

95 REEF ROAD FAIRFIELD CT



EAC Properties exclusively offers for lease, 95 Reef Road, where opportunity meets convenience in the heart of downtown Fairfield, Connecticut. This meticulously maintained, free-standing mixed use building features 1,729 square feet of space on the 1st floor, currently configured with one large retail space including an office and private ADA compliant bathroom. The building underwent a complete renovation in 2004, further updates completed in 2024, ensuring a contemporary and inviting atmosphere for both clients and employees alike. Strategically positioned just off the bustling Post Road, adjacent to the town green and Gazebo providing visibility and accessibility. Located within a quick 5-minute walk to the Metro North Fairfield Train Station, connecting you effortlessly to Stamford, New York and New Haven an array of national and boutique retailers as well as a plethora of dining options, all within walking distance. Additionally, ample parking ensures hassle-free commutes for both employees and visitors, while the inclusion of a ChargePoint EV charger reflects a commitment to sustainability and forward-thinking initiatives. Whether conducting meetings, fostering collaboration, or focusing on individual tasks, this layout caters to diverse work styles with ease. The practicalities of daily operations are seamlessly integrated with two well-appointed restrooms conveniently located on the floor, shared kitchen break room amenities and 24/7 Digital Access including 24/7 Video Security

PROPERTY AVAILABLE FOR LEASE

- 1st Floor - 1,729 SF Available w/ Bonus 750 SF Available LL - Blended rate \$45 SF + NNN
- 2.5 Story Building, 2 EV Stations, Renovated 2024
- 0.09-acre Lot with Gross Building Size of 5,235 SQ FT
- Ample on-site parking and high visibility signage (New Pylon signage coming soon)
- 24/7 Digital Locks, Video security, and IT Throughout the building
- Owner Flexible on Use and Terms
- Currently built out as retail use, easily convert to office
- 5 Minute walk to Metro North Fairfield Station

DEMOGRAPHICS

Population 2024:

06824: 35,199 • Fairfield County: 965,266

Average Household Income:

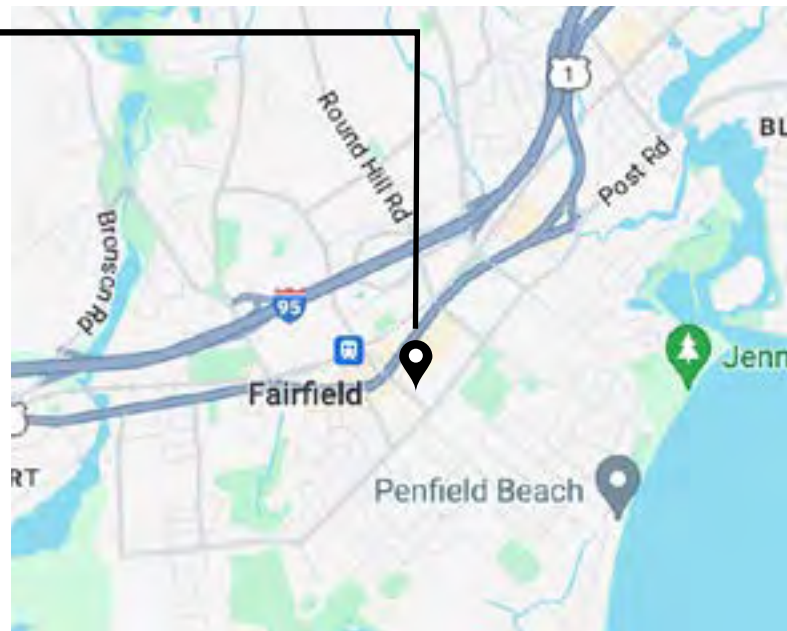
06824: \$172,433 • Fairfield County: \$166,972

Average Daytime Traffic (ADT)

Post Road & Reef Road: 19,962

NW on Oldfield Road & Reef Road: 60,537

SW Oldfield Road & Reef Road: 88,436



CONTACT

Andreas Senie
Managing Partner
203 584 7257
Andreas@EAC-Properties.com
REB.0790681

Scott Cranston
Commercial Associate
203 209 9451
Scott@EAC-Properties.com
RES.0813245

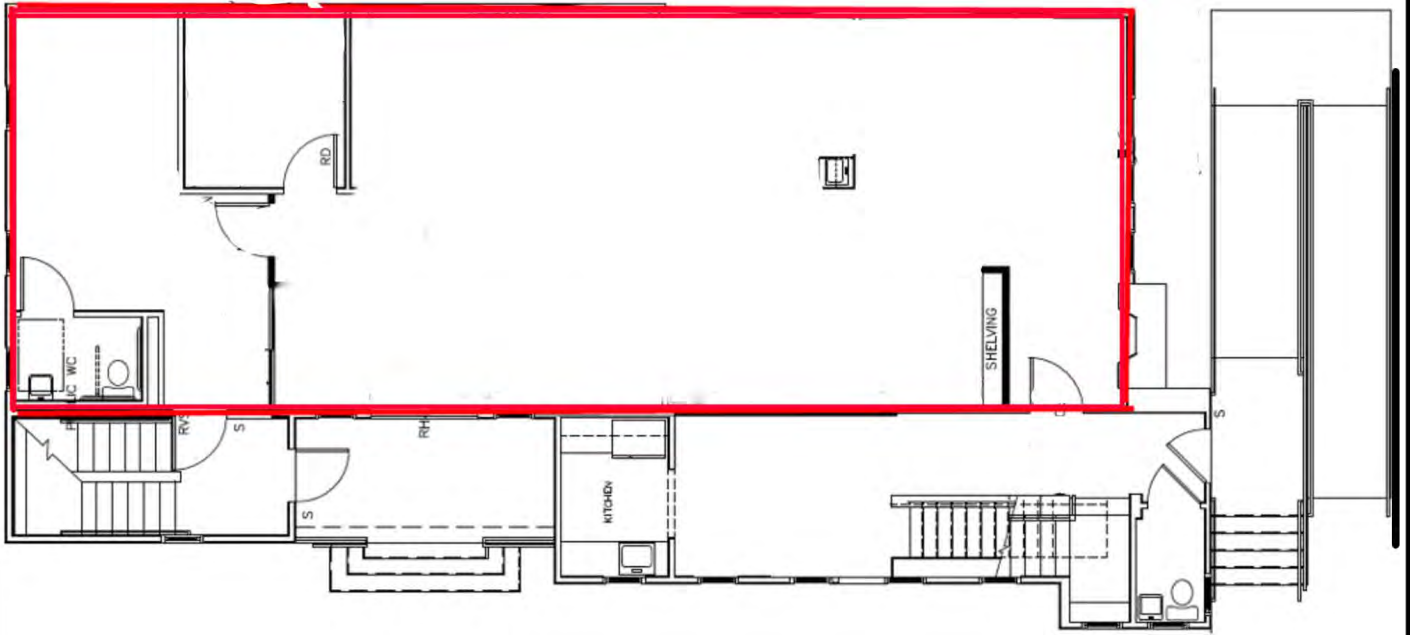
No warranty of representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals or as part of KW Commercial.



572 White Plains Road Trumbull, CT 06611 • Tel 844 322 7325 • Fax 844 322 7325 • www.EAC-Properties.com



95 REEF ROAD, FAIRFIELD, CT



No warranty of representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals or as part of KW Commercial.



572 White Plains Road Trumbull, CT 06611 • Tel 844 322 7325 • Fax 844 322 7325 • www.EAC-Properties.com

