

OFFERING MEMORANDUM

Property For Lease

1305 Post Road, Fairfield, CT 06824

FC FEBBRAIO
COMMERCIAL



**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES



COMMERCIAL DIVISIONSM

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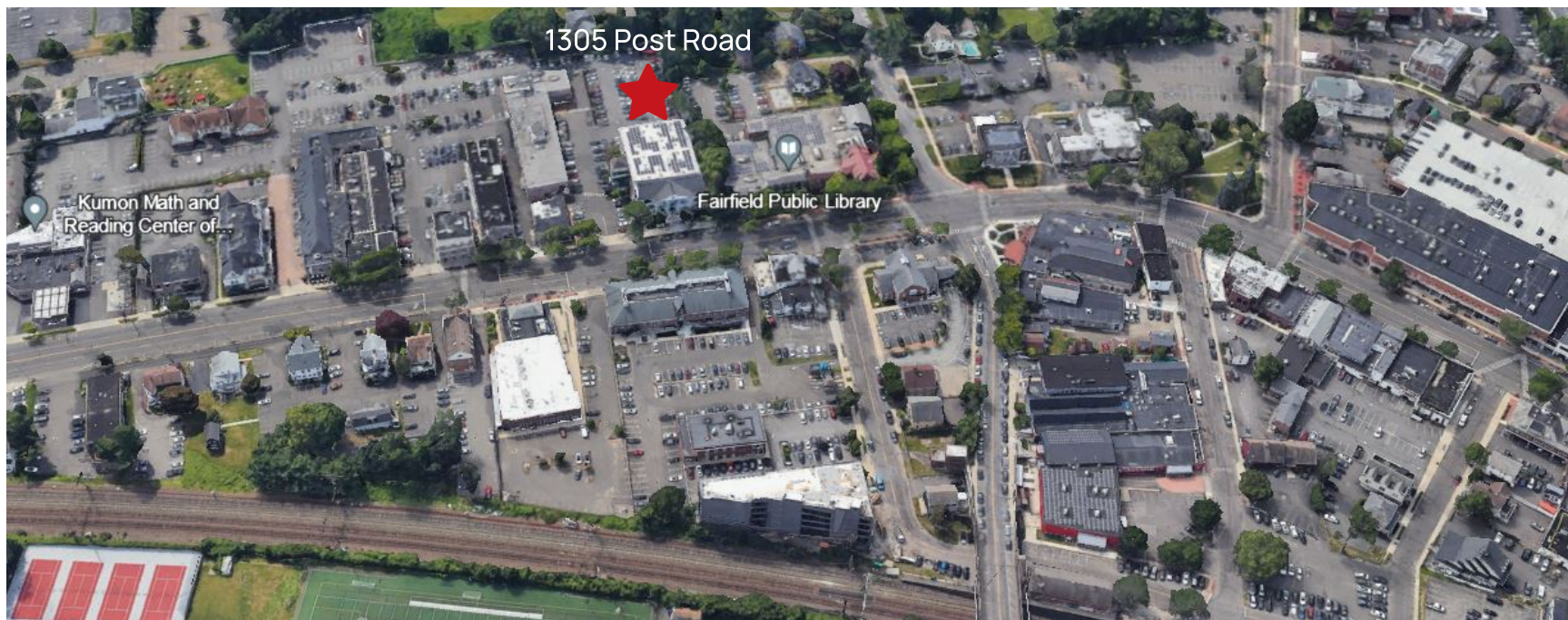
THE FEBBRAIO COMMERCIAL TEAM

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CONFIDENTIALITY & DISCLAIMER

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.

PROPERTY SPECIFICATIONS



PROPERTY OVERVIEW

1305 Post Road, Fairfield, CT 06824

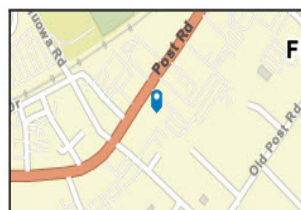
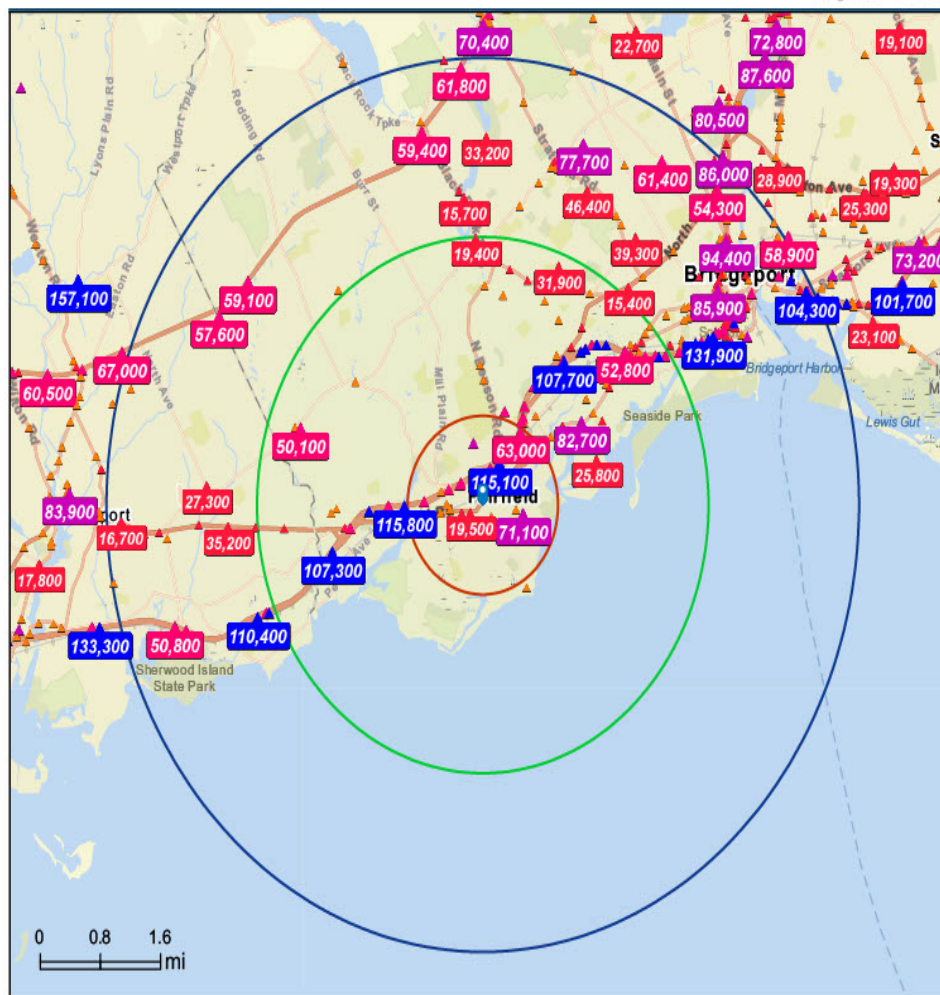
This premier commercial space is situated in the heart of downtown Fairfield, offering unmatched accessibility and visibility. Located directly on Route 1, it provides convenient access to the train station, Interstate 95, and is surrounded by a vibrant array of restaurants, dining options, retail establishments and close proximity to two major universities. Ideal for Medical Offices, Law Firms, Corporate Offices, and Financial Institutions

- Building Type: Office/Medical
- Ample, free parking on site
- Elevator service
- Lower level: 11,017 s.f.
- First floor: 2,895 s.f.
- Attractive lobby/entrance

Pricing: Negotiable

DEMOGRAPHICS

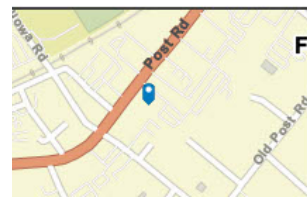
	1-Mile	3-Mile	5-Mile
2024 Population	10,083	55,503	148,714
Median Age	42.0	38.4	37.9
Average Household Income	\$173,688	\$123,568	\$84,517



- 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: ©2024 Kalibrate Technologies (Q2 2024).



Average Daily Traffic Volume

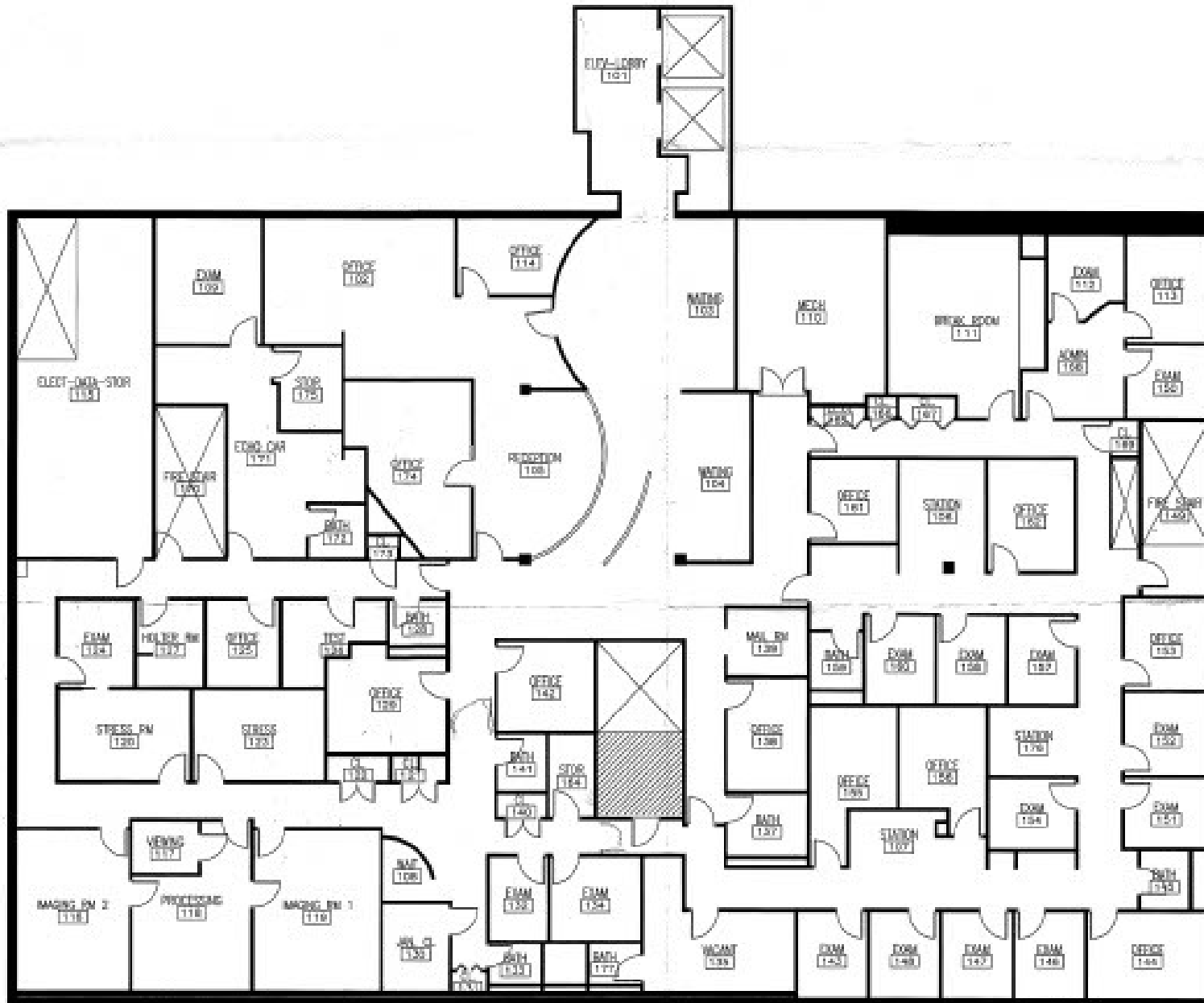
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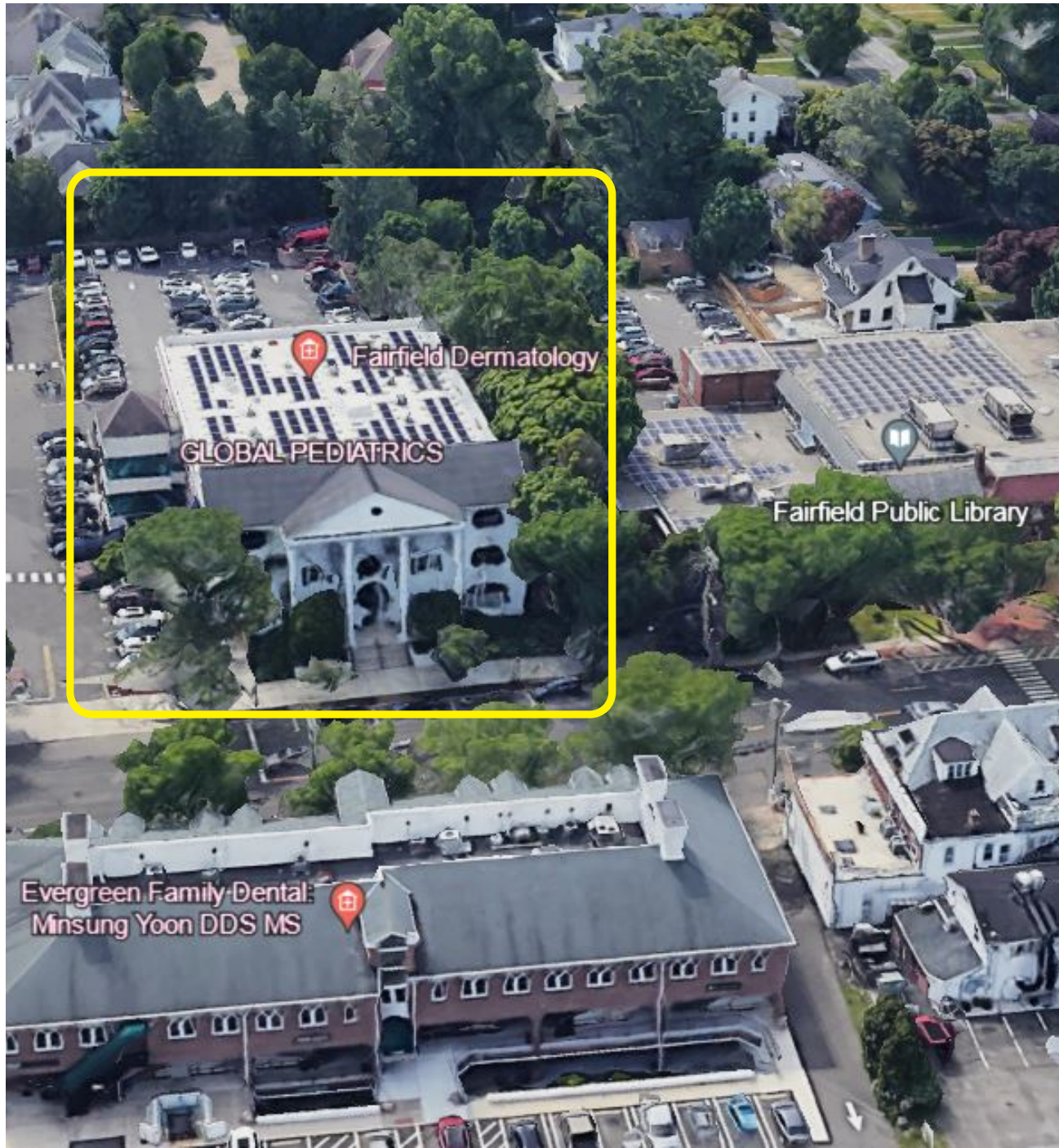


Source: ©2024 Kalibrate Technologies (Q2 2024).

July 19, 2024

FLOOR PLAN







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Febbraio Commercial Team
at Berkshire Hathaway
HomeServices New England



ABOUT FEBBRAIO COMMERCIAL TEAM

Thomas Febbraio, Principal and Managing Partner of Febbraio Commercial Team at Berkshire Hathaway HomeServices New England 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 Team 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.

Visit Our Website



Team Specialties

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