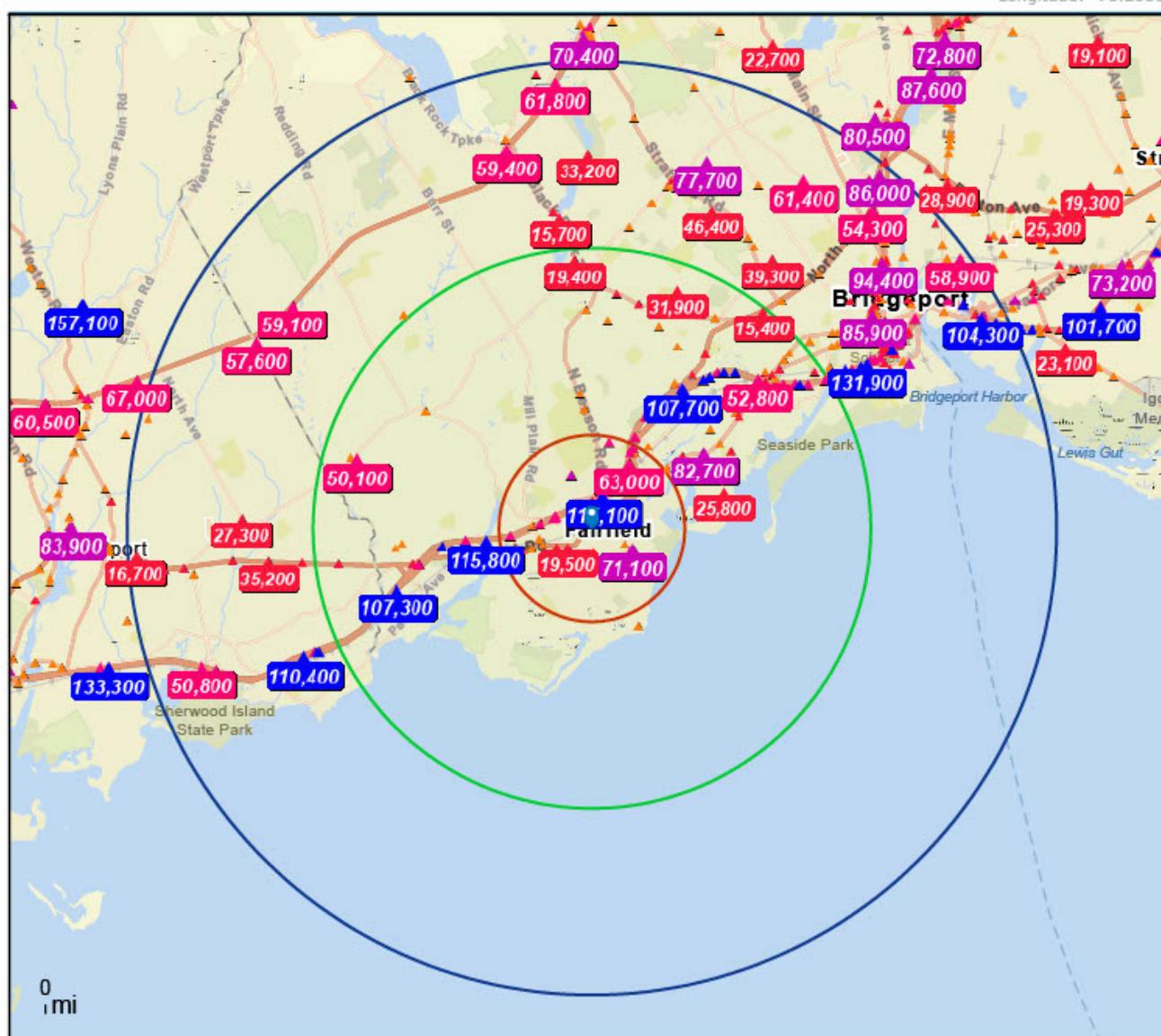
Thomas Febbraio
M: 203.247.3516 | O: 203.254.2061
febbraio@bhhsne.com

DEMOGRAPHICS



| | 1-Mile | 3-Mile | 5-Mile |
|--------------------------|-----------|-----------|-----------|
| Population | 11,710 | 5,9868 | 155,987 |
| Median Age | 38.4 | 37.8 | 36.8 |
| Median Household Income | \$166,380 | \$109,396 | \$75,609 |
| Average Household Income | \$230,403 | \$175,548 | \$140,971 |

TRAFFIC COUNTS



Average Daily Traffic Volume

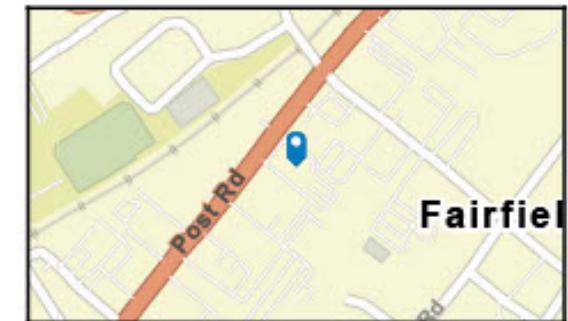
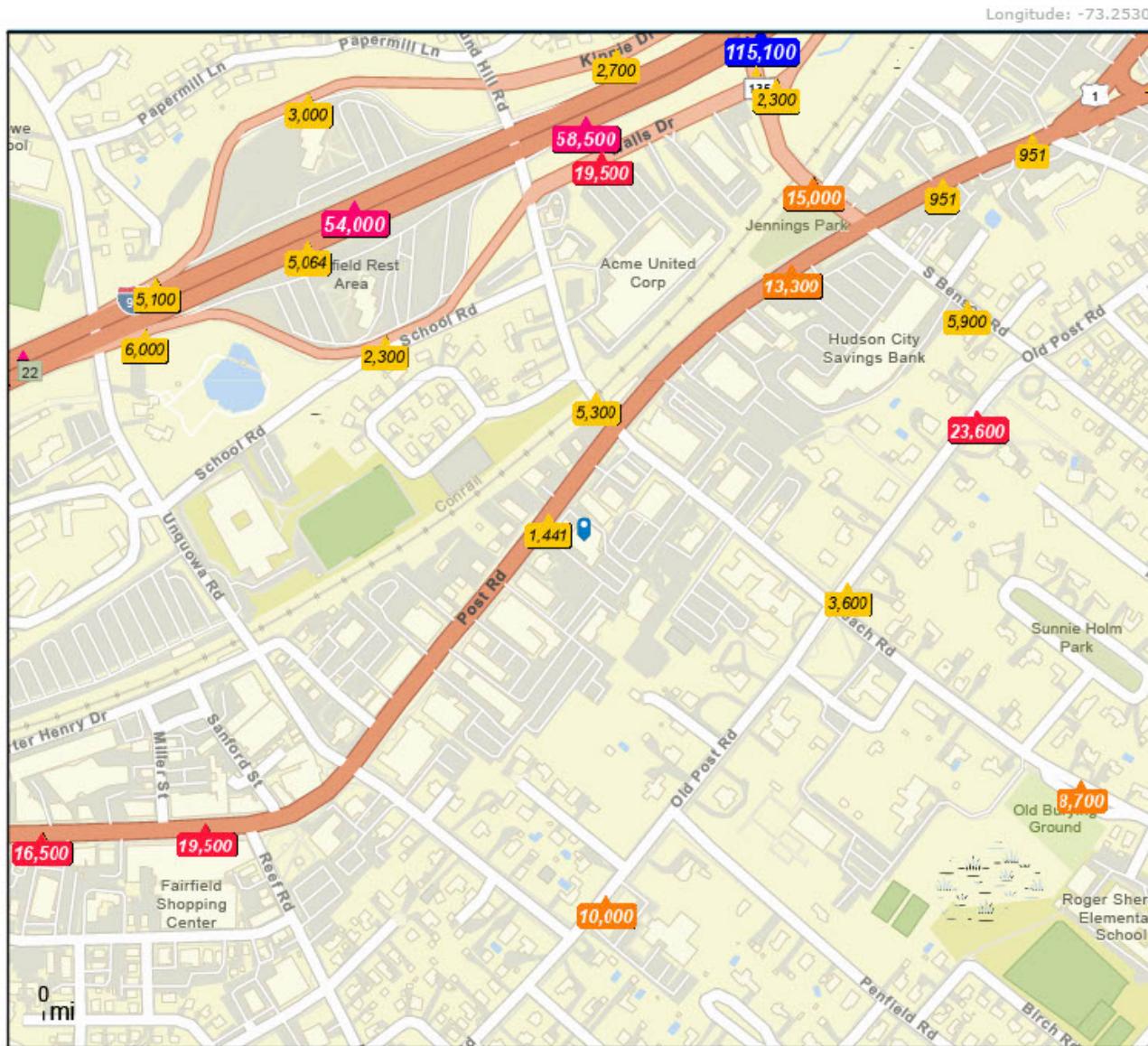
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Traffic Count Map

1139 Post Rd, Fairfield, Connecticut, 06430
Rings: 1, 3, 5 mile radii

TRAFFIC COUNTS UP CLOSE



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

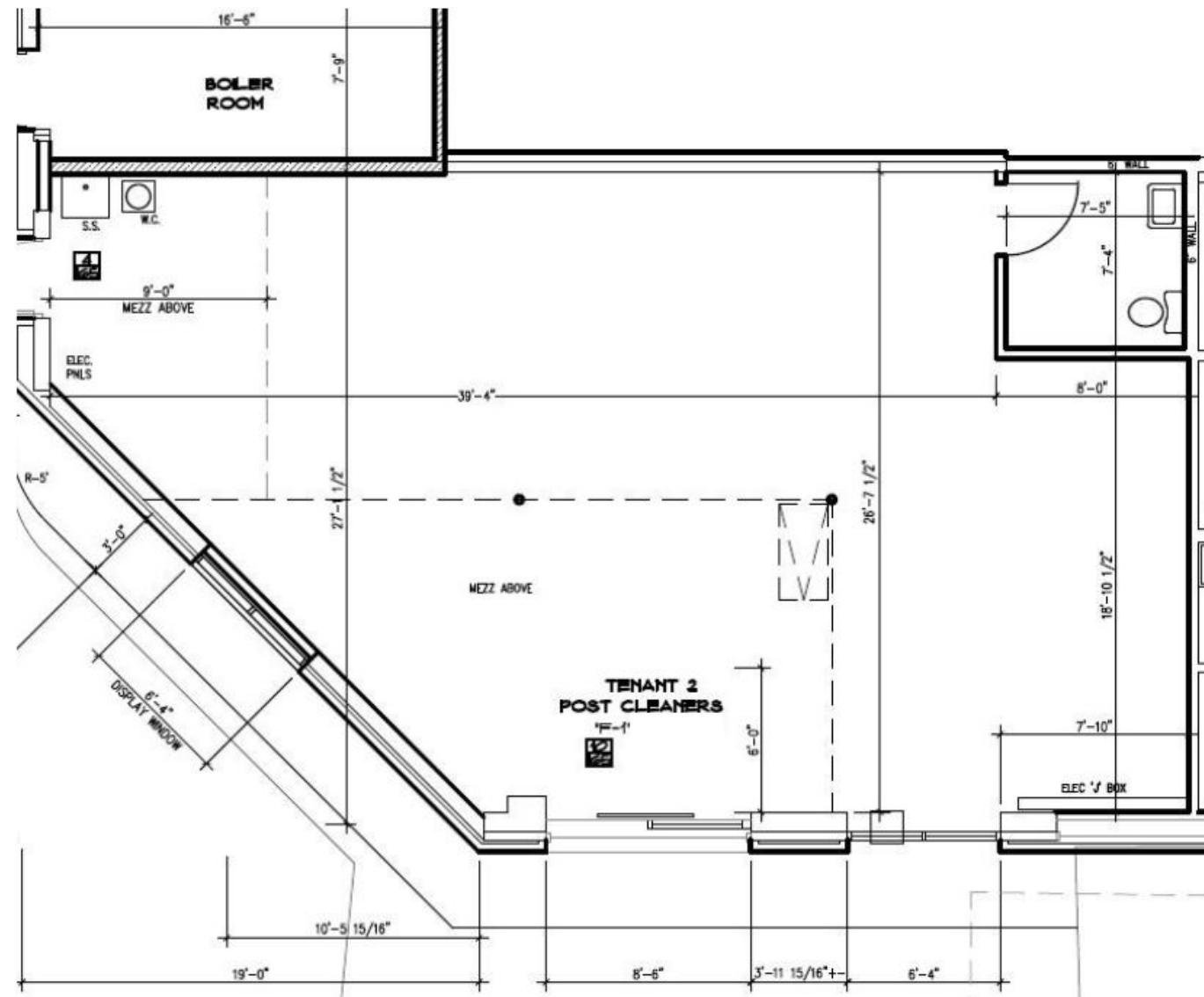


Traffic Count Map - Close Up

1139 Post Rd, Fairfield, Connecticut, 06430

Rings: 1, 3, 5 mile radii

FLOOR PLAN





Tommy Febbraio

Managing Partner

2000 Post Road, Suite 200, Fairfield, CT 06824

Direct: 203.247.3516

febbraio@bhhsne.com

febbraiocommercial.com

**Febbraio Commercial Team
at Berkshire Hathaway
HomeServices New England**



ABOUT FEBBRAIO COMMERCIAL TEAM

Thomas Febbraio, Principal and Managing Partner of Febbraio Commercial Team at Berkshire Hathaway HomeServices New England Properties brings over 25 years of invaluable expertise in the real estate industry. As a seasoned real estate developer and Partner at PFS Associates, he has cultivated a reputation for excellence, entrepreneurship, and exceptional client service.

Febbraio Commercial Team has played a pivotal role in leasing, developing, and selling over three hundred million dollars worth of commercial real estate across New York and Connecticut. His extensive portfolio includes a diverse range of clients and properties, reflecting his deep understanding of the market dynamics and his commitment to delivering optimal results.

With his unwavering dedication, extensive network, and proven track record of success, Thomas Febbraio continues to be a trusted advisor and a driving force in the commercial real estate landscape, offering unparalleled insights and solutions to his clients' diverse needs.

Visit Our Website



Team Specialties

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