

One of a Kind Restaurant Space For Lease



1401 Kings Highway, Fairfield, CT

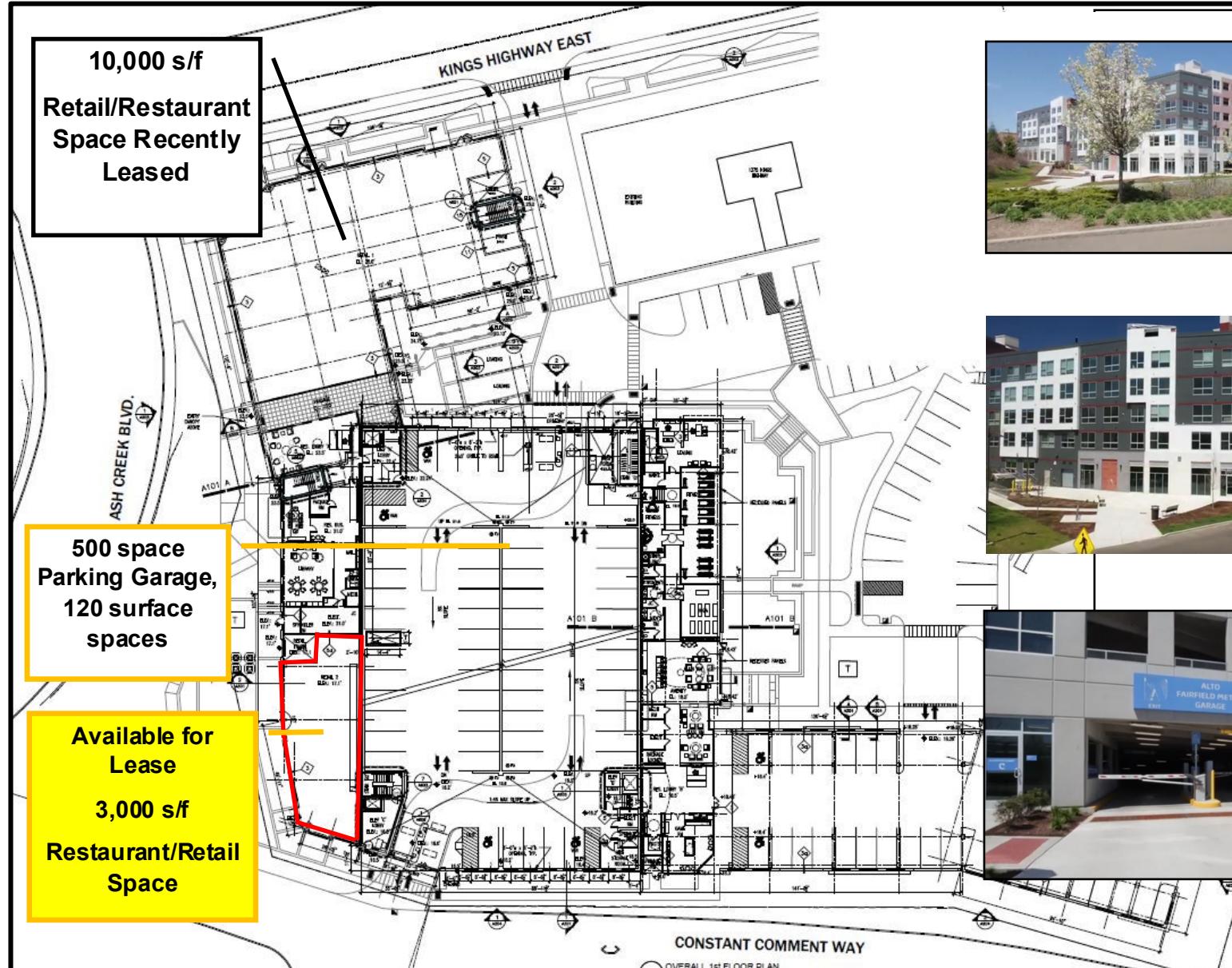
- 3,000 s/f of restaurant/retail space faces the train platform and features exclusive 1,500 s/f outdoor patio.
- 10,000 s/f of retail/restaurant space recently leased in this complex
- Abundance of parking for customers and tenants alike with access to 500 -space garage plus 120 surface spaces
- Neighboring tenants include:
 - Sally's Apizza
 - Sally's Commissary
 - ESH Mediterranean
 - Rio Grande
 - Green + Tonic
 - Wake Up Coffee
 - Tabitha's Ice Cream



ALTO Fairfield Metro is Fairfield's largest mixed use development complex, featuring 13,000 s/f of ground floor retail with 160 luxury apartments above. **Restaurant can service all 160 units.** ALTO Fairfield Metro is the second of a multi-phase development plan successfully creating an active pedestrian friendly "live, work and play" community surrounding Metro North's new Fairfield train station. The complex also includes a 500-space parking garage plus 120 surface spaces.

This new development is ideally located directly adjacent to the Metro-North train station and 1/4 mile from the North and South exits off I-95. The market area includes 350 apartments within 2/10 of a mile of the property, with an additional 500+ in the planning stage. ALTO Fairfield Metro is the development that will anchor all future residential and commercial growth in this specially designated transit-oriented zoning district.

For additional information on the luxury apartments at ALTO Fairfield Metro, please visit the website:
www.altofairfieldmetro.com

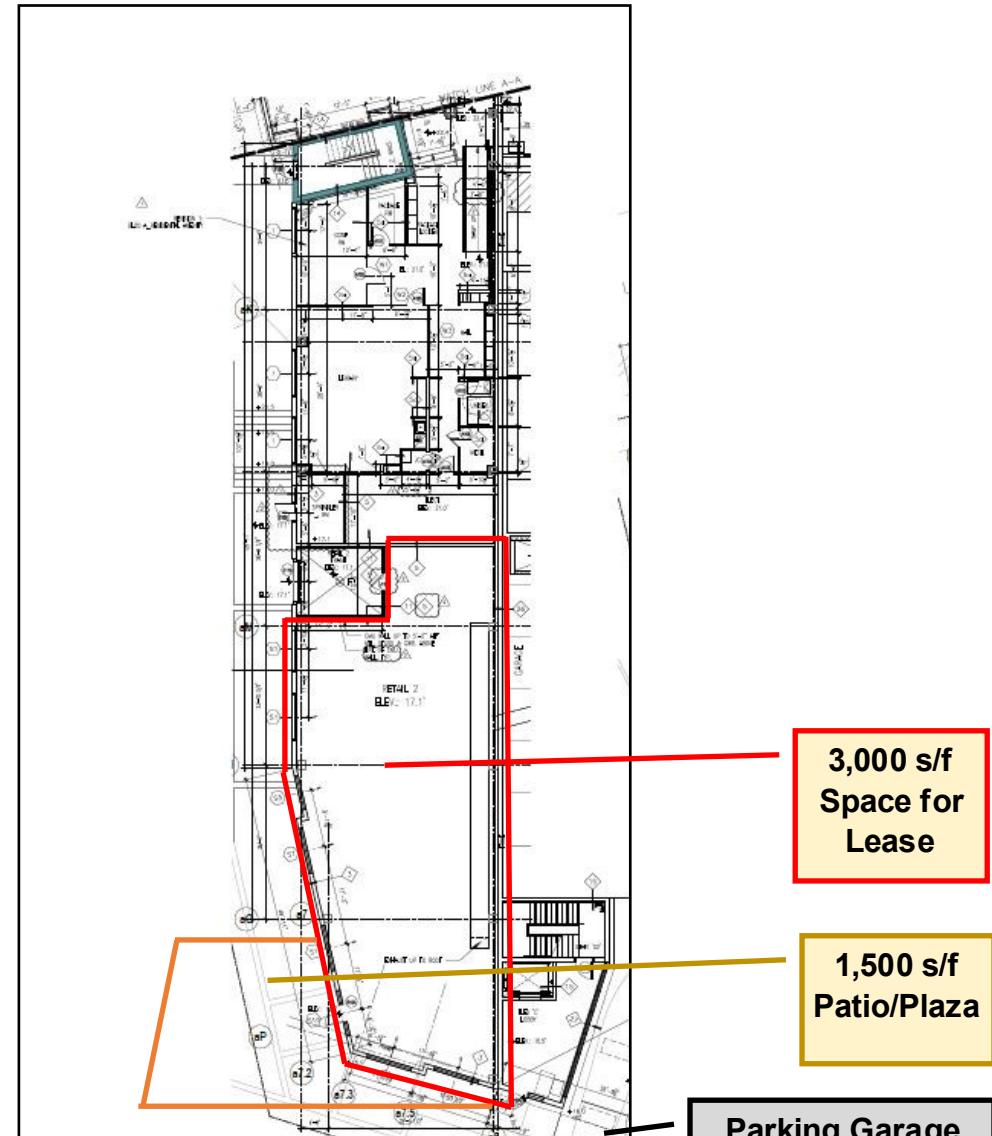


3,000 s/f Restaurant/Retail Space

- Space faces the Southbound platform of the train station
- Restaurant and Patio is 75 feet from Metro-North
- Black Iron shaft available for restaurant use
- Features access to a 1,500 s/f outdoor patio/plaza



View from the Southbound train station platform



203.254.2061

www.ccrefg.com

Febbraio Group Commercial



Demographics

	1 mi	3 mi	5 mi
Population	18,185	107,776	211,600
Median Age	36.39	34.81	35.4
Avg. HH Income	\$110,498	\$111,804	\$103,505

Fairfield-Metro is immediately surrounded by 150,000 s/f of office and within a block of Orthopedic Specialty Group's (OSG) new, 50,000 s/f surgery center with over 2,000 client visits per day.

The trade area neighboring ALTO Metro Fairfield also includes the following commerce: Whole Foods, CVS, Home Depot, Staples, BJ's, major theater, five high-end auto dealerships, and five early learning schools including the Learning Experience, Bright Beginnings, Code Ninja, Fusion and Bright Horizons with parent drop offs totaling more than 400 children daily, and multiple established restaurants.