

2119

POST ROAD
FAIRFIELD, CT
06824



ANGEL 
COMMERCIAL, LLC

2425 Post Road, Suite 303
Southport, CT 06890
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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

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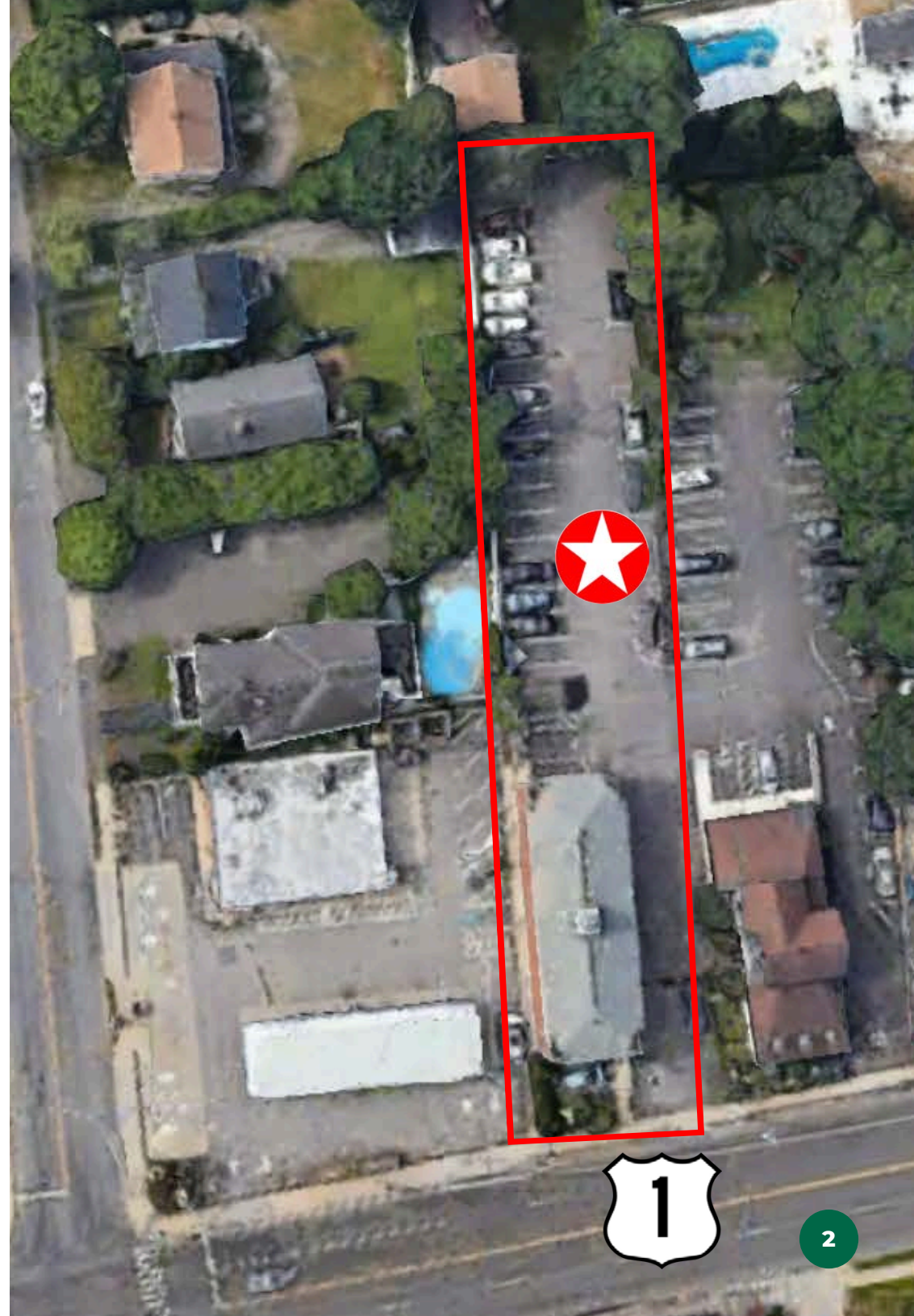
203.335.6600 Ext. 23

POST ROAD MEDICAL/OFFICE BUILDING FOR SALE AT \$2,400,000 OR FOR LEASE

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a 6,490 SF medical/office building at **2119 Post Road in Fairfield, CT**, for sale at \$2,400,000. This visible downtown Fairfield property features a private parking lot allowing for ample parking. It is located in a Designed Commercial District (DCD) zone, permitting many uses such as office, medical, and retail. Built in 1989, the two-story building with finished lower level has monument signage, a wet sprinkler system, and a pass-through elevator. The property would be perfect for an owner/user or investor who would benefit from the existing income-producing tenants on the second floor (medical group) and lower level (private fitness trainer). The total leased space represents 66% of the total building square footage.

The first floor/street level space is also available for lease at \$25/SF NNN. Comprised of 2,200 SF, it features an open plan with two rooms and multiple plumbing outlets, a reception area, office, and restroom. In addition to a medical office or any business with walk-in clients, an excellent use for this space would be a spa/cosmetic practice.

2119 Post Road borders Southport, and is convenient to Blackstone Grille, Delamar Hotel, Geronimo's, Fairfield Sportsplex, M&T Bank, FedEx, and UPS. It is minutes to I-95 (Exit 19) and the Southport and Fairfield Train Stations, and steps to a Greater Bridgeport Transit Bus Stop.



DETAILS

FINANCIAL INFORMATION

| | |
|---------------------------|--|
| Sale Price: | \$2,400,000 |
| Real Estate Taxes: | \$39,736.84 (2023) |
| Lease Rate: | \$25/SF NNN (1st Floor) |
| NNN Expenses: | \$9.51/SF (Includes 2023 Real Estate Taxes) |

THE SITE

| | |
|-------------------------|------------------------------------|
| Space Available: | 2,200 SF (1st Floor) |
| Building Size: | 6,490 SF |
| Land: | 0.38 Acres |
| Zoning: | Designed Commercial District (DCD) |
| Year Built: | 1989 |
| Construction: | Brick Veneer |
| Stories: | Two Plus Finished Lower Level |
| Tenancy: | Multiple |

FEATURES

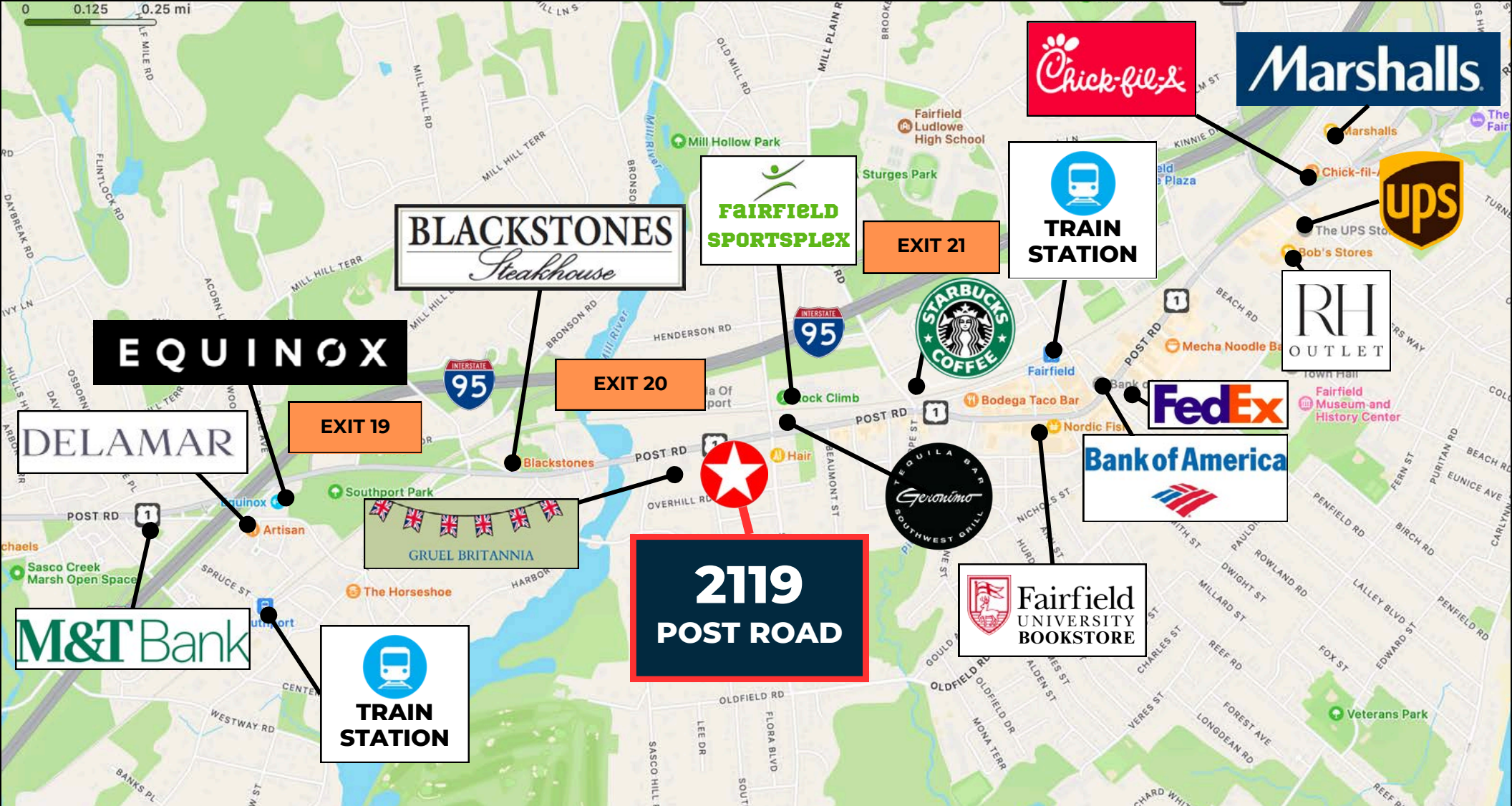
| | |
|-----------------------|---|
| Traffic Count: | 16,145 Average Daily Volume |
| Parking: | 30 Surface Spaces |
| Amenities: | Monument Signage, Wet Sprinkler System, Pass Through Elevator |

UTILITIES

| | |
|---------------------|--------------------------|
| Water/Sewer: | City/City |
| A/C: | Central Air Conditioning |
| Heating: | Gas |

| DEMOGRAPHICS | ONE MILE | THREE MILES |
|--------------------------|----------|-------------|
| Population: | 19.8k | 76.1k |
| Median HH Income: | \$192k | \$130k |





VISIBLE POST ROAD LOCATION IN DOWNTOWN FAIRFIELD



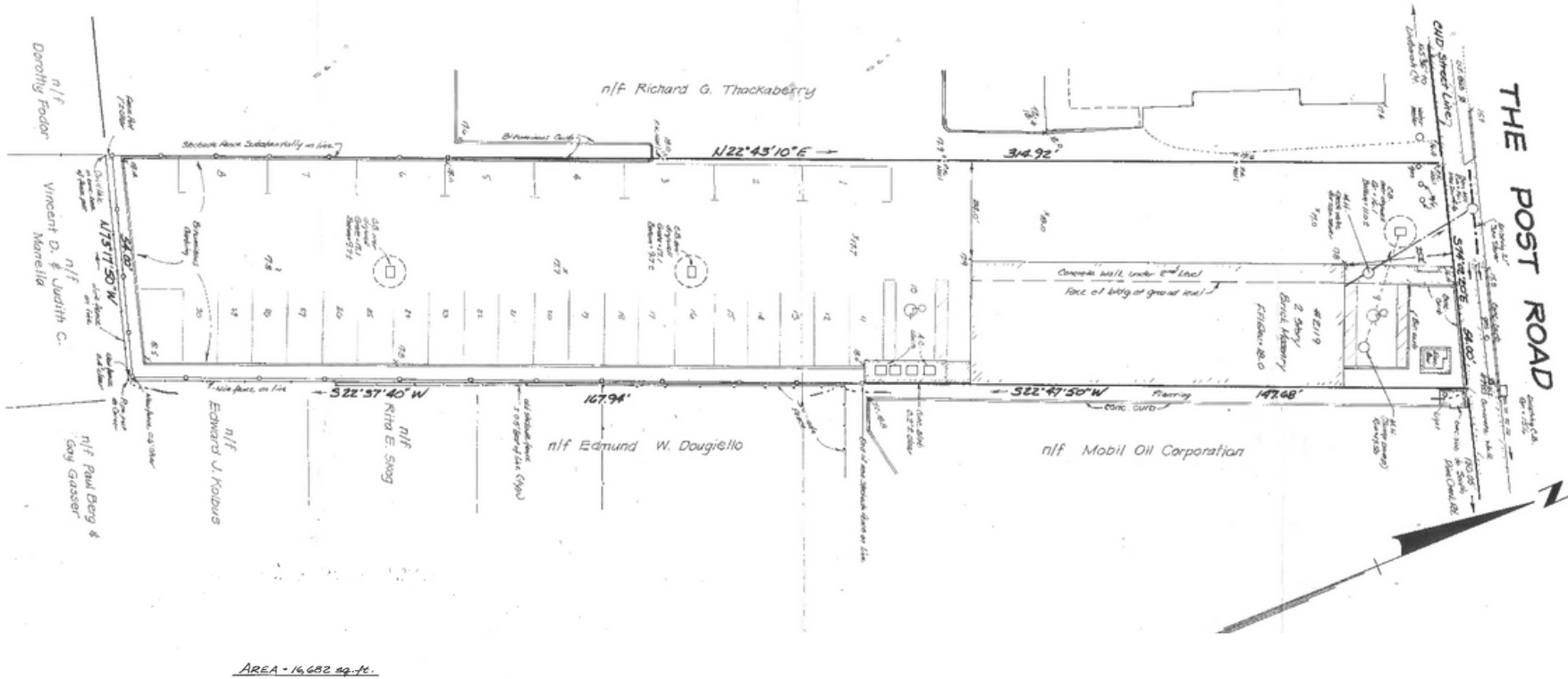
Amenities include restaurants, retail stores, banks, fitness gyms, and hotels.



Minutes to I-95, Exit 19, and the Southport and Fairfield Train Stations.

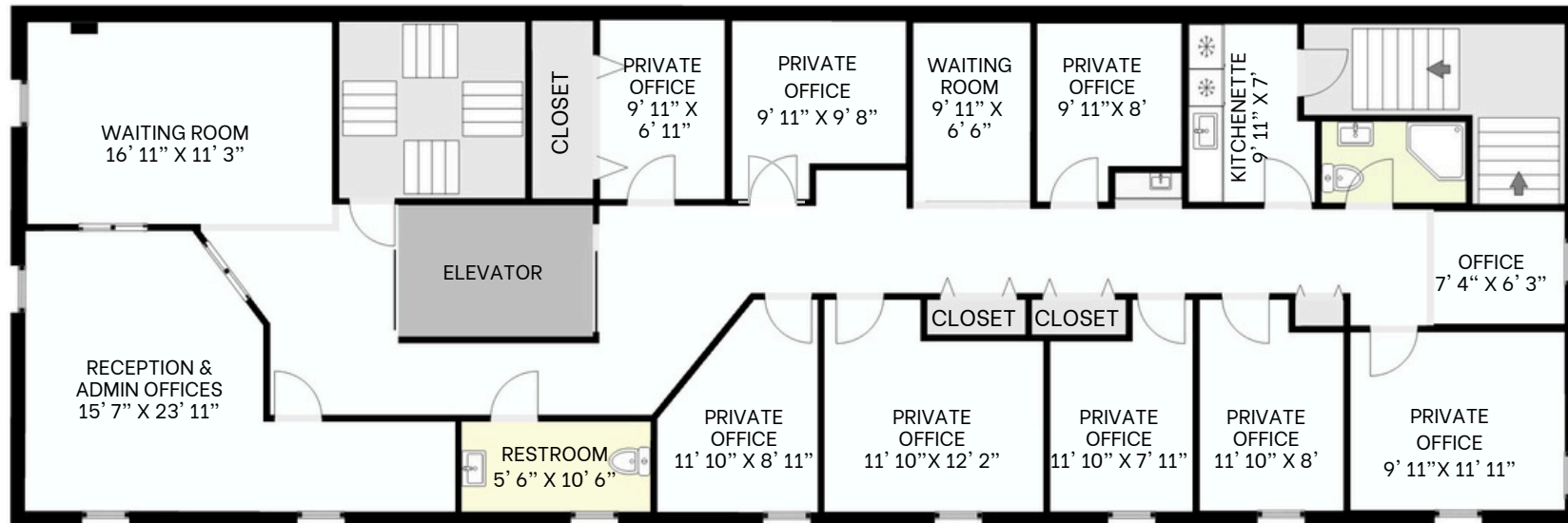
SITE PLAN

0.38 Acres



FLOOR PLAN: SECOND FLOOR - LEASED

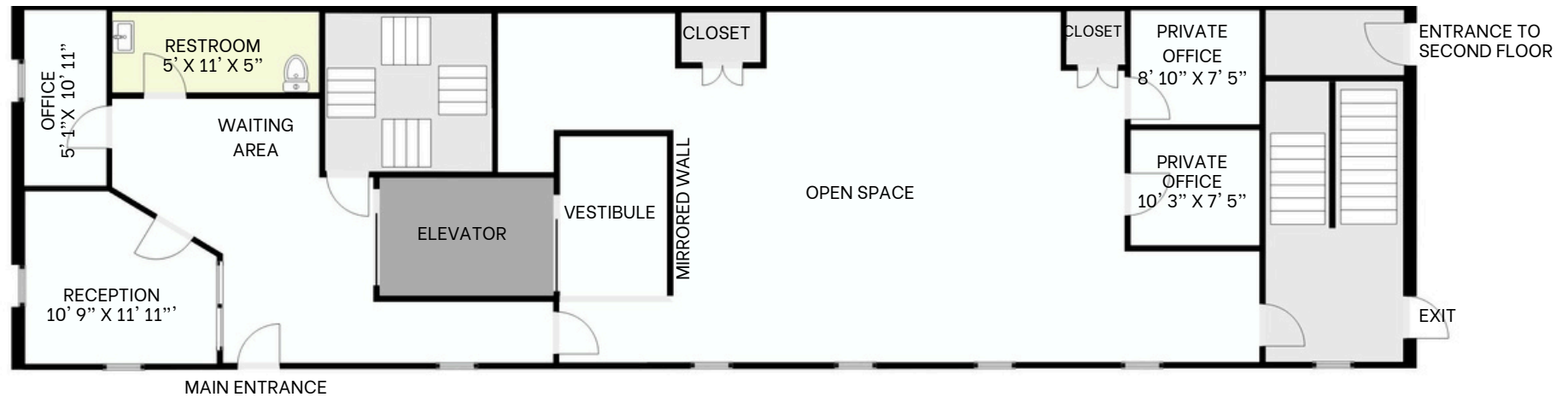
2,640 SF



NOT TO SCALE

FLOOR PLAN: FIRST FLOOR - AVAILABLE

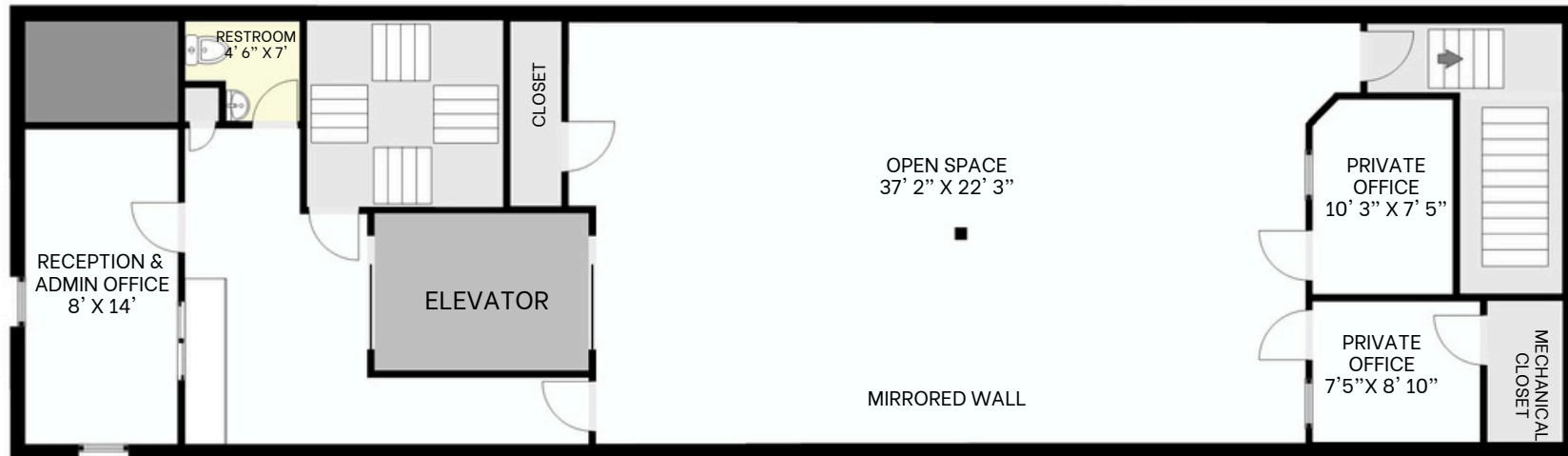
2,200 SF



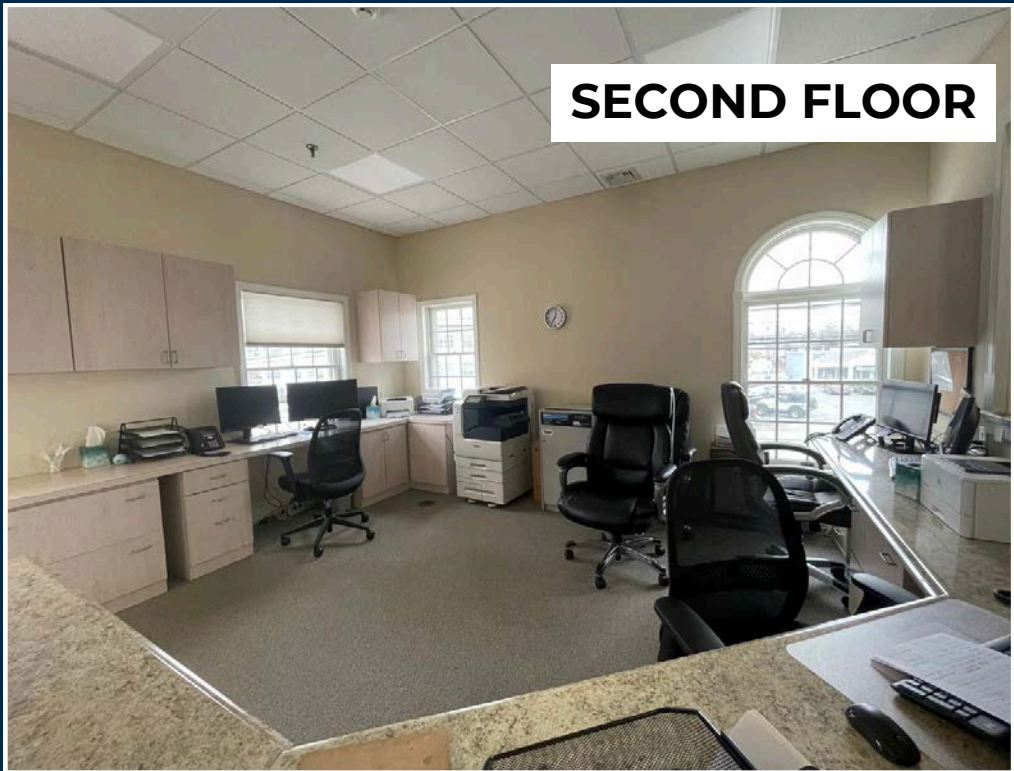
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**FLOOR PLAN:
LOWER LEVEL - LEASED**

1,650 SF



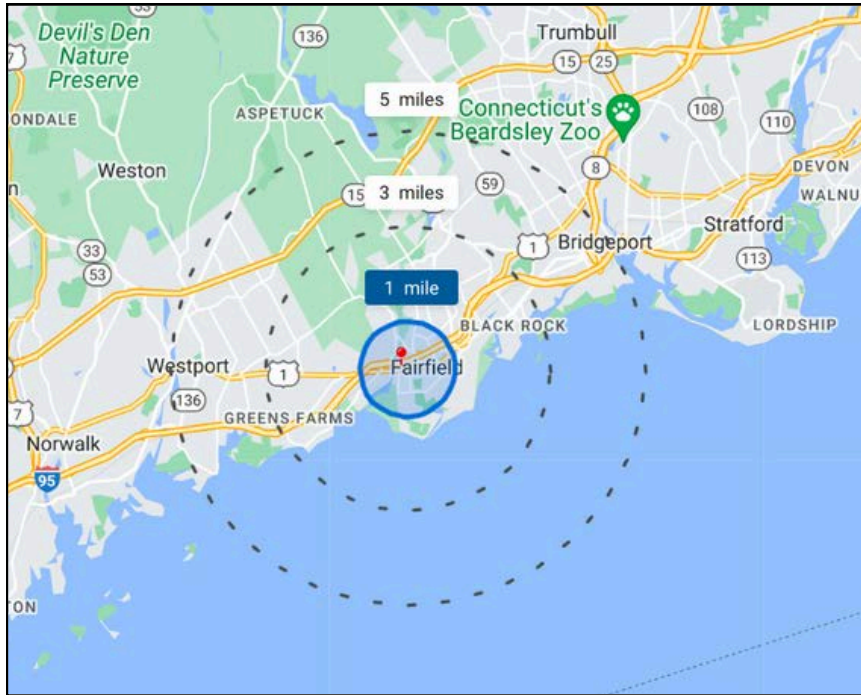
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DEMOGRAPHICS

ONE MILE

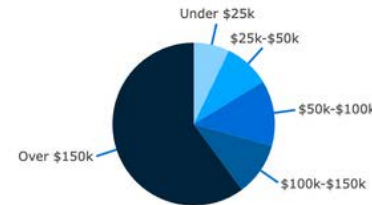


Household Income

\$192k
Median Income

\$192k
2028 Estimate

0%
Growth Rate

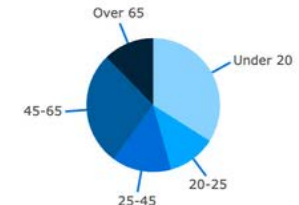


Age Demographics

35
Median Age

45
2028 Estimate

↑ 27%
Growth Rate



Housing Occupancy Ratio

16:1

11:1 predicted by 2028

Occupied

Vacant

Renter to Homeowner Ratio

1:5

1:5 predicted by 2028

Renters

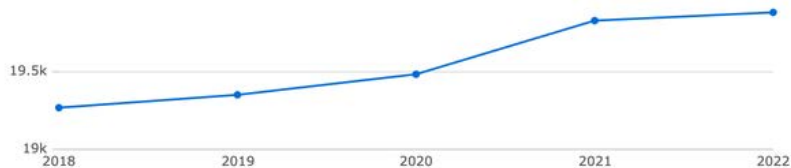
Homeowner

Population

19.8k

0%
Compared to 19.8k in 2021

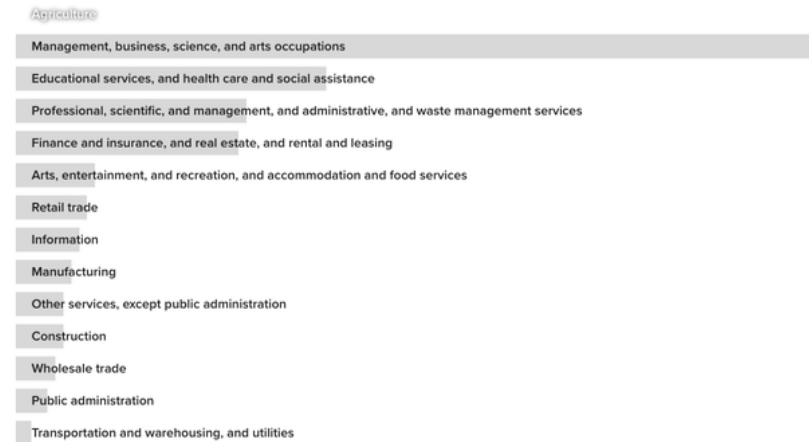
↑ 3%
Compared to 19.2k in 2018



Number of Employees

16.2k

Top Employment Categories



5 Advantages to Purchasing the Medical Office Building at 2119 Post Road in Fairfield, CT

Purchasing the medical office building at 2119 Post Road in Fairfield, CT, offers several advantages for an owner/occupier:

1

Prime Visibility on Post Road: This property enjoys exceptional visibility along Post Road (Route 1), ensuring your business gains maximum exposure to passing traffic and potential clients.

2

Parking Lot on Site: The property includes a large parking lot, which is rare for Post Road frontage. It offers a favorable medical parking ratio. Whether a medical practice or other business, clients or patients and staff will appreciate the convenience of ample parking.

3

Convenient Location: Situated just minutes from I-95, accessing the property is hassle free for both your team and clients. Its proximity to the Southport and Fairfield Train Stations and a Greater Bridgeport Transit Bus Stop further enhances accessibility.

4

Prestigious Post Road Address: The property's location at the Fairfield/Southport border along the Post Road, with proximity to upscale amenities, lends prestige to your business.

5

Tailored for Success: The property's adaptability within a Designed Commercial District (DCD) zoning allows you to customize the space to meet your specific business needs, ensuring your success in this highly visible and convenient location.

NEXT STEPS

2119 POST ROAD
FAIRFIELD, CT
06824



REVIEW ZONING
REGULATIONS



VIEW ONLINE
LISTING



EMAIL BROKER



CALL BROKER



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