



2253 Fairfield Avenue, Bridgeport, CT

Freestanding Building Available for Lease: \$25/SF NNN



Former Post Office: Freestanding building located directly off of I95 on Fairfield Avenue in the Black Rock section of Bridgeport. Formerly occupied by the United States Post Office, with a 2+ acre site this could be a perfect fit for a use that requires a lot of parking.

The Site

Total Building Size:	12,500 SF
Land:	2.33 Acres
Real Estate Taxes:	\$37,488 - \$2.64/SF
Zoning:	OR (Office - Retail)
Year Built:	1995
Traffic Count:	16,800
Parking:	Ample
Tenancy:	Single

Utilities

Water:	Sewer
A/C & Heating:	Forced Air

Three Mile Demographics

Population:	138,643
Average HH Income:	\$81,624

Five Mile Demographics

Population:	245,941
Average HH Income:	\$86,489

