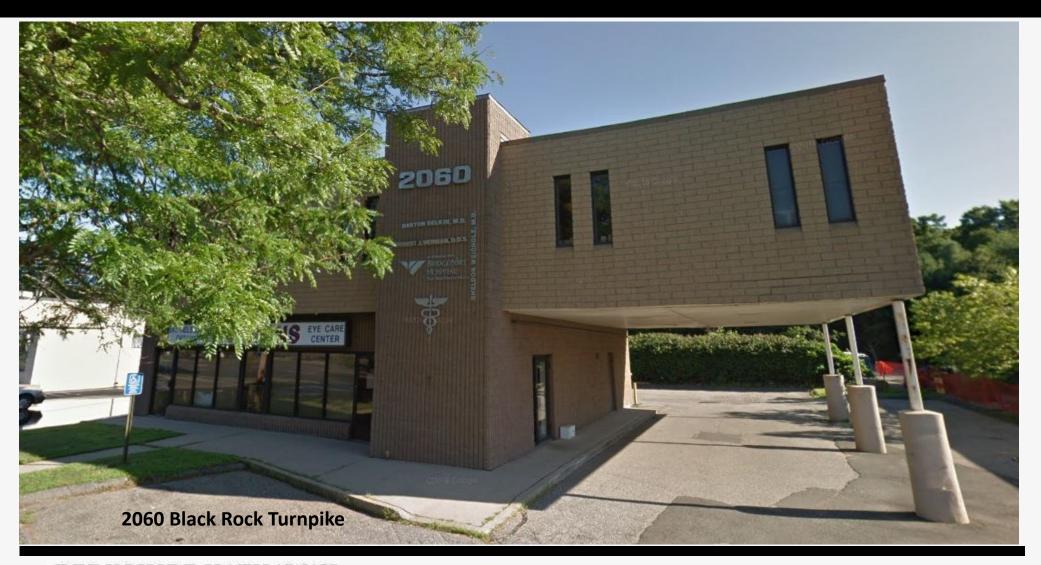


Superb Location on Black Rock Turnpike, Fairfield CT Attractive Office for Lease



BERKSHIRE HATHAWAY

HomeServices

New England Properties

COMMERCIAL DIVISION

2000 Post Rd. Ste 200 Fairfield, CT 06824

Off: 203.254.2061

Tommy Febbraio

Cell: 203.247.3516

Febbraio@optonline.net



Superlative Trade Area

^ High Traffic Counts ^ Great Visibility ^ National and Regional Tenants ^ I-95 and Rte. 15 Access



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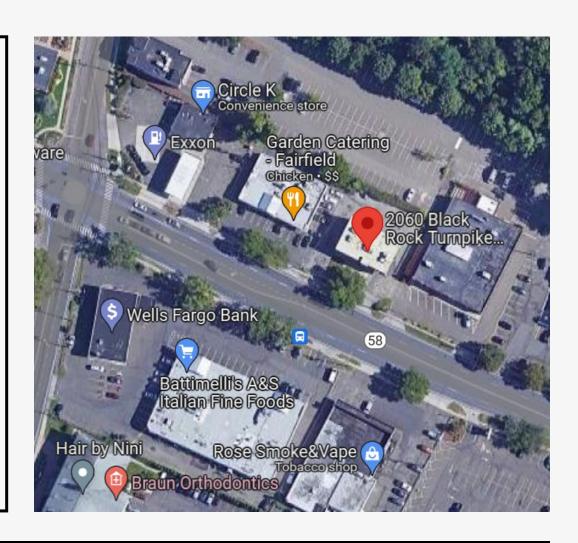


Property Details

2060 Black Rock Turnpike, Fairfield, CT

- Two story building with attractive brick façade.
- Approximately 4,894 s/f
- · Ample on-site parking.
- Access to Rte. 15 (Merritt Parkway, exit 44) and I-95
- Excellent visibility from Black Rock Tnpk. (Rte. 58)
- High Traffic Counts in excess of 20k VPD
- Fairfield's most popular commercial corridor
- Area tenants include: ShopRite, Trader Joe's, Panera Bread, Starbucks, Bank of America, numerous restaurants, Lake Hills Shopping Center, and more

Asking \$48.00/sf, NNN



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