

2119 POST ROAD
FAIRFIELD, CT
06824



ANGEL 
COMMERCIAL, LLC

2425 Post Road, Suite 303
Southport, CT 06890
angelcommercial.com

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

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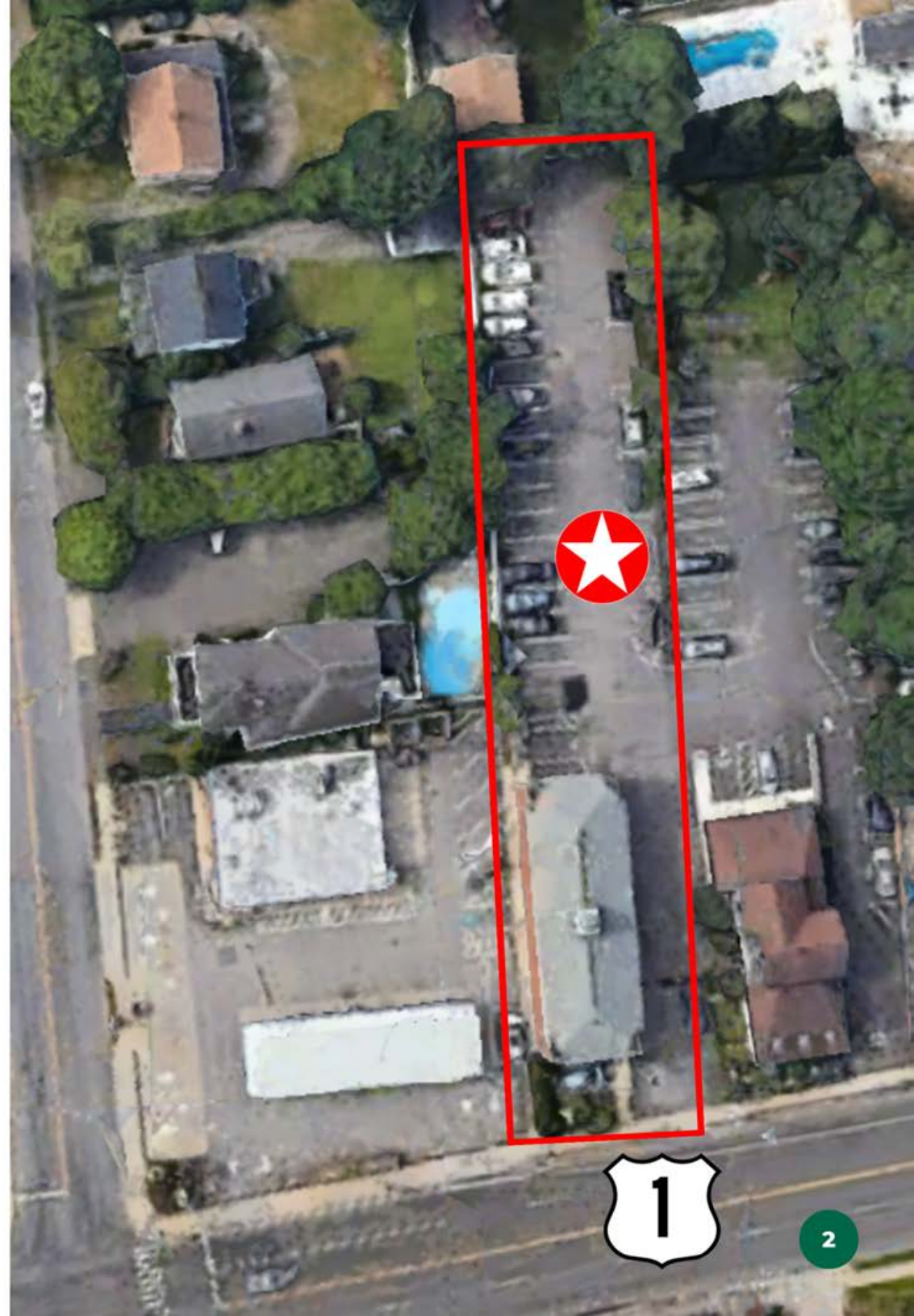
203.335.6600 Ext. 23

POST ROAD MEDICAL/OFFICE BUILDING FOR SALE AT \$2,400,000 OR FOR LEASE

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a 6,490 SF medical/office building at **2119 Post Road in Fairfield, CT**, for sale at \$2,400,000. This visible downtown Fairfield property features a private parking lot allowing for ample parking. It is located in a Designed Commercial District (DCD) zone, permitting many uses such as office, medical, and retail. Built in 1989, the two-story building with finished lower level has monument signage, a wet sprinkler system, and a pass-through elevator. The property would be perfect for an owner/user or investor who would benefit from the existing income-producing tenants on the second floor (medical group) and lower level (private fitness trainer). The total leased space represents 66% of the total building square footage.

The first floor/street level space is also available for lease at \$25/SF NNN. Comprised of 2,200 SF, it features an open plan with two rooms and multiple plumbing outlets, a reception area, office, and restroom. The space would be a good fit for a variety of businesses such as general office, retail, medical/health care, or a cosmetic practice/spa.

2119 Post Road borders Southport, and is convenient to Blackstone Grille, Delamar Hotel, Geronimo's, Fairfield Sportsplex, M&T Bank, FedEx, and UPS. It is minutes to I-95 (Exit 19) and the Southport and Fairfield Train Stations, and steps to a Greater Bridgeport Transit Bus Stop.



DETAILS

FINANCIAL INFORMATION

Sale Price:	\$2,400,000
Real Estate Taxes:	\$39,736.84 (2023)
Lease Rate:	\$25/SF NNN (1st Floor)
NNN Expenses:	\$9.51/SF (Includes 2023 Real Estate Taxes)

THE SITE

Space Available:	2,200 SF (1st Floor)
Building Size:	6,490 SF
Land:	0.38 Acres
Zoning:	Designed Commercial District (DCD)
Year Built:	1989
Construction:	Brick Veneer
Stories:	Two Plus Finished Lower Level
Tenancy:	Multiple

FEATURES

Traffic Count:	16,145 Average Daily Volume
Parking:	30 Surface Spaces
Amenities:	Monument Signage, Wet Sprinkler System, Pass Through Elevator

UTILITIES

Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas

DEMOGRAPHICS	ONE MILE	THREE MILES
Population:	19.8k	76.1k
Median HH Income:	\$192k	\$130k





VISIBLE POST ROAD LOCATION IN DOWNTOWN FAIRFIELD



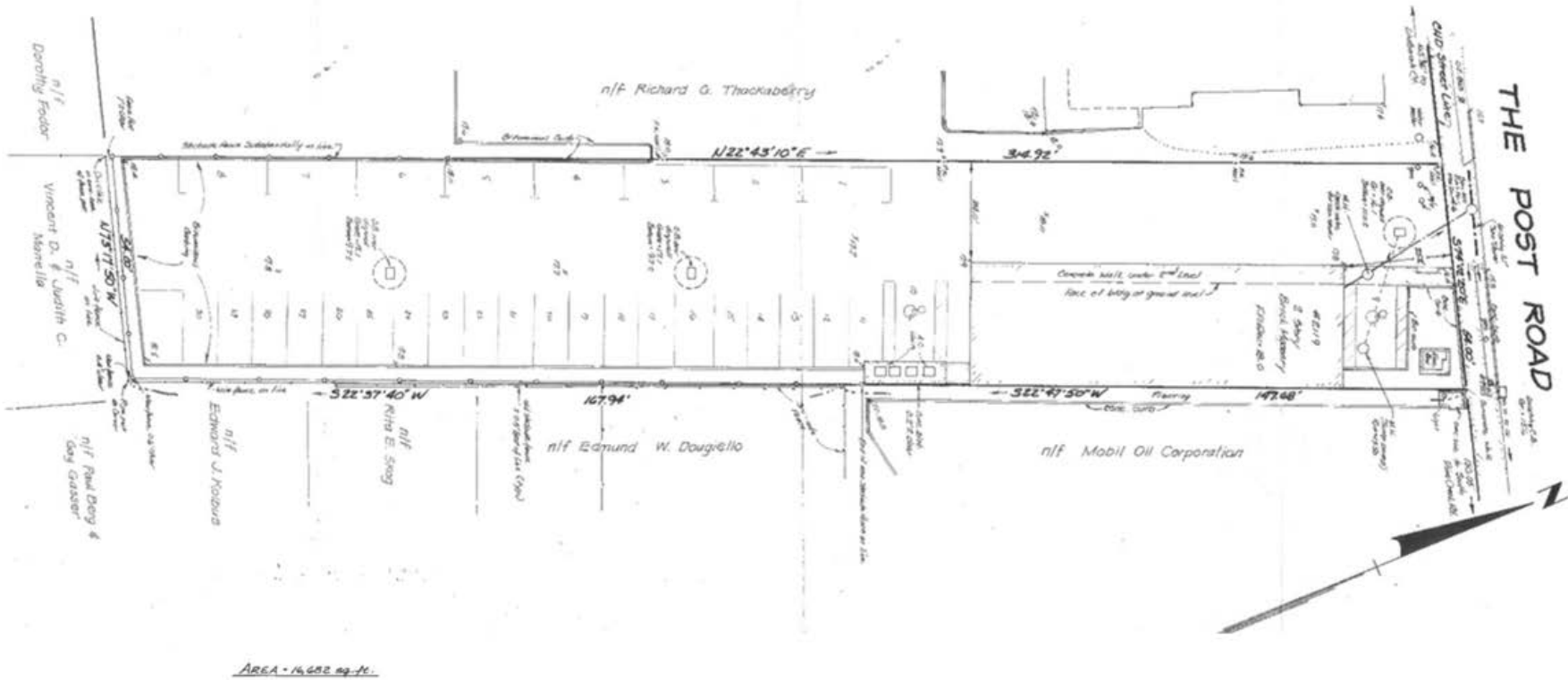
Amenities include restaurants, retail stores, banks, fitness gyms, and hotels.



Minutes to I-95, Exit 19, and the Southport and Fairfield Train Stations.

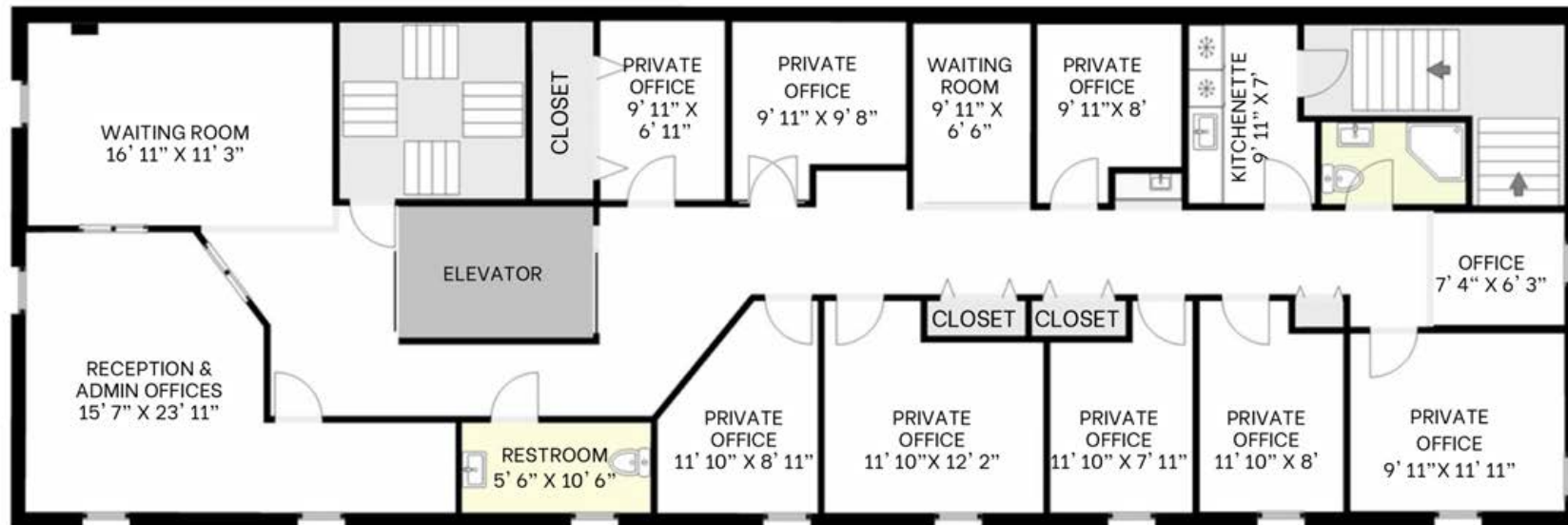
SITE PLAN

0.38 Acres



FLOOR PLAN: SECOND FLOOR - LEASED

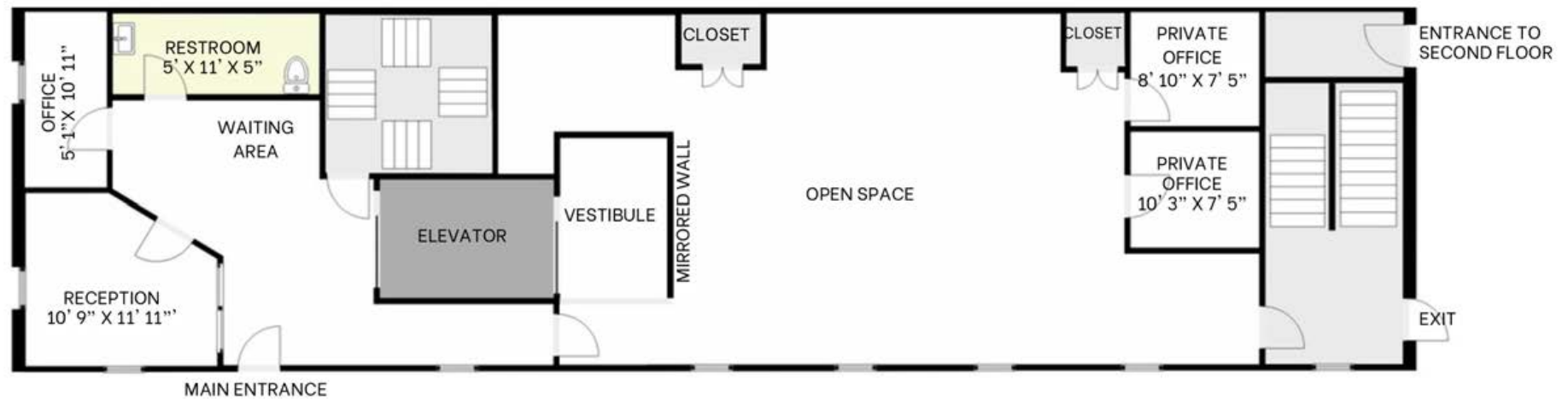
2,640 SF



NOT TO SCALE

FLOOR PLAN: FIRST FLOOR - AVAILABLE

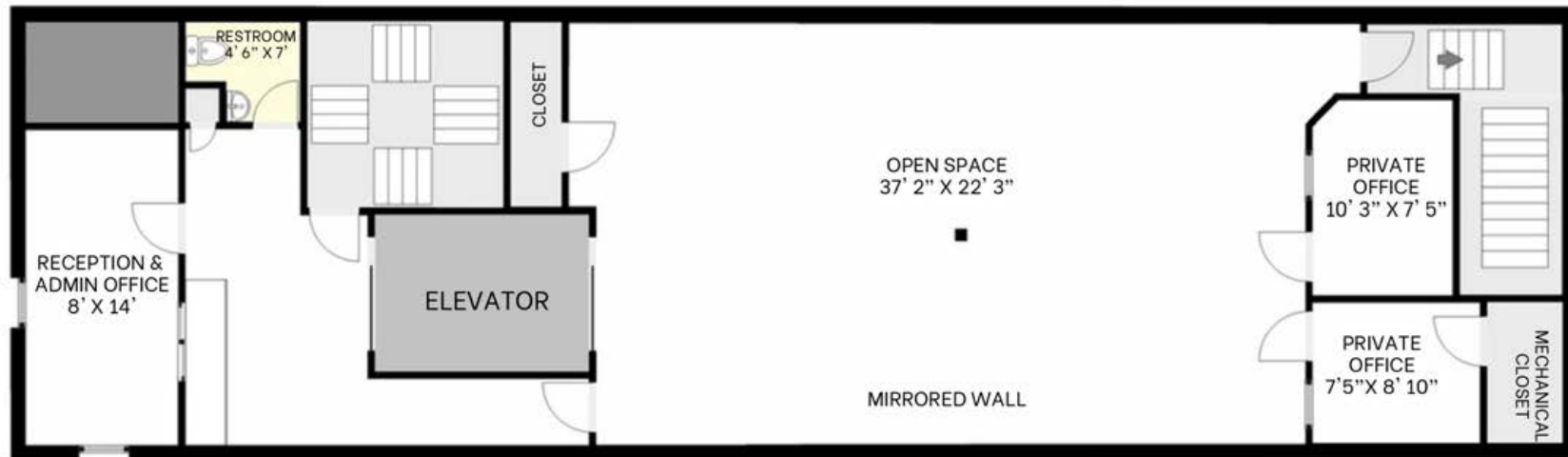
2,200 SF



NOT TO SCALE

FLOOR PLAN: LOWER LEVEL - LEASED

1,650 SF



NOT TO SCALE



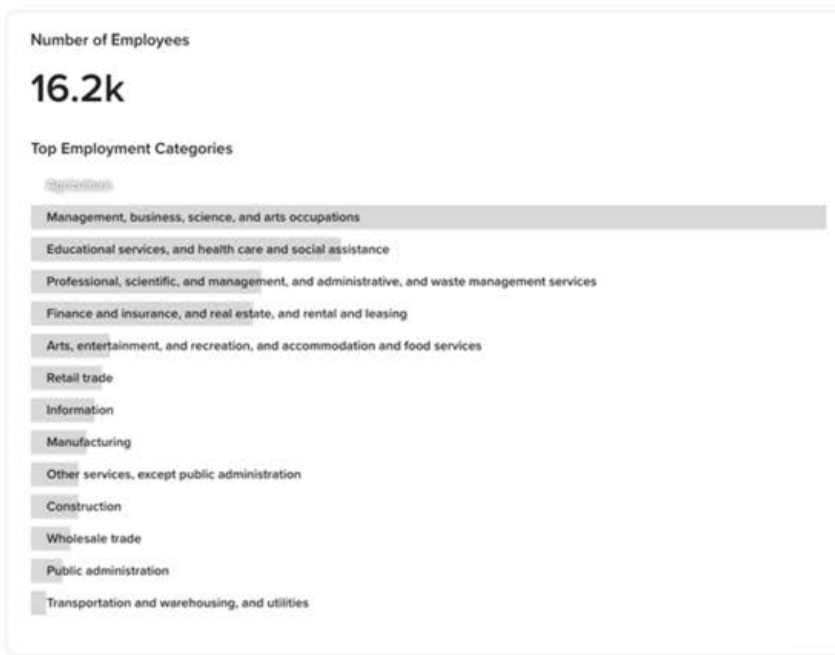
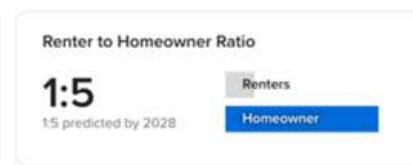
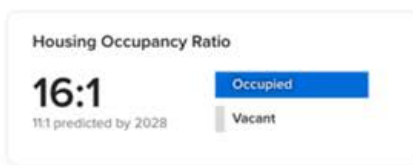
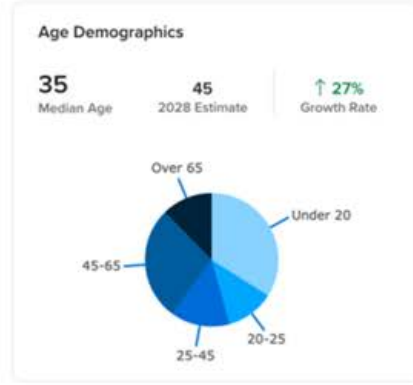
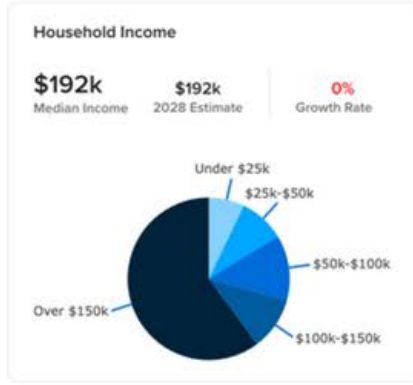
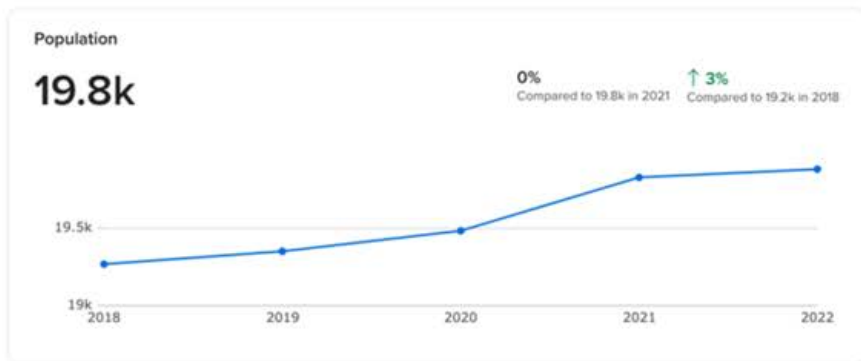
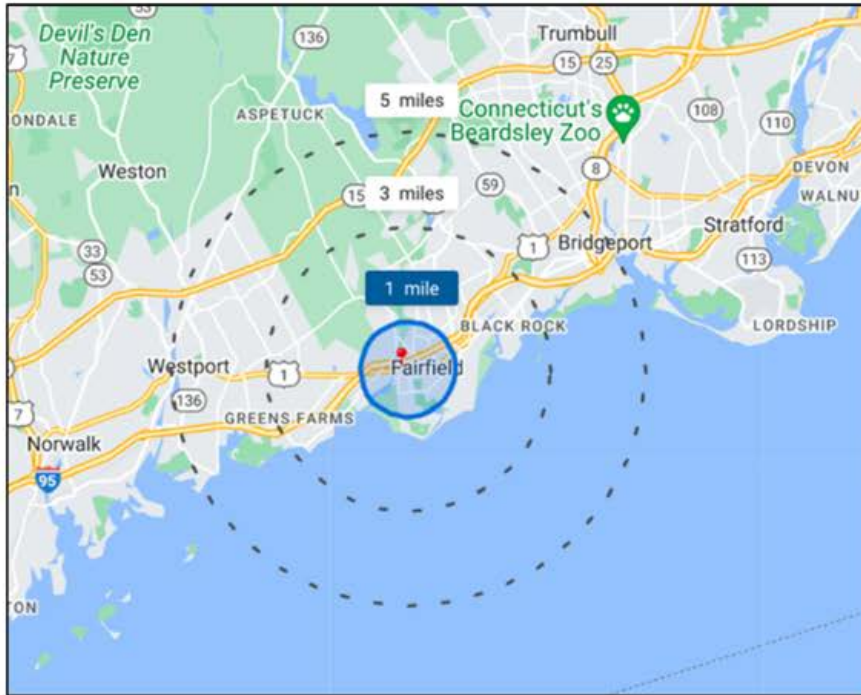


FIRST FLOOR



DEMOGRAPHICS

ONE MILE



5 Advantages to Purchasing the Medical Office Building at 2119 Post Road in Fairfield, CT

Purchasing the medical office building at 2119 Post Road in Fairfield, CT, offers several advantages for an owner/occupier:

1

Prime Visibility on Post Road: This property enjoys exceptional visibility along Post Road (Route 1), ensuring your business gains maximum exposure to passing traffic and potential clients.

2

Parking Lot on Site: The property includes a large parking lot, which is rare for Post Road frontage. It offers a favorable medical parking ratio. Whether a medical practice or other business, clients or patients and staff will appreciate the convenience of ample parking.

3

Convenient Location: Situated just minutes from I-95, accessing the property is hassle free for both your team and clients. Its proximity to the Southport and Fairfield Train Stations and a Greater Bridgeport Transit Bus Stop further enhances accessibility.

4

Prestigious Post Road Address: The property's location at the Fairfield/Southport border along the Post Road, with proximity to upscale amenities, lends prestige to your business.

5

Tailored for Success: The property's adaptability within a Designed Commercial District (DCD) zoning allows you to customize the space to meet your specific business needs, ensuring your success in this highly visible and convenient location.

NEXT STEPS

2119 POST ROAD
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REVIEW ZONING
REGULATIONS



VIEW ONLINE
LISTING



EMAIL BROKER



CALL BROKER



No warranty or 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.

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