



# 561 Post Rd Fairfield, CT 06824

#251- FAIRFIELD, CT | RETAIL PROPERTY

FOR LEASE | 4,690 SF



## OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (NNN)
Number of Units:	2
Available SF:	4,690 SF
Lot Size:	0.76 Acres
Building Size:	8,400 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	287	913	4,002
Total Population	762	2,359	11,844
Average HH Income	\$217,114	\$214,981	\$204,398

## PROPERTY DESCRIPTION

Located in the bustling town of Fairfield, this prime location offers a balance of work and leisure. Surrounded by upscale dining, boutique shops, and picturesque parks, the area provides an inviting atmosphere for professionals. Fairfield is also home to renowned educational institutions like Fairfield University, enhancing the community's dynamic and educated workforce. With easy access to major roadways and public transportation, commuting is a breeze.

## PROPERTY HIGHLIGHTS

- High traffic location on Post Rd
- Modern and well-maintained building
- Spacious and versatile interior layout
- Ideal for retail or professional services
- Proximity to major highways and public transportation
- Large storefront windows for natural light
- Large lot with ample parking

### BETH CALAY

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### ROBERT CRUM

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**KIN PROPERTIES**

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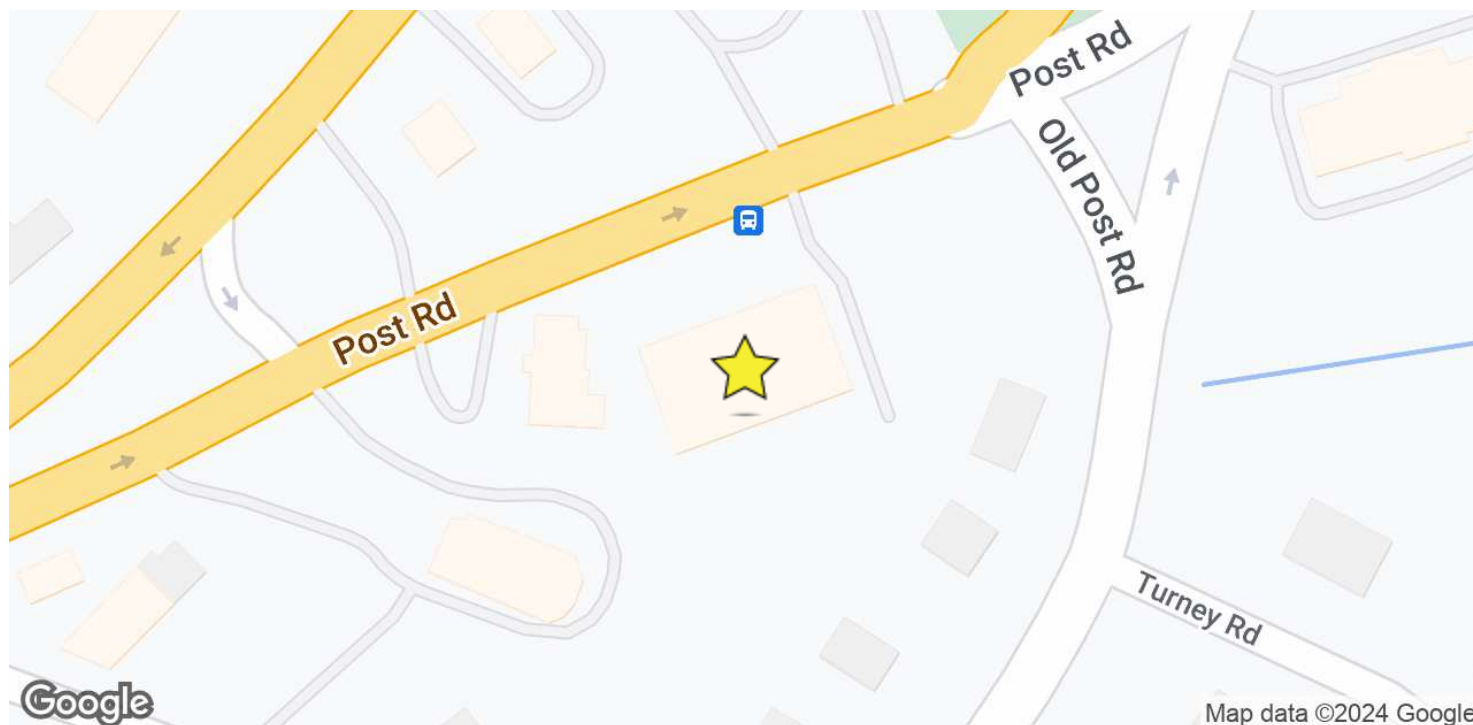


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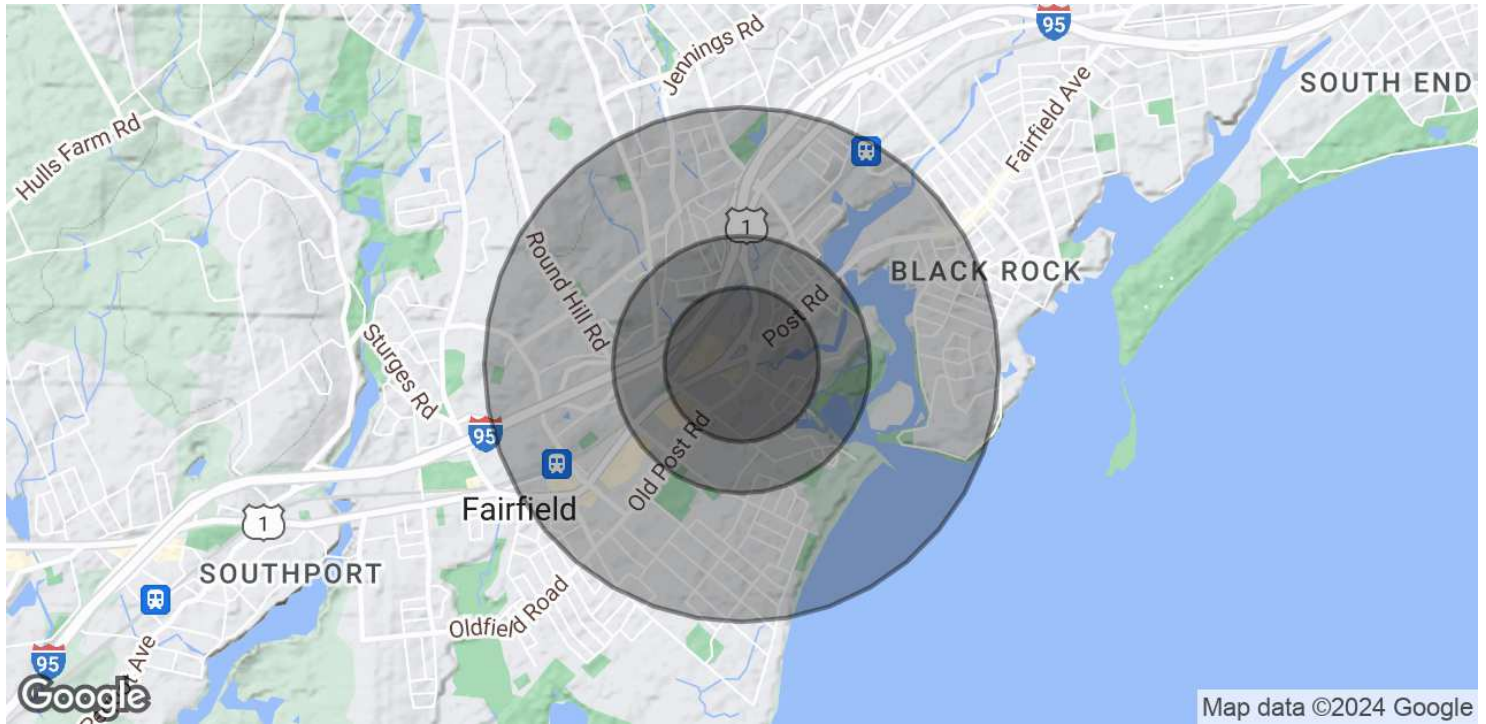
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	762	2,359	11,844
Average Age	41	41	38
Average Age (Male)	39	40	37
Average Age (Female)	42	43	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	287	913	4,002
# of Persons per HH	2.7	2.6	3
Average HH Income	\$217,114	\$214,981	\$204,398
Average House Value	\$792,755	\$831,829	\$822,250

*Demographics data derived from AlphaMap***BETH CALAY**

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