

Downtown Mixed-Use For Lease

100 Fairfield Ave, Bridgeport, CT 06604

FC FEBBRAIO
COMMERCIAL



**BERKSHIRE
HATHAWAY**
HOMESERVICES



COMMERCIAL DIVISION™

NEW ENGLAND
PROPERTIES

OVERVIEW



- Modern glass facade
- Professional on-site management
- Updated lobby finishes
- Strong tenant mix



This contemporary mixed-use building features a bright, modern aesthetic with a polished lobby, updated common areas, and a professional atmosphere suited for a wide range of users. Large windows bring in abundant natural light, while the building's design supports both customer-facing retail and traditional office needs. The property benefits from stable tenancy, strong operations, and a layout that offers flexibility for growing businesses. Its well-maintained interior make it an attractive option for tenants seeking a high-quality downtown environment. Central downtown Bridgeport location near offices, government, housing, and dining — steady day and evening activity.

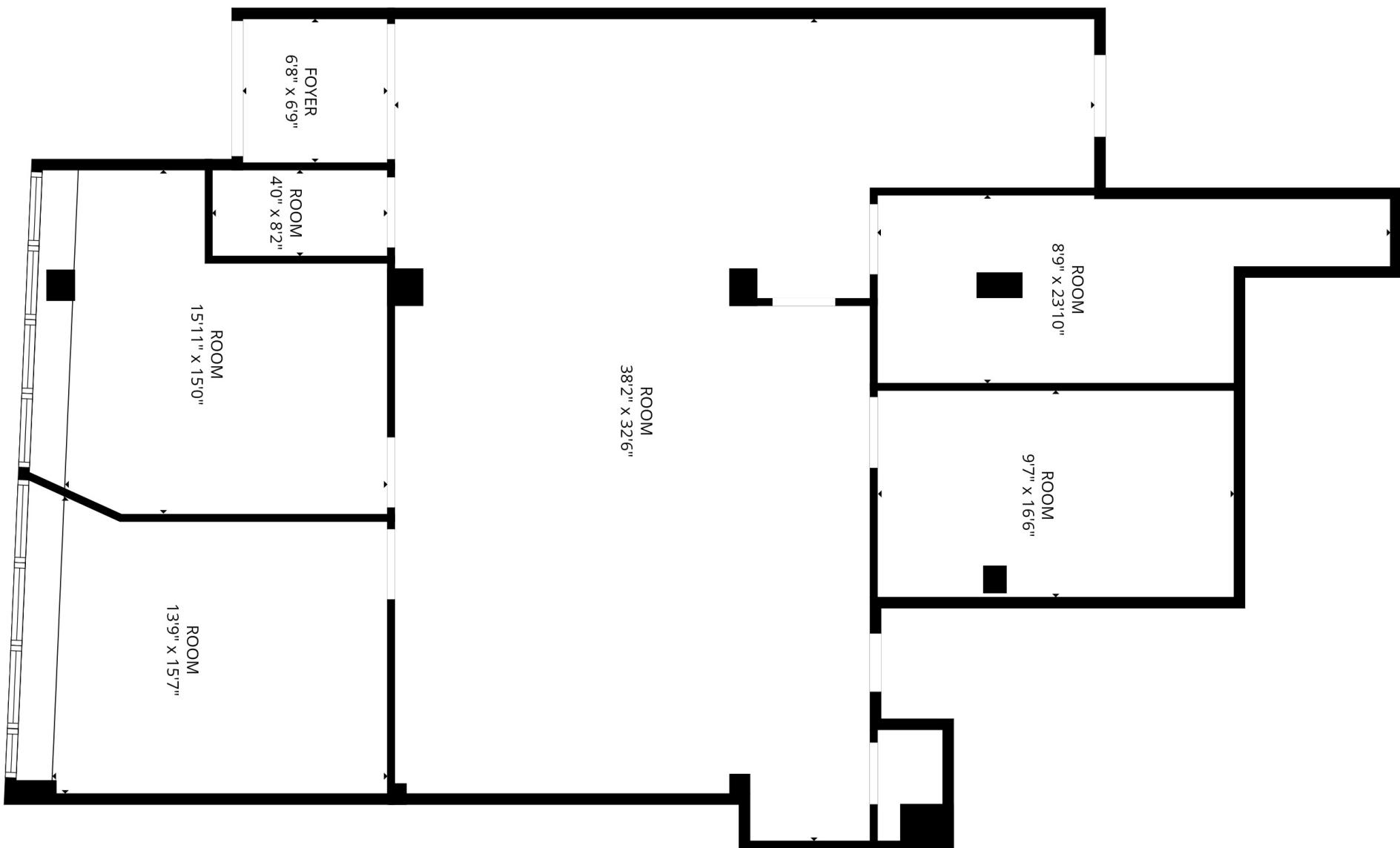
RETAIL SPACE A

Retail / Showroom / Professional Services
+/-2,150 SF - \$19 SF Modified Gross

- Highly visible ground-floor space ($\pm 2,150$ SF) with expansive storefront windows and a private street-level entrance. Can be combined with Retail Space B to make for a total of roughly 3,225 SF of first floor retail space.
- Possible food or cafe uses.
- Versatile layout supports retail, food uses, showroom, boutique fitness, medical/health services, church and community groups tutoring centers, financial services, or professional office users.



RETAIL SPACE A FLOOR PLAN



RETAIL SPACE B

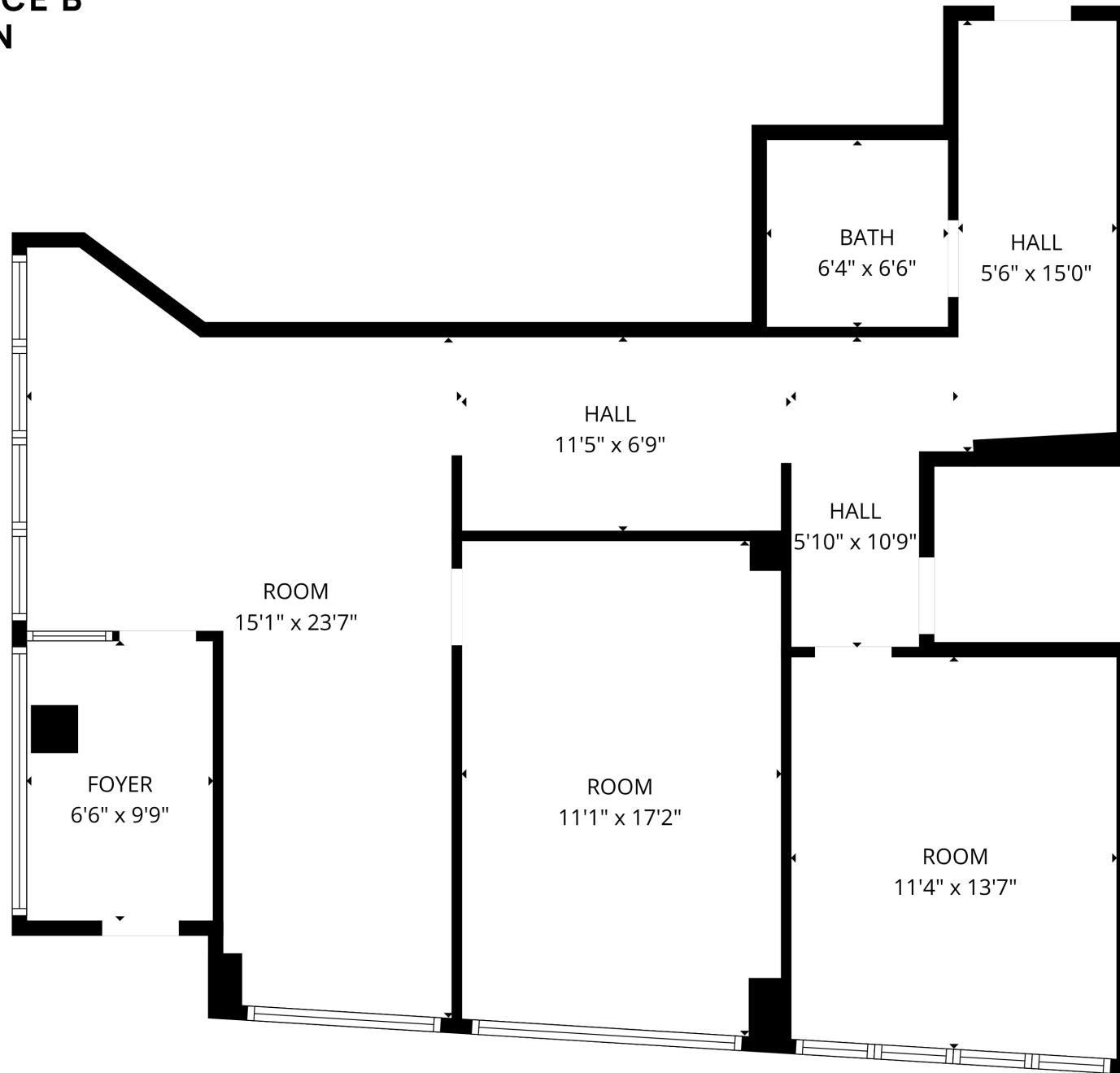
Retail / Showroom / Professional Services

+/-1,075 SF - \$19 SF Modified Gross

- Highly visible ground-floor corner space ($\pm 1,075$ SF) with expansive storefront windows and a private street-level entrance. Can be combined with Retail Space A to make for a total of roughly 3,225 SF of first floor retail space.
- Mostly non-loadbearing walls allow for a flexible configuration.
- Bathroom en-suite.



RETAIL SPACE B FLOOR PLAN



OFFICE SPACE

+/- 1,150 SF - \$19 SF

- Ground floor, directly accessed through the lobby.
- Move-in ready layout with 4 private offices, central open workspace, and in-suite restroom.
- Professional building lobby access with elevator service and secure entry.
- Ideal for law, finance, tech, medical admin, therapy, or small corporate teams.
- Steps to train, bus, and downtown amenities – easy commute for staff and visitors.
- Flexible term options and competitive rental rate.
- Nearby parking available for employees and clients.

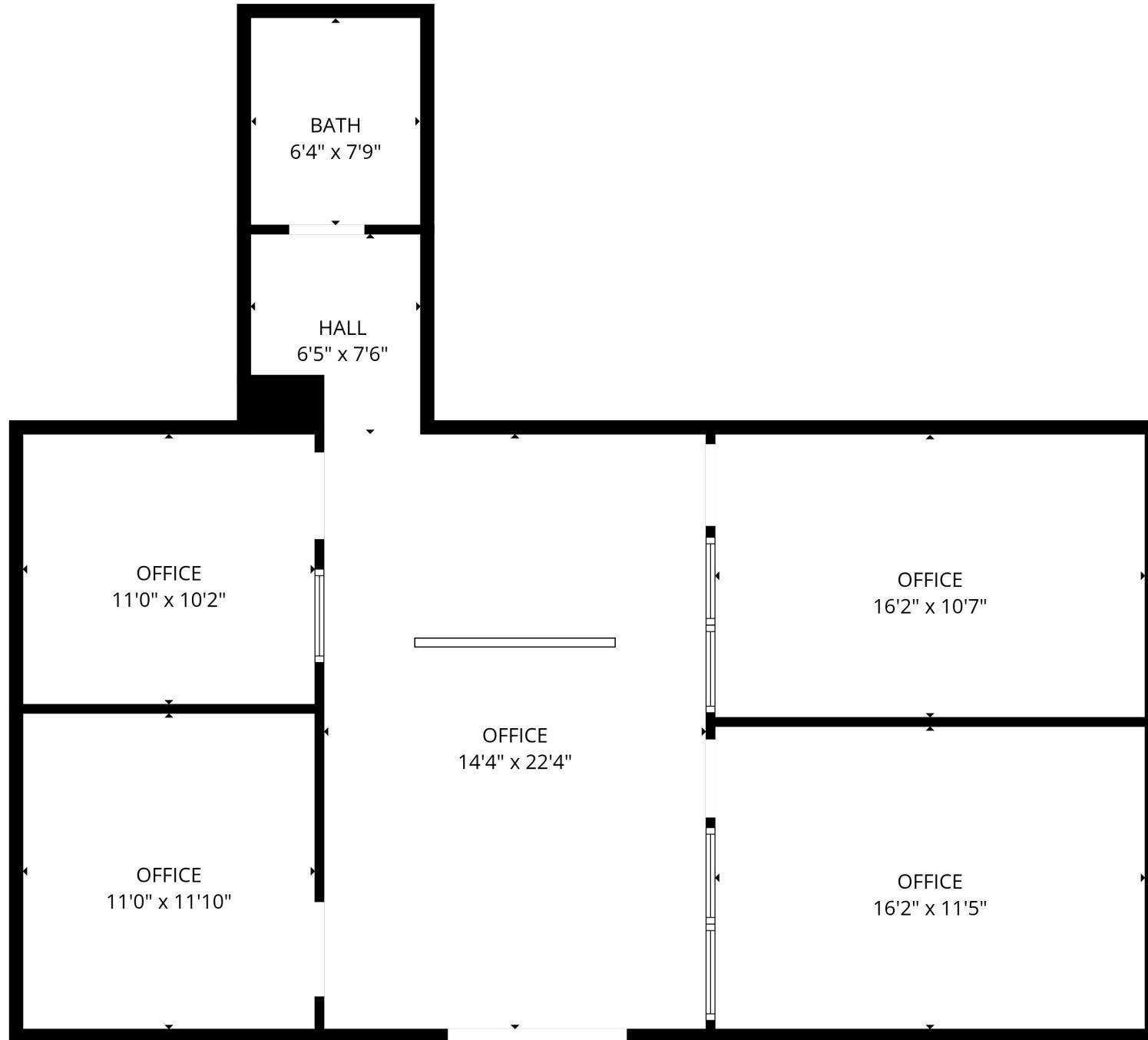


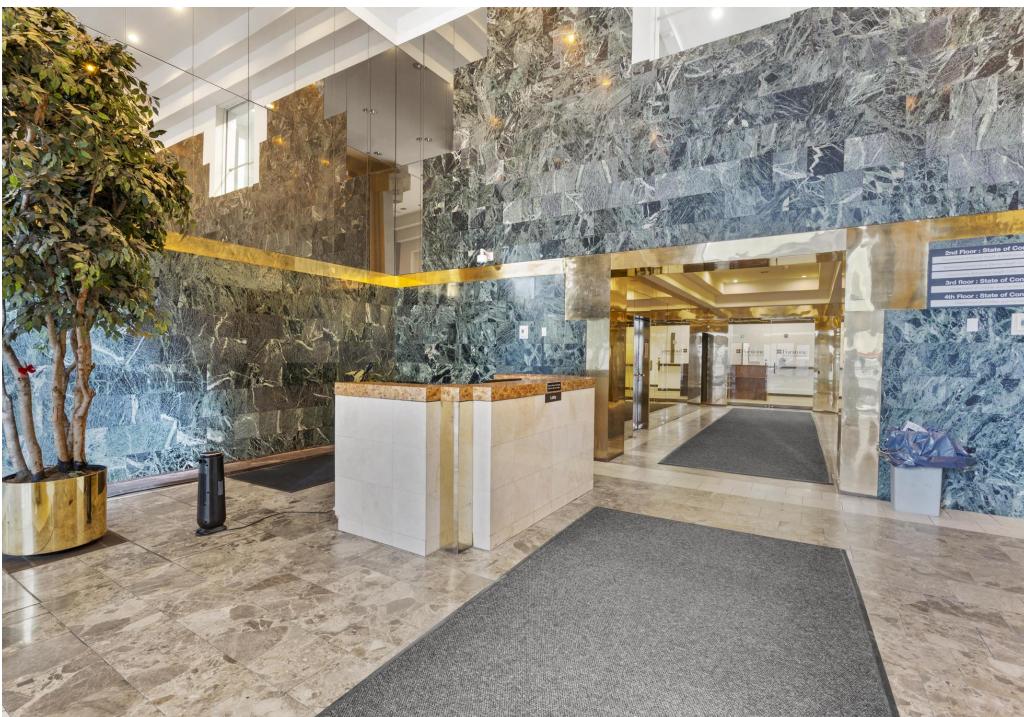
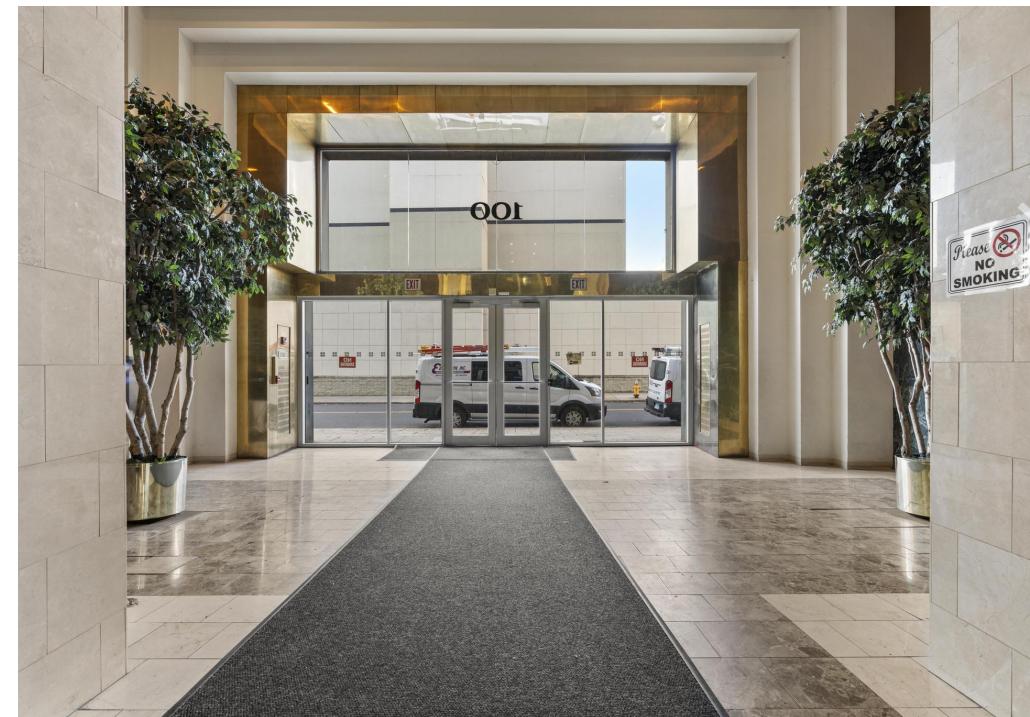
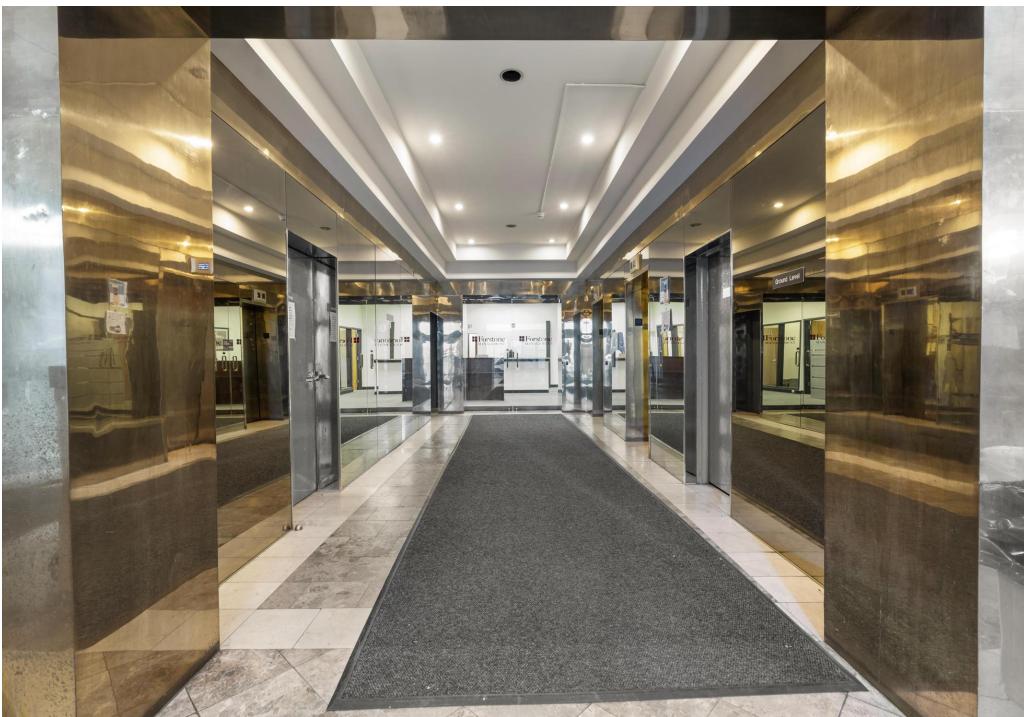
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OFFICE FLOOR PLAN

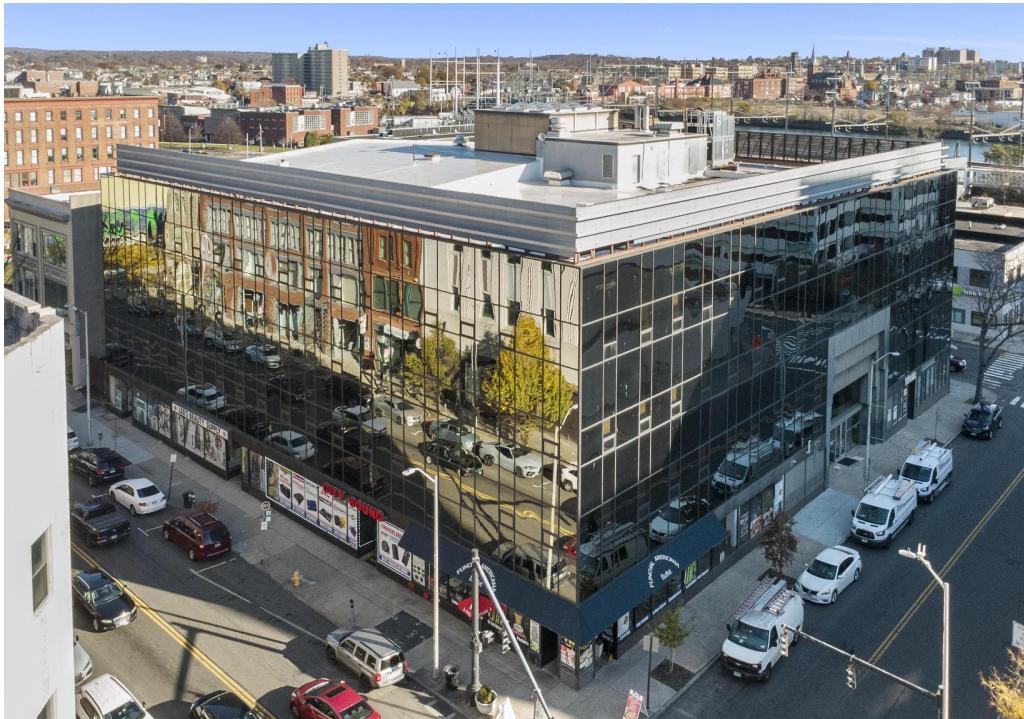
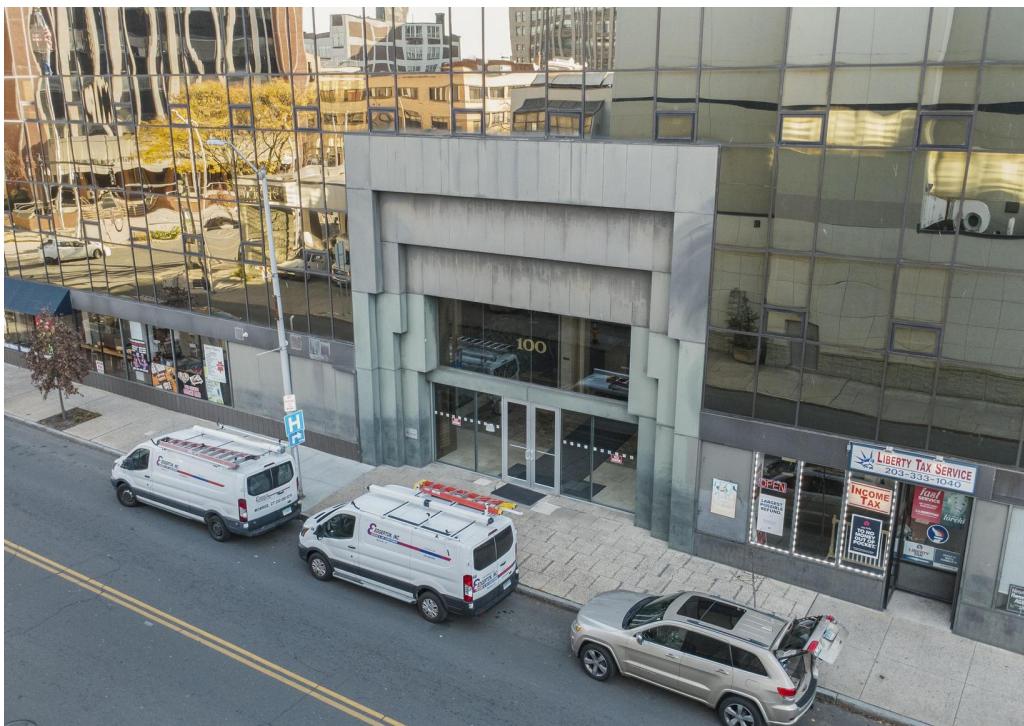




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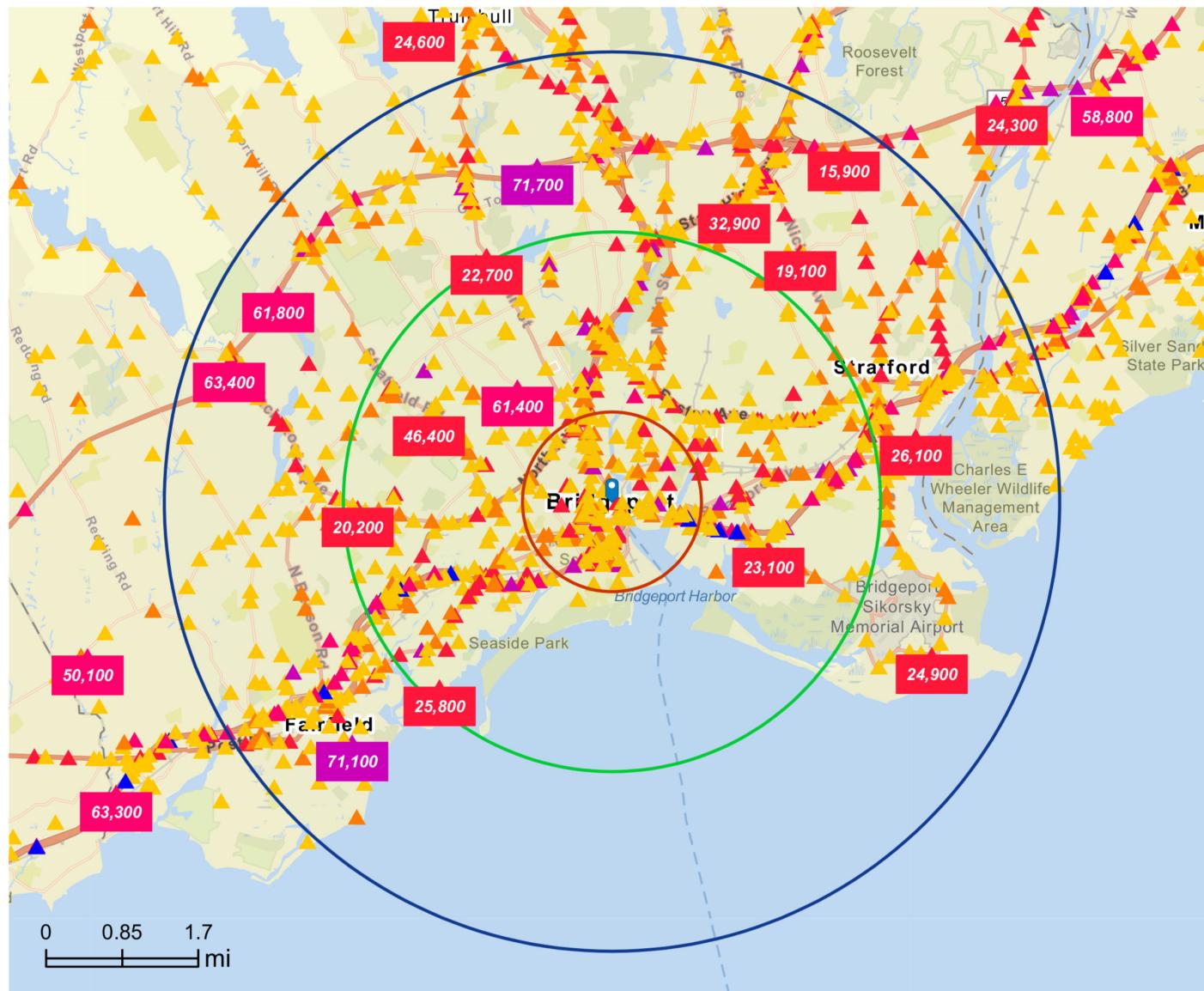


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TRAFFIC COUNTS



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



TRAFFIC COUNTS UP CLOSE



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LOCATION



Positioned within Bridgeport's resurgent downtown district, this location offers exceptional connectivity and convenience. Metro-North rail service, major highway access, and the Port Jefferson Ferry are all within minutes, making regional travel simple for both employees and visitors. The surrounding area continues to see meaningful investment, including new residential development, emerging restaurants, and large-scale projects such as the proposed soccer stadium less than five minutes away. Walkable streets connect the property to cafés, shops, entertainment venues, and civic institutions, placing tenants in the center of a growing, high-activity urban environment. With strong momentum behind Bridgeport's revitalization, this area presents a prime opportunity for businesses seeking a dynamic and improving market.

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DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	31,016	173,651	266,306
Median Age	34.1	36.9	37.9
Median Household Income	\$32,619	\$52,231	\$68,925
Average Household Income	\$48,626	\$76,308	\$99,474

Febbraio Commercial Team

at Berkshire Hathaway HomeServices New England



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ABOUT CHRISTOPHER

Originally from New York and a Connecticut resident for over 20 years, Chris has become a recognized “go-to broker” in the restaurant and hospitality sectors, representing operators, developers, and investors across the region. He currently represents the largest privately owned Mexican restaurant group in Connecticut, a testament to his deep industry insight and local market expertise.

For the past two years, Chris has been part of the Febbraio Commercial Team at Berkshire Hathaway, where he handles a wide range of transactions including restaurant, retail, industrial, leasing, and investment sales. While hospitality remains a core strength, he brings the same strategic guidance, market knowledge, and hands-on support to every assignment.

Known for his relationship-driven style, Chris is committed to helping clients achieve their goals—whether launching a first restaurant, securing a prime retail location, or navigating a complex acquisition. His approach is grounded in trust, responsiveness, and delivering measurable results.

With a passion for real estate and a proven ability to add value across asset classes, Chris continues to make a meaningful impact on Connecticut's commercial real estate landscape.

ABOUT CHRISTOPHER

Caleb Lipton - a Business graduate from the College of Charleston, with experience in both sales and commercial real estate. After transitioning into CRE, Caleb interned with the Febbraio Commercial team, specializing in lead generation, client relations, and market research. He brings a new energy, blending his sales background with his growing expertise in the real estate sector.

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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.