

RETAIL & OFFICE/MEDICAL SPACE FOR LEASE

2060 Black Rock Turnpike, Fairfield, CT 06825



**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES



COMMERCIAL DIVISIONSM



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OVERVIEW

2060 BLACK ROCK TURNPIKE, FAIRFIELD, CT 06825 | Retail Space For Lease - \$44.00 SF, NNN



PROPERTY OVERVIEW

Available - rare retail center on the Black Rock Turnpike, Fairfield, CT! This two-level commercial opportunity offers high-visible frontage, over 130 parking spaces, and flexible space configurations for most retail users. The property benefits from high traffic flow with reported counts of over 22,000+ vehicles per day. The abundance of Nationals & regional stores creates a strong draw for both destination and convenience-oriented customers.

The available space features 1,550 SF of ground-floor retail, currently demised into 750 s/f and 800 s/f modules, but can be combined into one 1,550 s/f space. Ground-floor food uses are acceptable, creating a compelling opportunity for café, quick service, or specialty food concepts supported by the surrounding retail ecosystem. The second floor consists of 3,150 s/f, ideal for medical, or professional office & includes a private elevator. The space is in warm shell condition ready for tenant-specific plans to be constructed by the Landlord.

PROPERTY HIGHLIGHTS

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GROUND FLOOR RETAIL: 750 - 1550 SF OFFERED AT \$65 SF MODIFIED GROSS

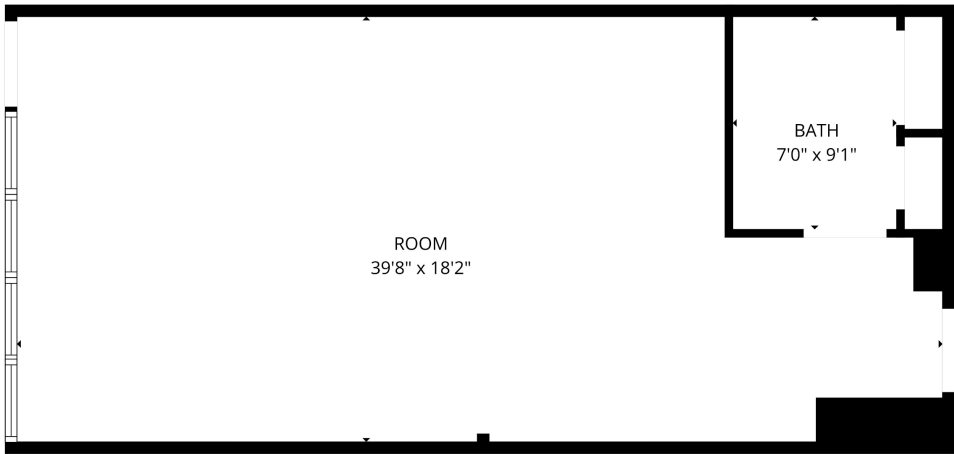
- Flexible demising: two retail shells (750 SF + 800 SF) or combined for one 1,550 SF footprint
- Food uses accepted — ideal for café/QSR/specialty food, plus traditional service or boutique retail
- Excellent exposure and visibility directly on Black Rock Turnpike
- Strong customer access: 130+ dedicated parking spaces supporting high turnover and peak-hour demand

SECOND FLOOR MEDICAL/OFFICE: 1300 - 3150 SF OFFERED AT \$36 SF MODIFIED GROSS

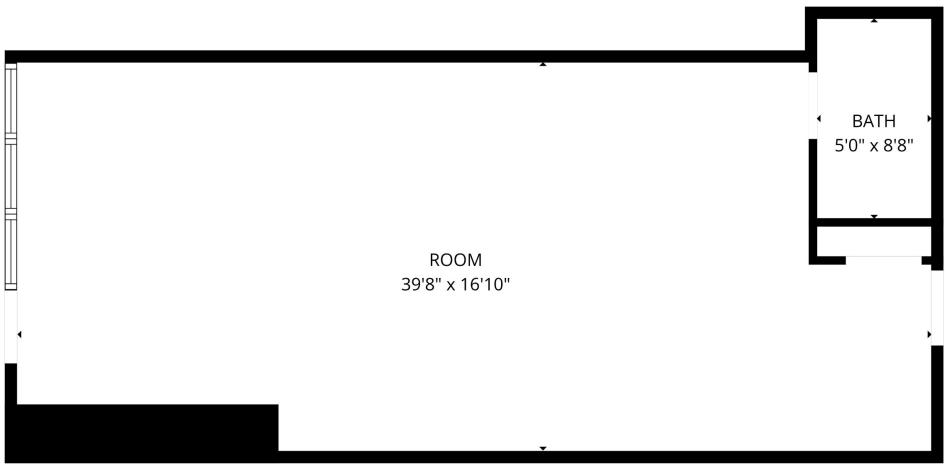
- Professional / medical-ready layout potential with efficient floorplate for exam rooms, suites, or open office
- Shell condition allows a tenant-specific plan
- Synergy with ground-floor retail (ideal for health, wellness, outpatient, therapy, dental, or professional services)

GROUND FLOOR RETAIL FLOOR PLANS

2060 BLACK ROCK TURNPIKE, FAIRFIELD, CT 06825 | Retail Space For Lease - \$65.00 SF, GROSS



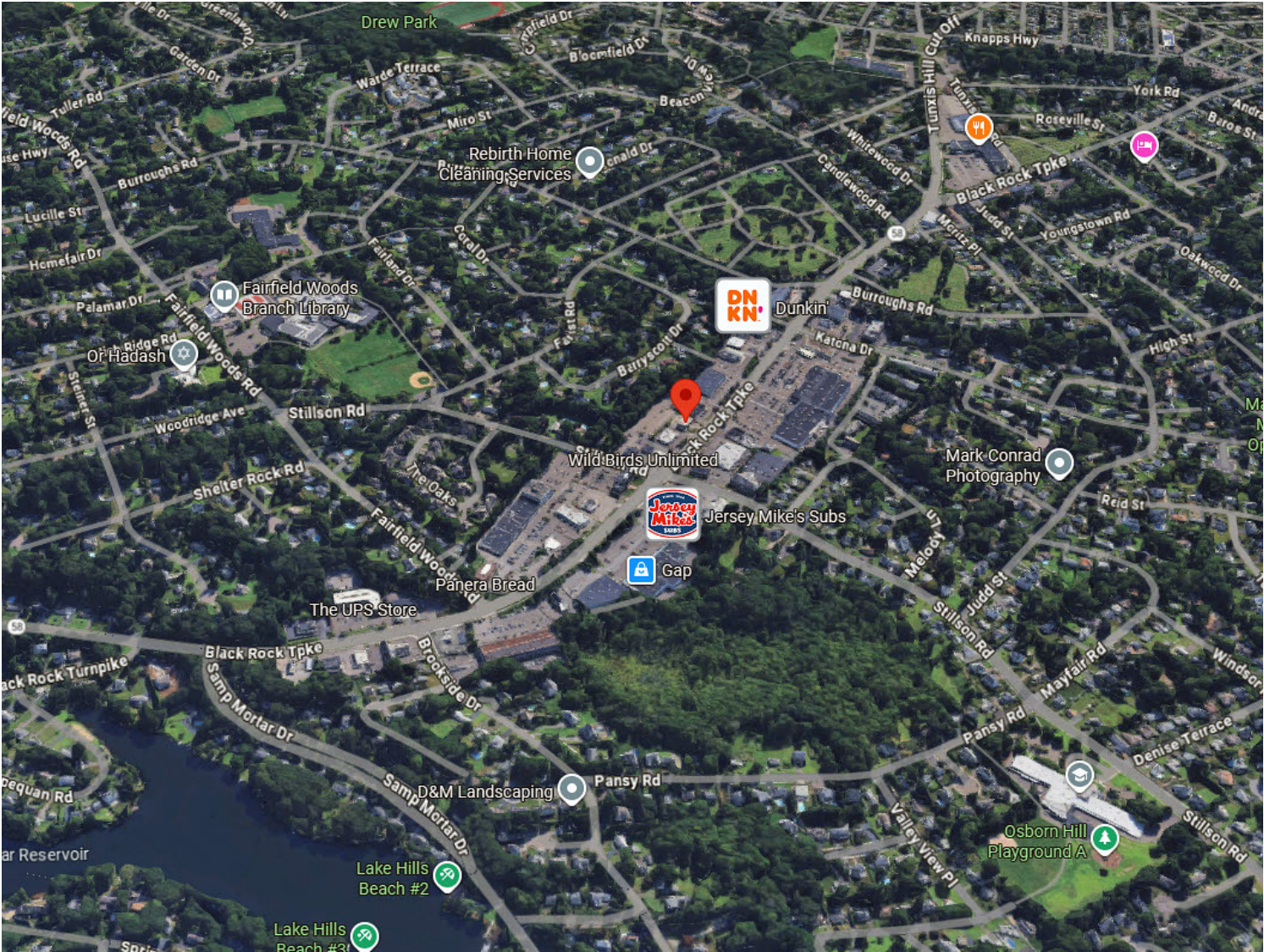
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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DEMOGRAPHICS

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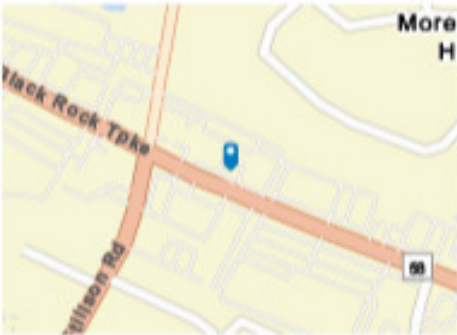
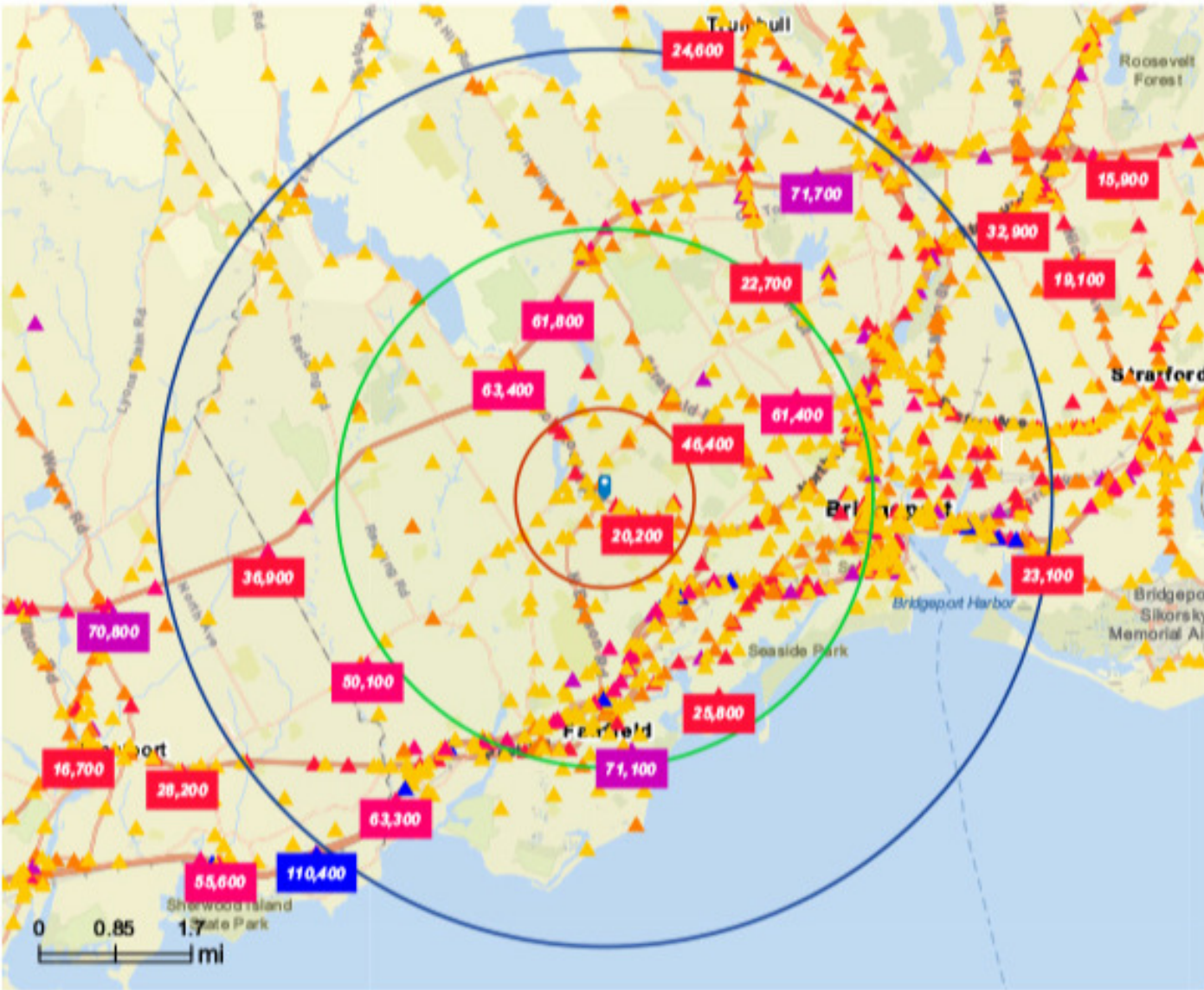
DEMOGRAPHIC PROFILE

	1-Mile	3-Mile	5-Mile
Population	12,179	128,938	234,893
Median Age	42.8	37.0	37.7
Median Household Income	\$168,331	\$99,098	\$97,970
Average Household Income	\$229,386	\$153,426	\$155,491



TRAFFIC COUNT MAP

2060 BLACK ROCK TURNPIKE, FAIRFIELD, CT 06825 | Retail Space For Lease - \$44.00 SF, NNN



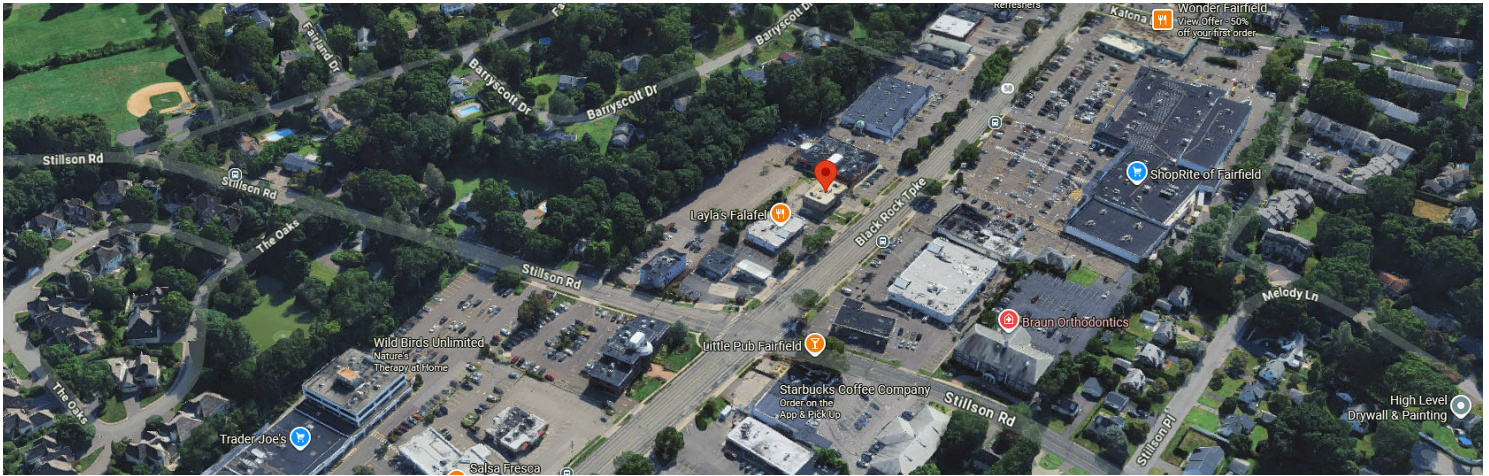
Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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ABOUT FEBBRAIO COMMERCIAL

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.

With an illustrious career spanning decades, Mr. Febbraio 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.

In recent years, Mr. Febbraio has been instrumental in facilitating numerous retail transactions, showcasing his proficiency in securing prime locations for esteemed clients such as Powerhouse Gym, Sally's Apizza, and The Learning Center, among others. His impressive track record also extends to notable assignments, where he served as the exclusive broker for significant developments like Kleban Properties in downtown Fairfield, CT, earning accolades from satisfied clients for his unparalleled productivity and effectiveness.

Moreover, Mr. Febbraio's expertise in office transactions is equally commendable, having facilitated corporate office deals for esteemed organizations such as Higgin's Group, Oconnell Group, MFA Financial, and Avalon Bay Corp. 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.



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