

OFFERING MEMORANDUM

Property For Lease

1499 Post Road, Fairfield, CT 06824

FC FEBBRAIO
COMMERCIAL

CHICO'S



**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES

 COMMERCIAL DIVISIONSM

Table Of Contents



PROPERTY SUMMARY

Property Overview.....page 3

Current Tenants...page 4

LOCATION & DEMOGRAPHICS OVERVIEW

Location and Points of Interest...page 5-6

Property Photos...page 7

Demographics....page 8

Traffic Count...page 9-10

FLOOR PLANS

Floor Plans...page 11

THE FEBBRAIO COMMERCIAL TEAM

About the Febbraio Commercial Team...page 12

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

1499 Post Road, Fairfield, CT 06824

Considered to be one of the best locations in downtown Fairfield, this superb retail space is available for lease. The property features 1,972 square feet on the Post Road providing outstanding visibility. Abundant parking is available via free public parking garage and on-street spaces. The store is located in the heart of downtown Fairfield's exceptional trade area with its many national and regional retailers and restaurants. In addition, this location has convenient access to the train station, Interstate 95, and is in close proximity to two major universities.

- Potential Use: Retail
- Square Footage: 1,972 SF
- Ample, free parking on site
- Significant foot traffic

Pricing: \$47.50/SF NNN

PROPERTY SPECIFICATIONS



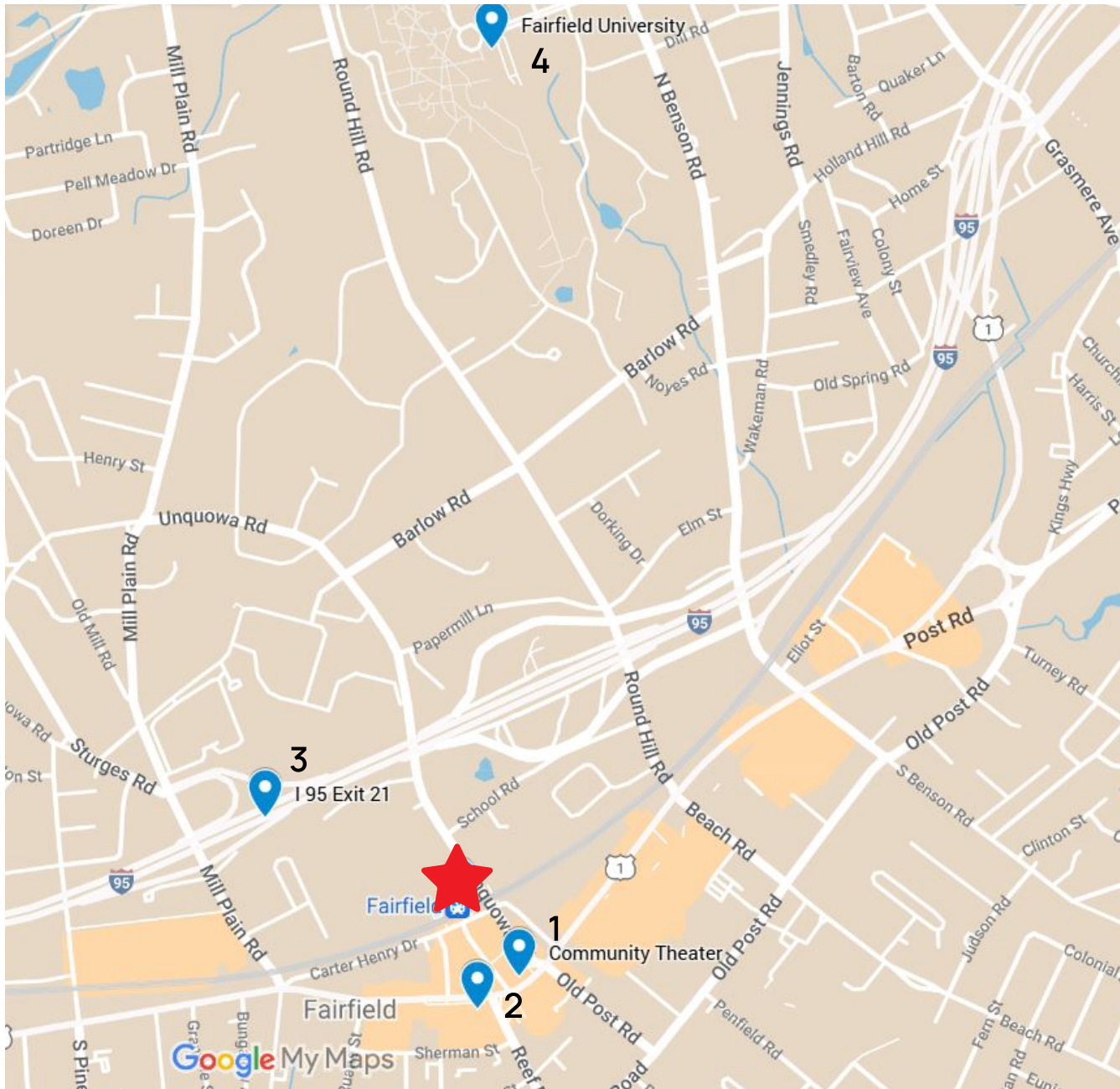
CURRENT TENANTS

- Altan Jewelers
- Anne Taylor Loft
- Apricot Lane Boutique
- Beehive, LLC
- D. Sabrina Salon
- Elevate Physical Therapy
- Fairfield University Bookstore
- Garage 11
- The Higgins Group
- In the Mood Intimates, LLC
- Kelly Designs
- Merrill Lynch
- New England Low T Center LLC
- Nordic Fish Market
- Newtown Medi Spa
- Outpace, LLC
- Park Lane Opticians
- Rami
- Underground Boxing & Fitness

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Thomas Febbraio
M: 203.247.3516 | O: 203.254.2061
febbraio@bhhsne.com



POINTS OF INTEREST

- 1** SHU Community Theater
0.1 miles
- 2** Fairfield Metro North
Train Station
0.4 Miles
- 3** Interstate 95
0.7 Miles
- 4** Fairfield University
1.7 miles

LOCATION



1499 Post Road, Fairfield, CT 06824



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febbraio@bhhsne.com

PHOTOS



1499 Post Road, Fairfield, CT 06824

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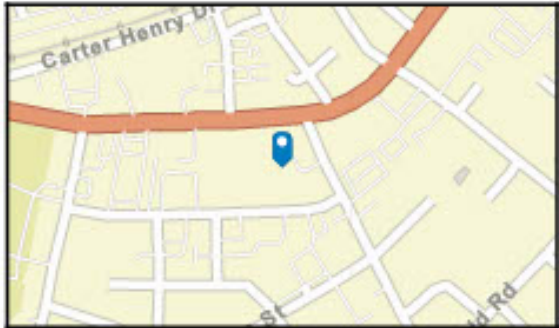
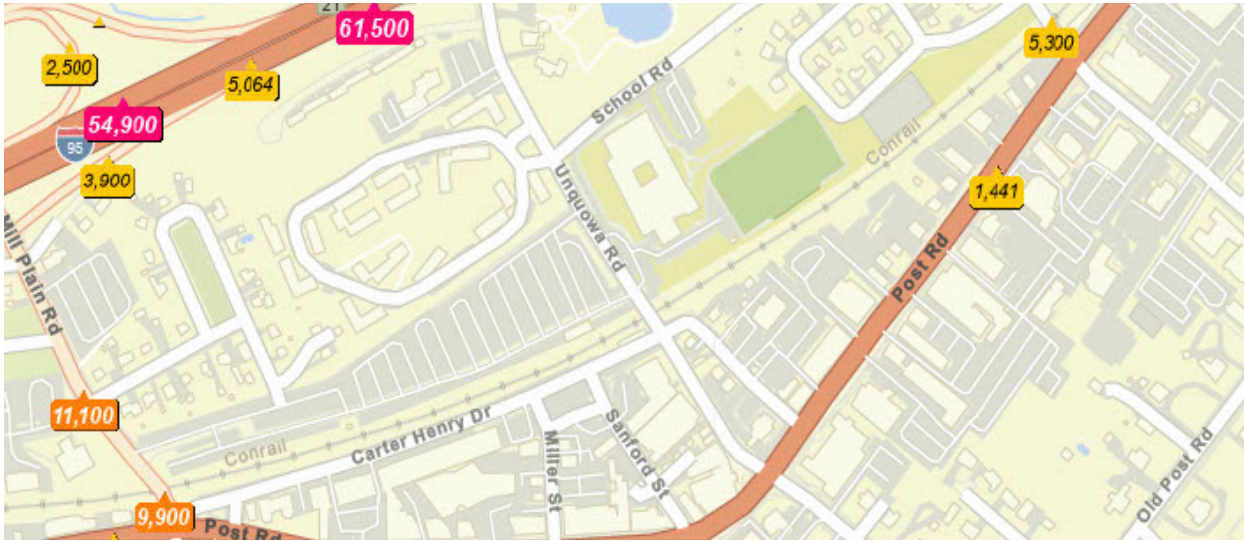
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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2024 Population	10,053	51,817	140,569
Median Age	42.0	38.7	37.2
Median Household Income	\$167,959	\$123,746	\$81,456

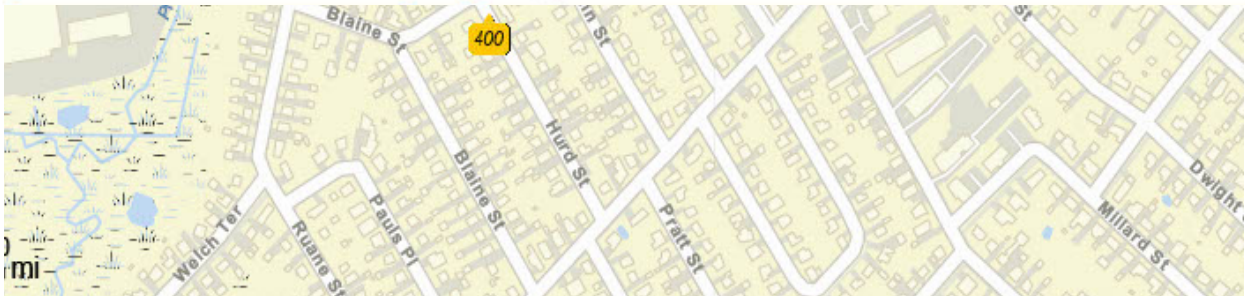




- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).

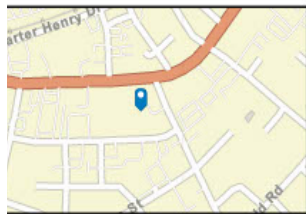
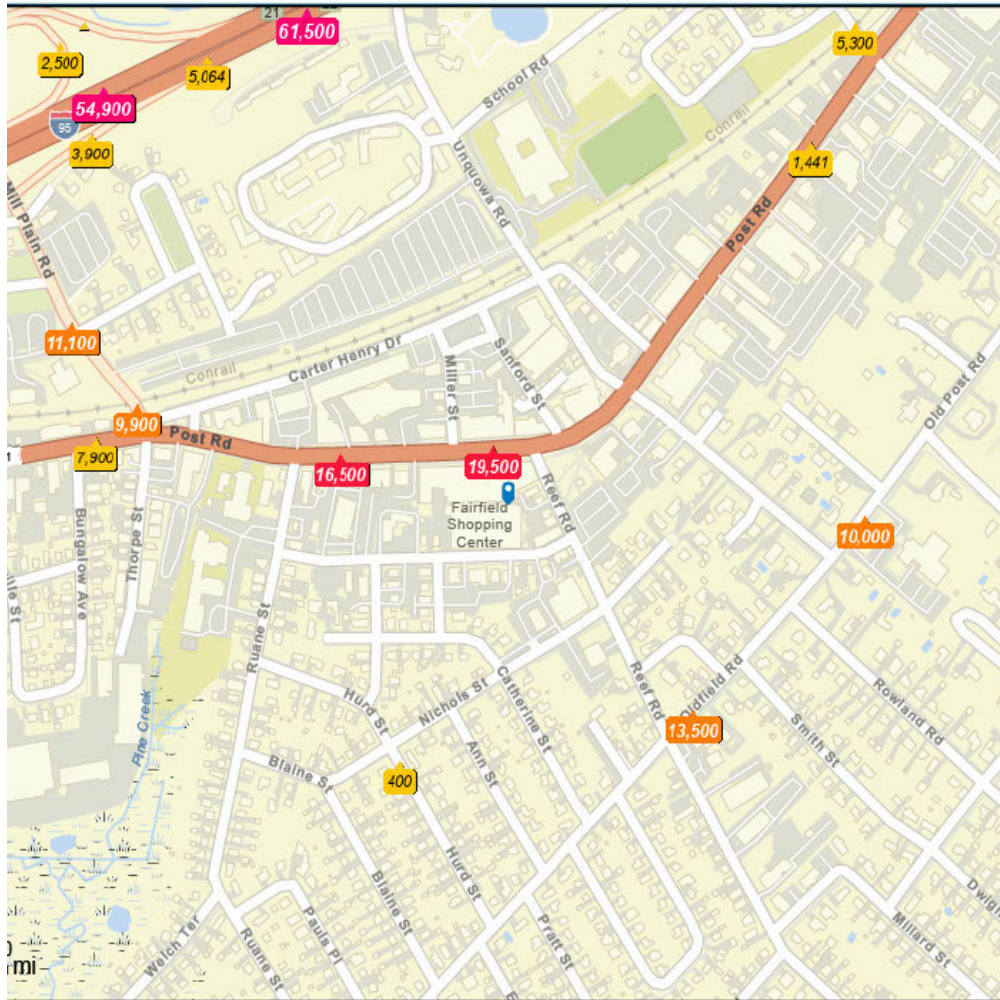




Traffic Count Map - Close Up

1499 Post Rd, Fairfield, Connecticut, 06824
Rings: 1, 3, 5 mile radii

Prepared by
Latitude: 41.14
Longitude: -73.25



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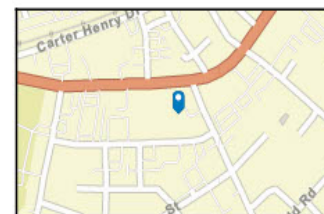
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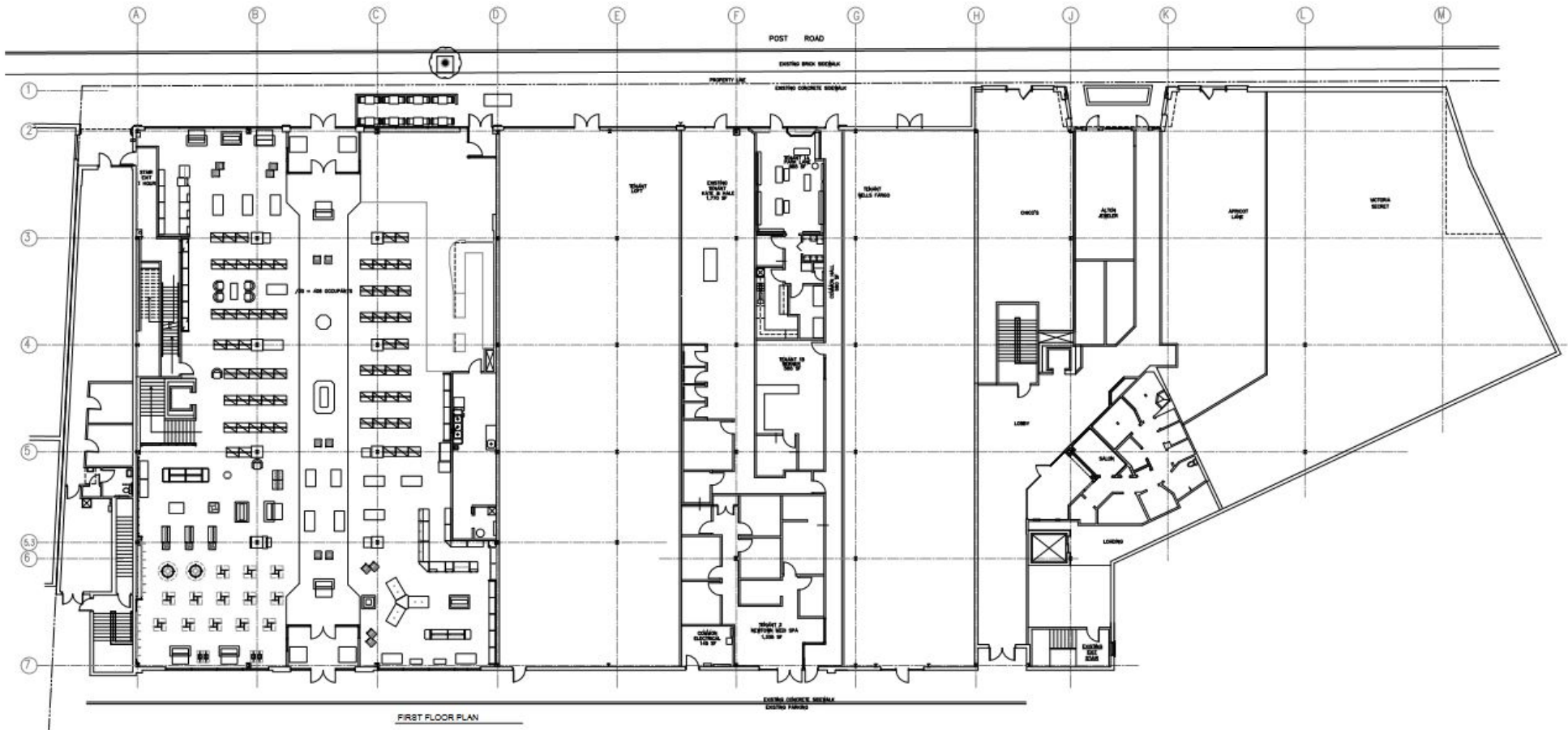
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Tommy Febbraio
Managing Partner
2000 Post Road, Suite 200 , Fairfield, CT 06824
Direct: 203.247.3516
febbraio@bhhsne.com
febbraiocommercial.com

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