



REALTY



1495 BLACK ROCK TURNPIKE
FOR SALE



THE OFFERING

1495 Black Rock Turnpike presents a mixed-use retail and office investment along one of Fairfield's most active commercial corridors, positioned between I-95 Exit 24 and the Merritt Parkway. The offering centers on an 8,365 SF three-story building situated on a 0.36 acre site, currently 90.1% occupied across seven established tenants spanning retail, personal services, and professional office use.

The property offers a buyer immediate stabilized income with a clear path to additional value through lease-up of the remaining 825 SF ground-floor suite and near-term rollover management across three expiring tenancies. The complete asset is available for \$2,250,000, with the vacant suite offered separately for lease at \$33.50/SF MG, giving Coldwell Banker Commercial a wide range of buyer and tenant prospects along one of Fairfield's highest-traffic retail corridors.

SALE PRICE	\$2,250,000
LEASE RATE	\$2,300 / MONTH
LOT SIZE	0.36 ACRES
ZONE	NDBD
YEAR BUILT	1962
AVAILABLE SF	825
BUILDING SF	8,365
NOI	\$172,978



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DAN SOUSA
MANAGING DIRECTOR
C: 203.948.7870
dan.sousa@cbcnrt.com
CBCNortheast.com



RAFAEL CERULO
Commercial Associate
C: 203.627.8952
rafael.cerulo@cbcnrt.com
CBCNortheast.com