



COMMERCIAL DIVISION



RETAIL SPACE FOR LEASE

Asking \$44.00/Sq. Ft. NNN

1916 Post Road
Fairfield, CT 06824

Visit Our Website



Thomas Febbraio

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Office: (203) 254-2061

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**1916 POST ROAD
Fairfield, CT 06824**



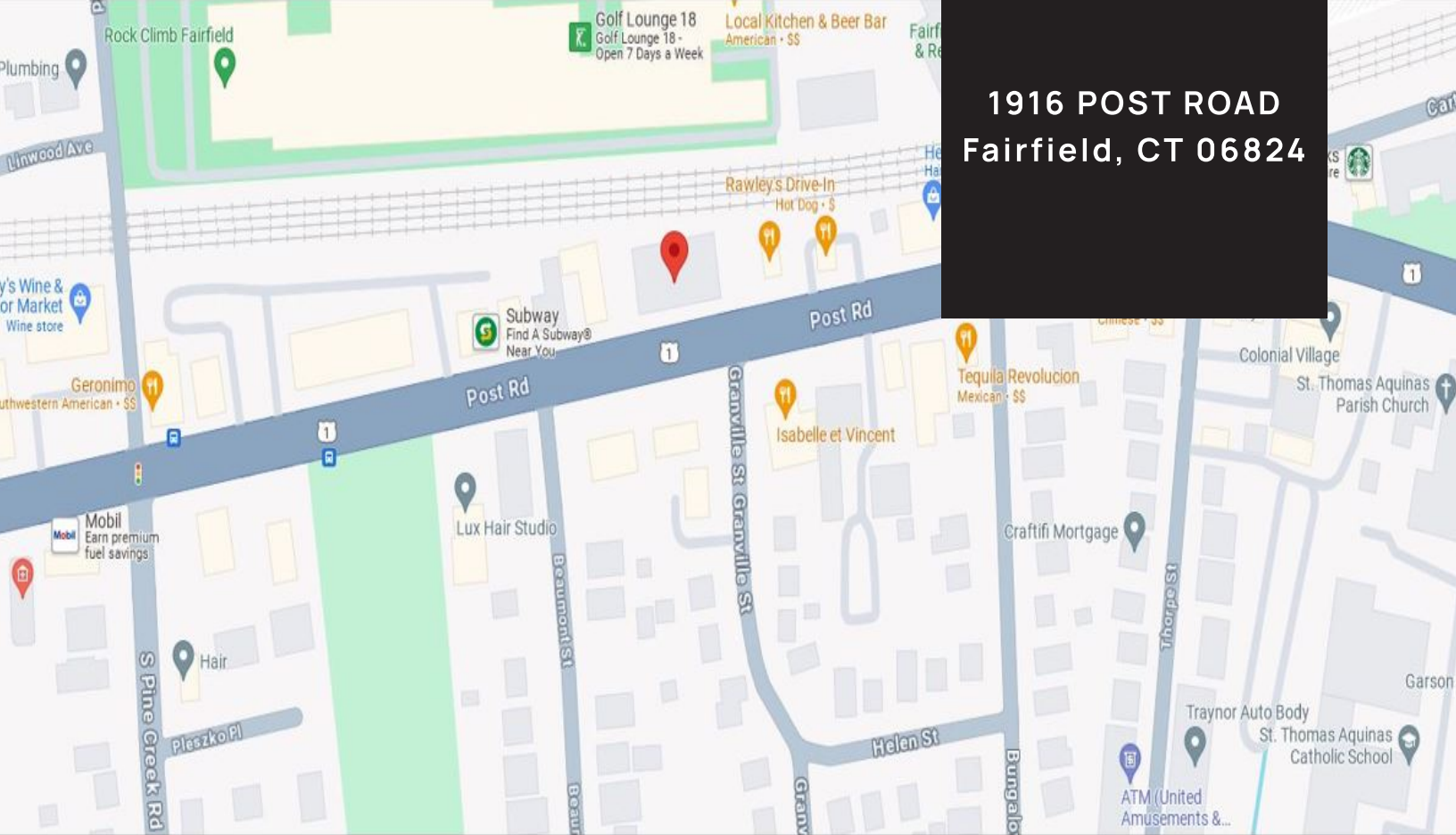
PROPERTY OVERVIEW

- Excellent Visibility from Post Road
- 6,000 s/f divisible by 1,500 s/f modules
- Attractive property
- On-site parking
- Walk to Train Station and Downtown

Property Type.....	Retail
Building Size.....	6,007 SF
Divisible.....	1,500 SF
Acreage.....	.44 acres
Year Built.....	1992
Zoning.....	DCD
Parking.....	On-site plus street
Traffic Count.....	16,134 VPD



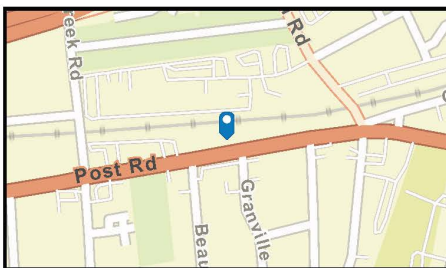
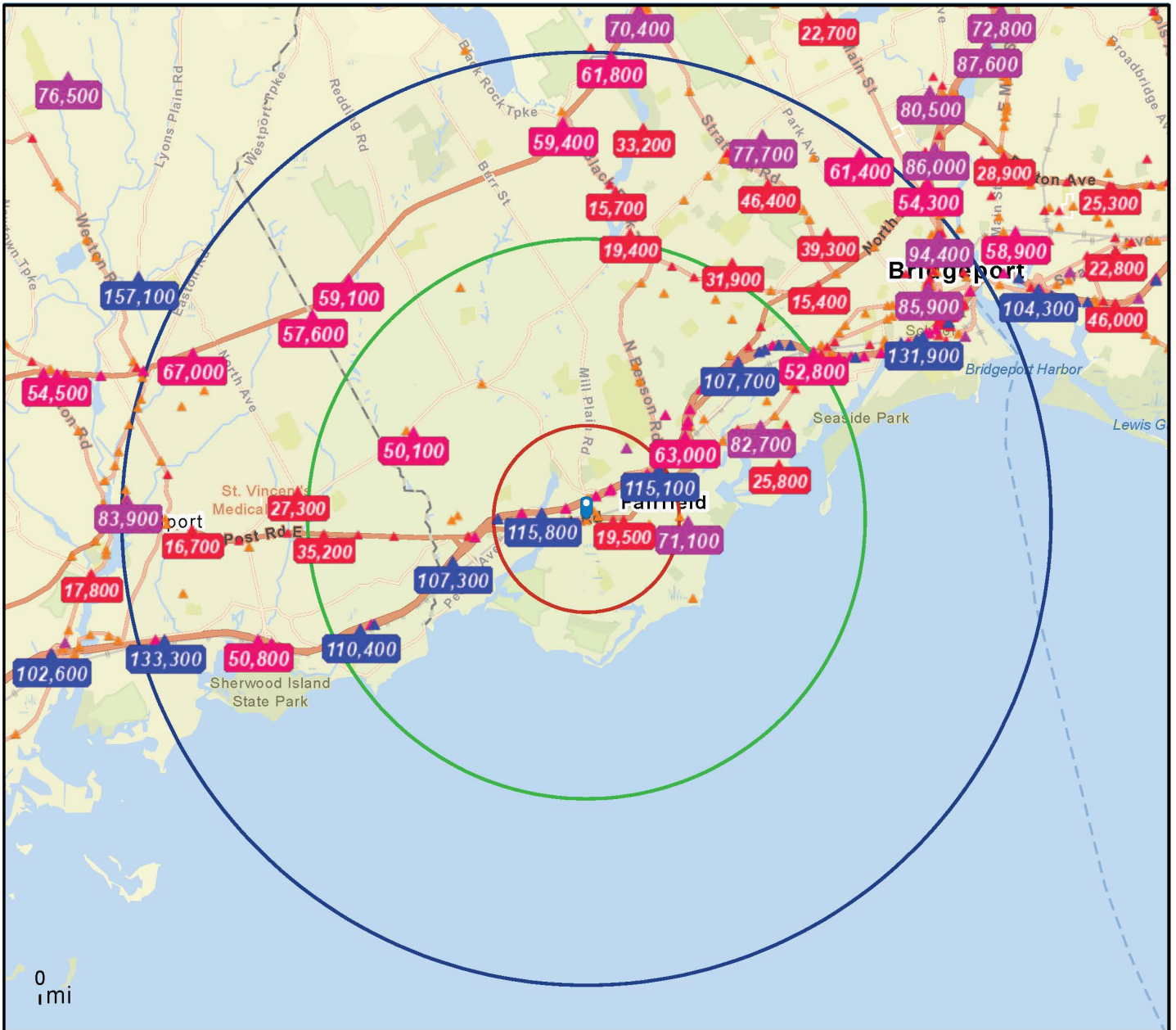
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DEMOGRAPHICS

Demographics	2-Mile	5-Mile	10-Mile
2023 Population	26,471	137,770	434,401
Median Age	38.6	38.4	40.0
Average Household Income	187,577	128,586	123,150





- 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: ©2023 Kalibrate Technologies (Q4 2023).



ABOUT THE FEBBRAIO COMMERCIAL TEAM



Thomas Febbraio, Principal and Managing Partner of Febbraio Commercial at Berkshire Hathaway Northeast 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 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

Team Specialties

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



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