

3541-3571 Post Road & 886 Kings Highway West

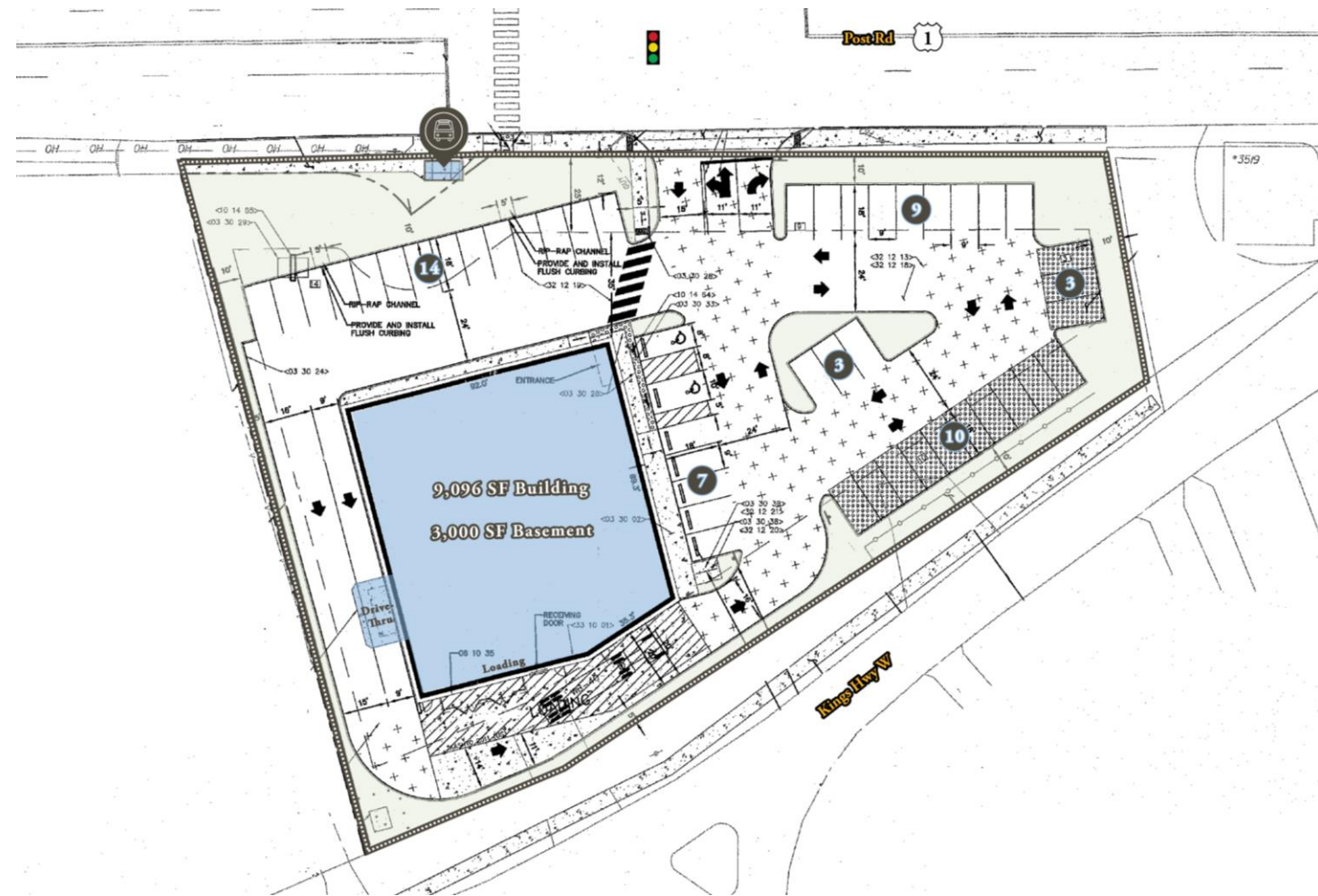
Fairfield, Connecticut



1.03-Acre Route 1 Site Immediately off I-95 • 9,096 SF Previously Approved Retail Building

3541-3571 Post Road &
866 Kings Highway West

PREVIOUSLY APPROVED PROPOSED SITE PLAN



EXECUTIVE SUMMARY

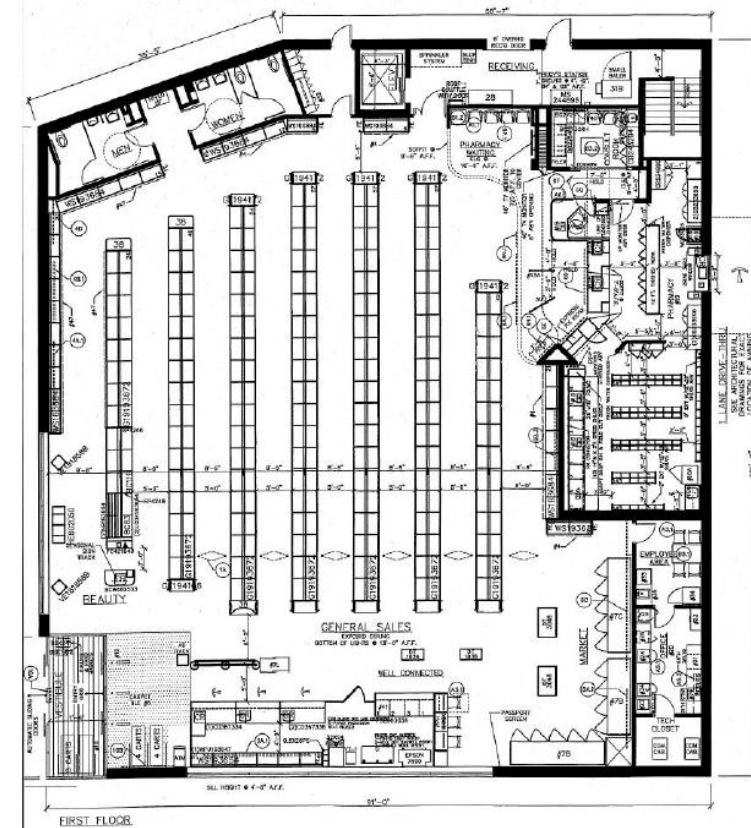
As exclusive agent, Cushman & Wakefield is pleased to offer for sale or lease 3541, 3553 & 3571 Post Road & 866 Kings Highway West located in Fairfield, CT (the "Site"). The four unimproved contiguous parcels total 1.03 acres and have a combined frontage of 150'± on the heavily traveled Post Road (Route 1—21,200± VPD).

The Site, which is located within the town's Designed Commercial District (DCD Zone), is prominently set at a signalized intersection on Route 1 and was previously approved for a 9,096 SF retail building with a 3,000 SF basement, a drive-thru and 46 parking spaces. Uses by right within the DCD Zone include retail, restaurants, medical office and office.

Located just 1 minute from Exit 19 of Interstate 95, the Site is conveniently accessible to a consumer pool of over 37,500 residents within a 3-mile radius with an estimated 2023 average household income of \$200,300. This high barrier to entry location is known for the variety and quality of its retail and service establishments and benefits from the consumer traffic created by nearby retail options including, but not limited to, Dunkin Donuts, Michaels, Petco, HomeGoods, Stop & Shop, Starbucks and Shake Shack. The site also benefits from being adjacent to a public transportation stop and within walking distance of the Southport train station.

Asking Sale Price	\$3,000,000	Asking Rent	\$360,000/year Absolute Net
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PROPOSED FLOOR PLAN



3541-3571 Post Road &
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OFFERING HIGHLIGHTS

**Previously Approved
9,069 SF Retail Building**

The Site was previously approved to construct a 9,609 SF retail building with a 3,000 SF basement, a drive-thru and 46 parking spaces—use by right in the DCD Zone includes retail, restaurant, medical office and office

Prime Signalized Route 1 Setting

The Site is ideally situated at a signalized intersection fronting Route 1 (150'±—21,200± VPD) and provides signage opportunities

Easily Accessible Location

The Site benefits from a location that has a public transportation stop and is located only 1 minute from Exit 19 of Interstate 95 and within walking distance of the Southport Train Station

**Complementary
Regional & Local Tenancy**

The successful combination of restaurants, goods and services provided within the surrounding retail corridor creates a destination for patrons seeking the integration of variety and convenience

High Profile Demographics

The Site is situated in one of the most affluent communities in the Northeast with 2023 estimated average household incomes totaling \$200,300, a median housing value of over \$909,000 and a total specified consumer spending of \$654 million within a 3-mile radius



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Fairfield, Connecticut

SALE CONTACTS

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3541-3571 Post Road & 886 Kings Highway West

21,200± VPD

95
Exit 19
0.2 miles

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