

OFFERING MEMORANDUM

# Retail Space For Lease

1139 Post Road, Fairfield, CT 06824

**FC** FEBBRAIO  
COMMERCIAL

flipside  
← PARKING →

← ONE WAY

NO  
PARKING  
IN ALLEY  
VIOLATIONS  
WILL BE TOWED  
AT OWNER'S  
RISK

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

NEW ENGLAND  
PROPERTIES



COMMERCIAL DIVISION<sup>SM</sup>



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## 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

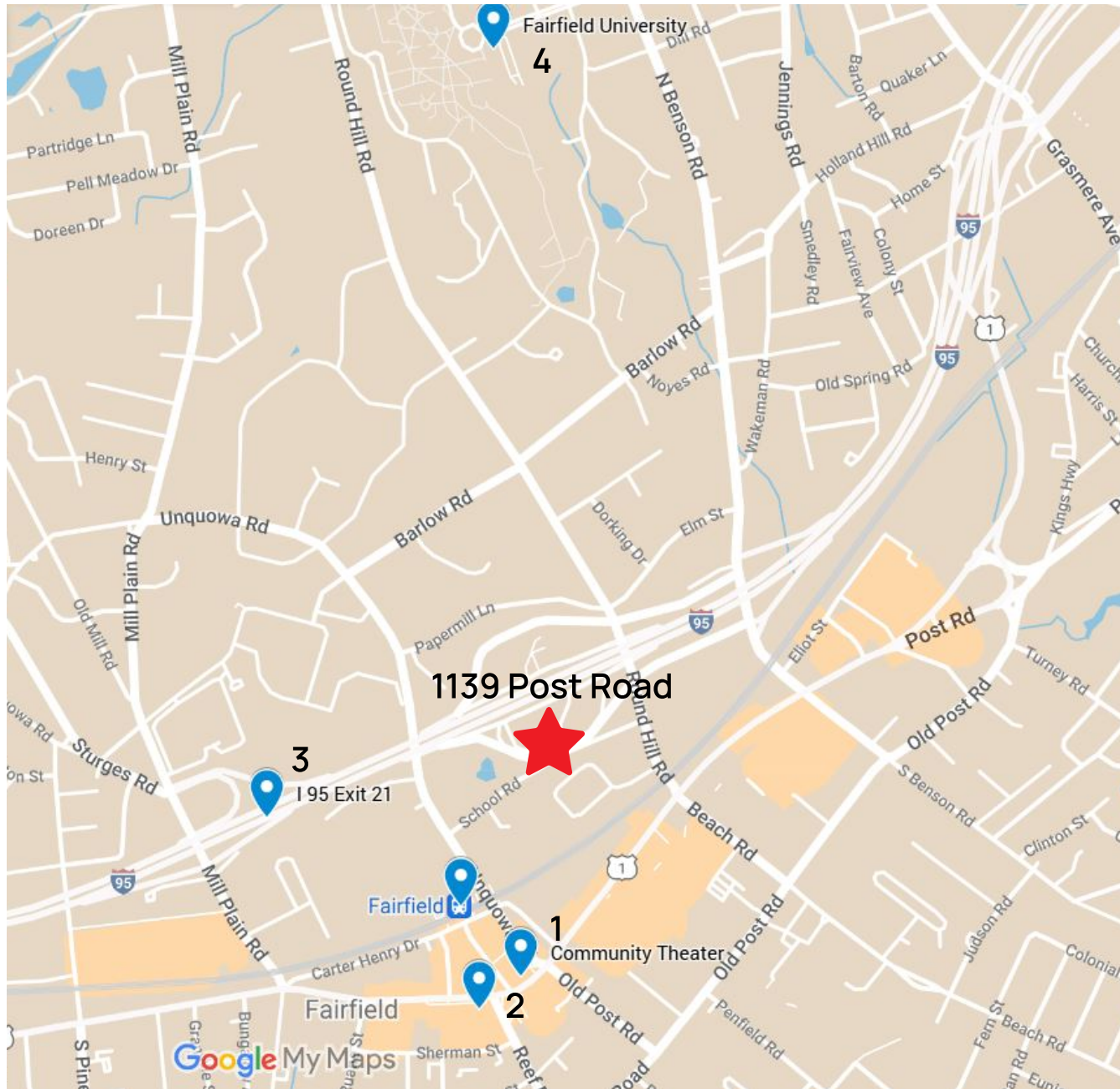
### 1139 Post Road, Fairfield, CT 06824

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





## 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

**FC** FEBBRAIO  
COMMERCIAL

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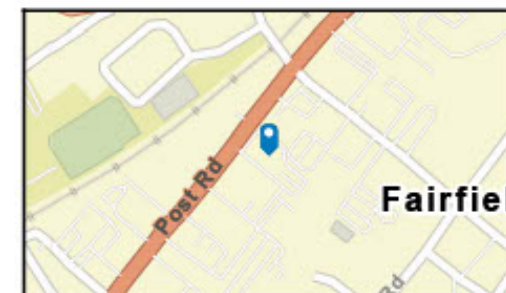
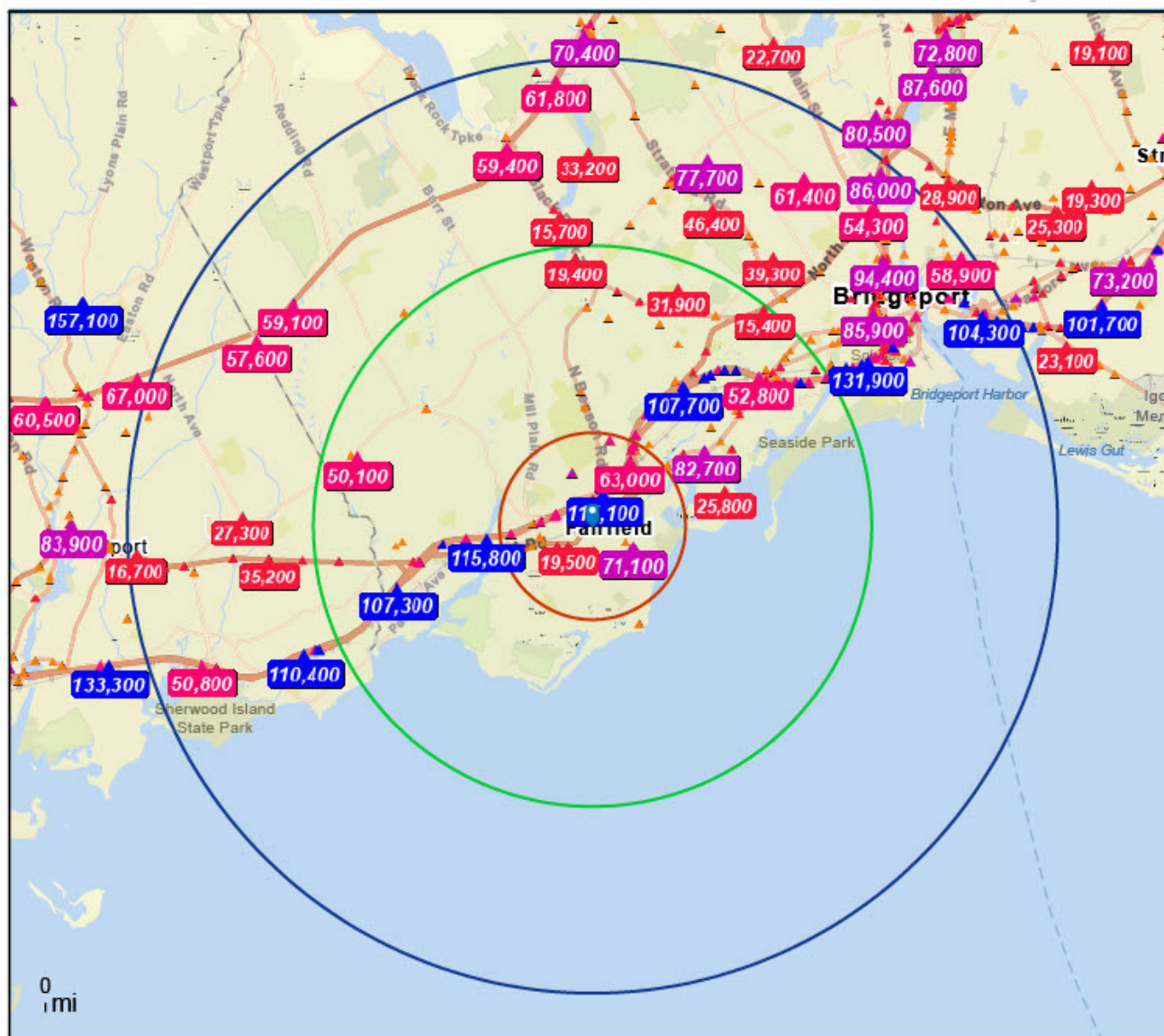
# DEMOGRAPHICS



	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



Source: ©2022 Kalibrate Technologies (N/A 2022)

**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

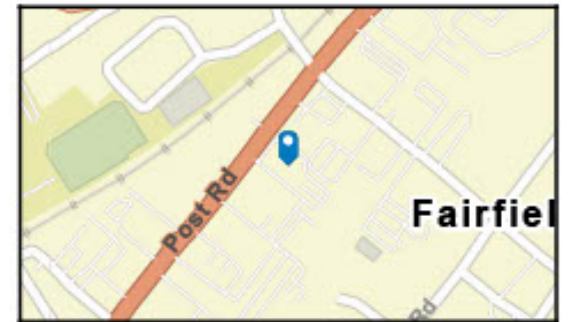


Traffic Count Map

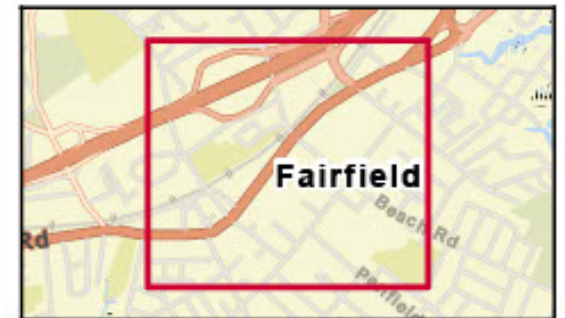
1139 Post Rd, Fairfield, Connecticut, 06824  
Rings: 1. 3. 5 mile radii



139 Post Road, Fairfield, CT 06824



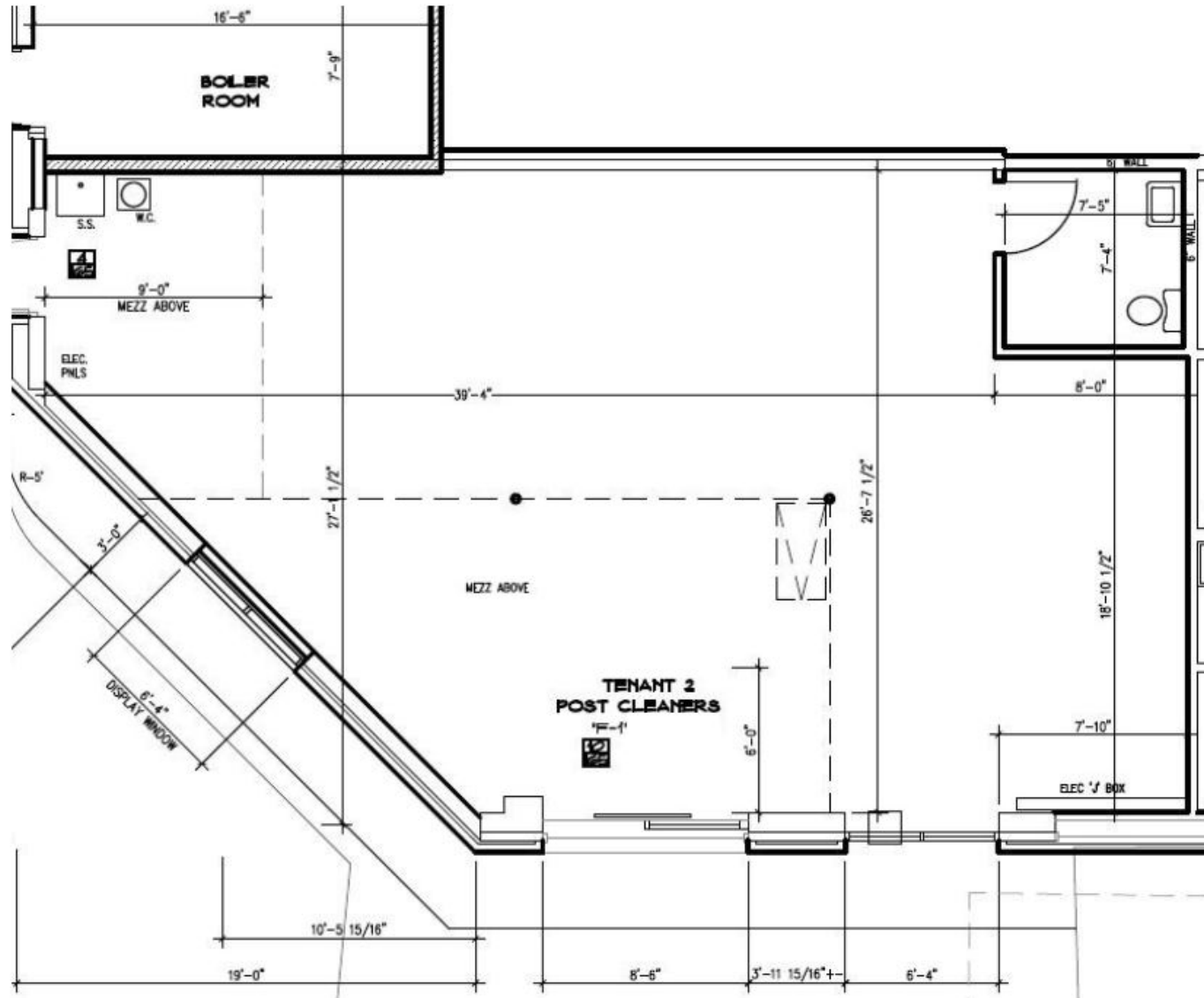
▲ **More than 100,000 per day**



1139 Post Rd, Fairfield, Connecticut, 06824  
Rings: 1, 3, 5 mile radii



# FLOOR PLAN







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Febbraio Commercial Team  
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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