

COMMERCIAL DIVISION



PROPERTY FOR LEASE

186 Hillside Road
Fairfield, CT 06824



Visit Our Website



Tommy Febbraio

Managing Partner
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186 Hillside Rd

PROPERTY OVERVIEW

186 Hillside Road, Fairfield, CT 06824

**Ideal professional office/retail space located in the
Greenfield Hill section of Fairfield, CT**

Property Facts

- Building Type: Office/Retail
- Building Height: 2 Story
- Year Build/Renovated: 2,745 SF
- Parking: Approx 12 spaces

Offered For Lease
\$36/SF NNN

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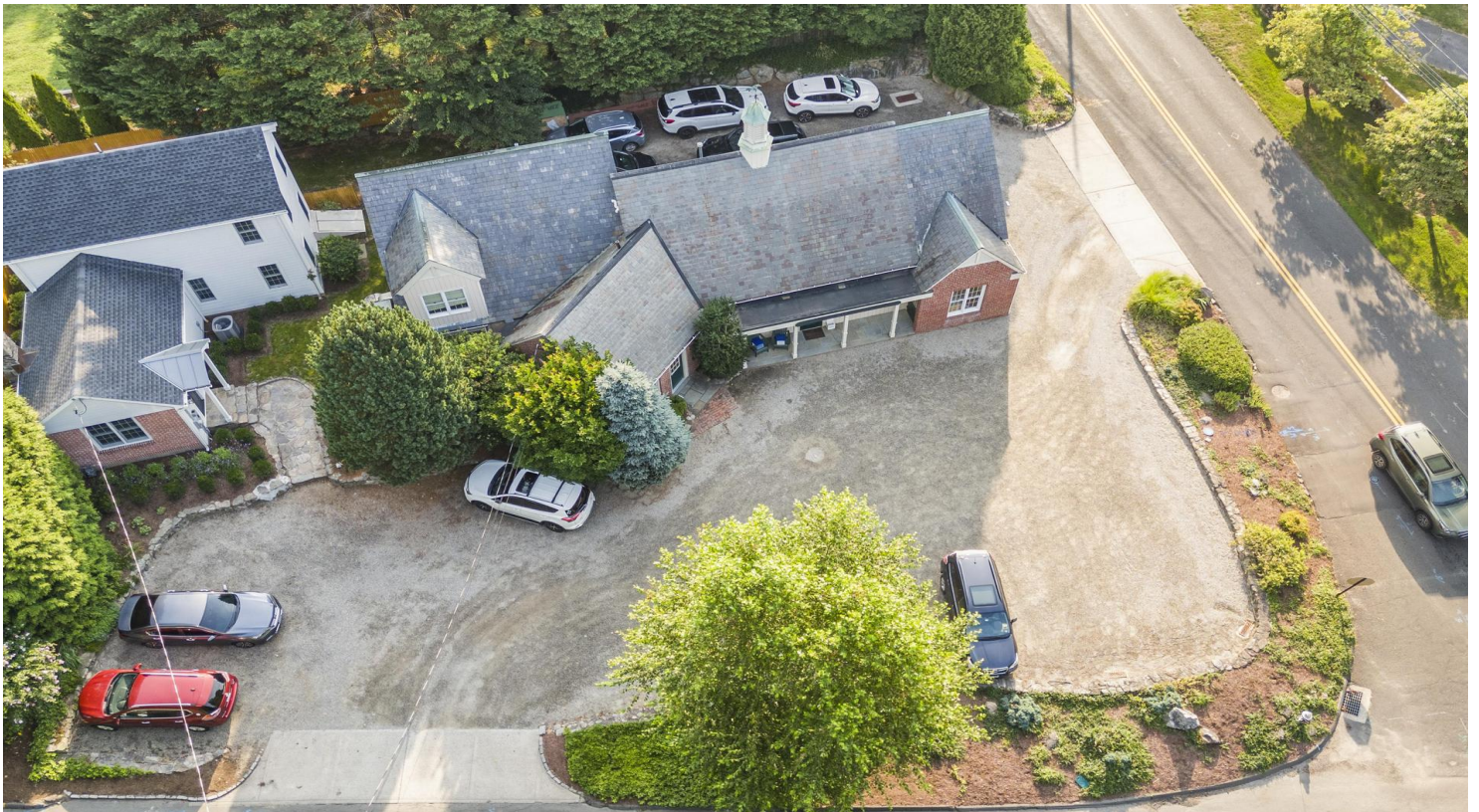
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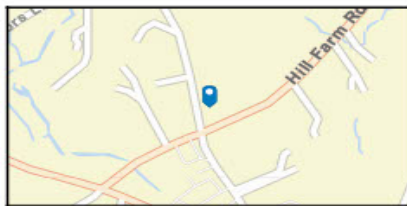
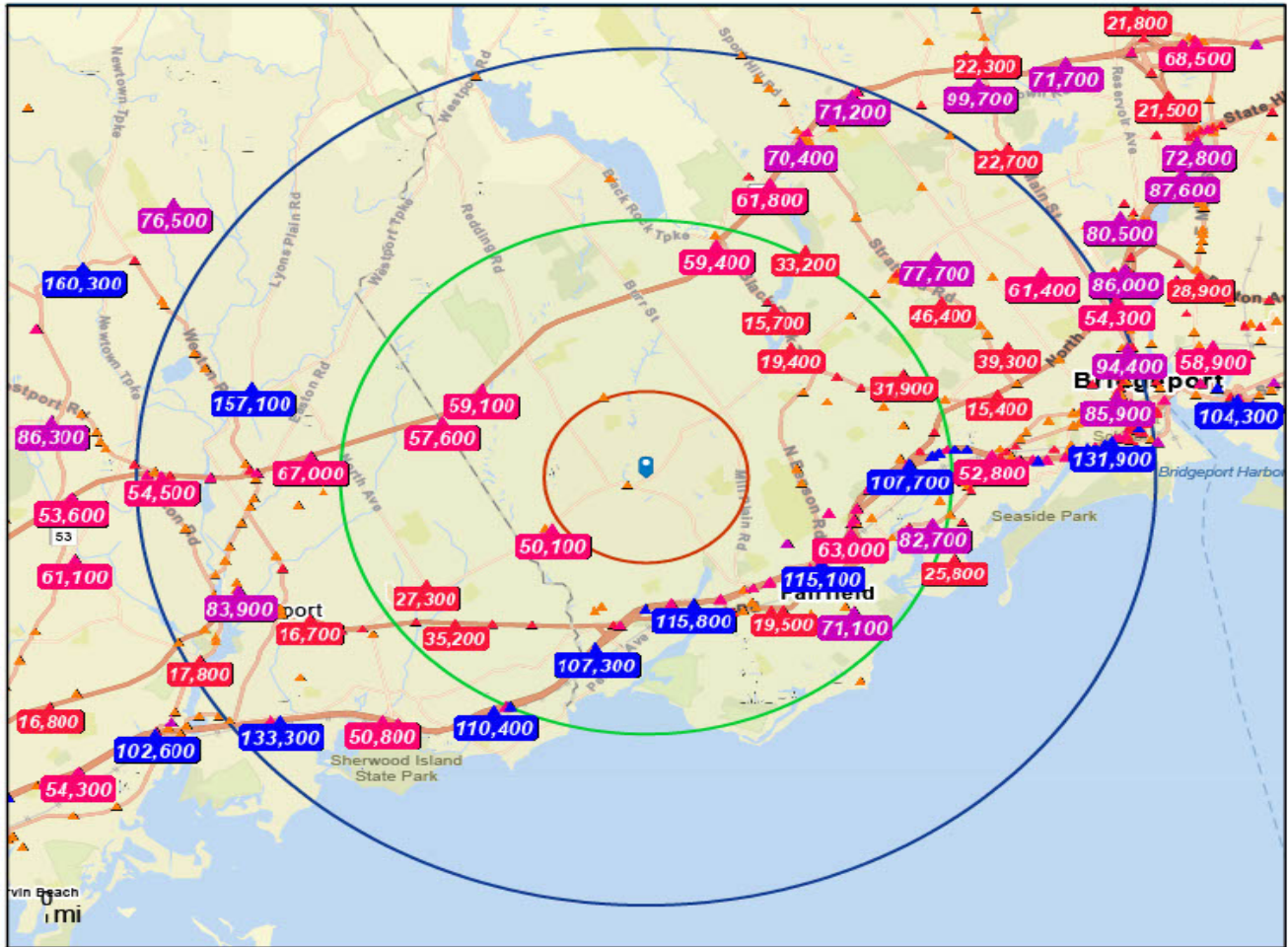
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Traffic Count Map

186 Hillside Rd, Fairfield, Connecticut, 06824
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.16346
Longitude: -73.28390



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).

May 31, 2024

DEMOGRAPHICS

Demographics	1-Mile	3-Mile	5-Mile
2023 Population	3,165	56,625	167,646
Median Age	43.3	41.2	37.9
Average Household Income	\$317,845	\$225,750	\$163,759

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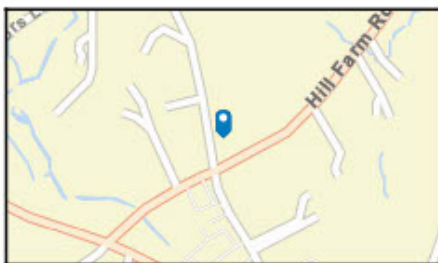
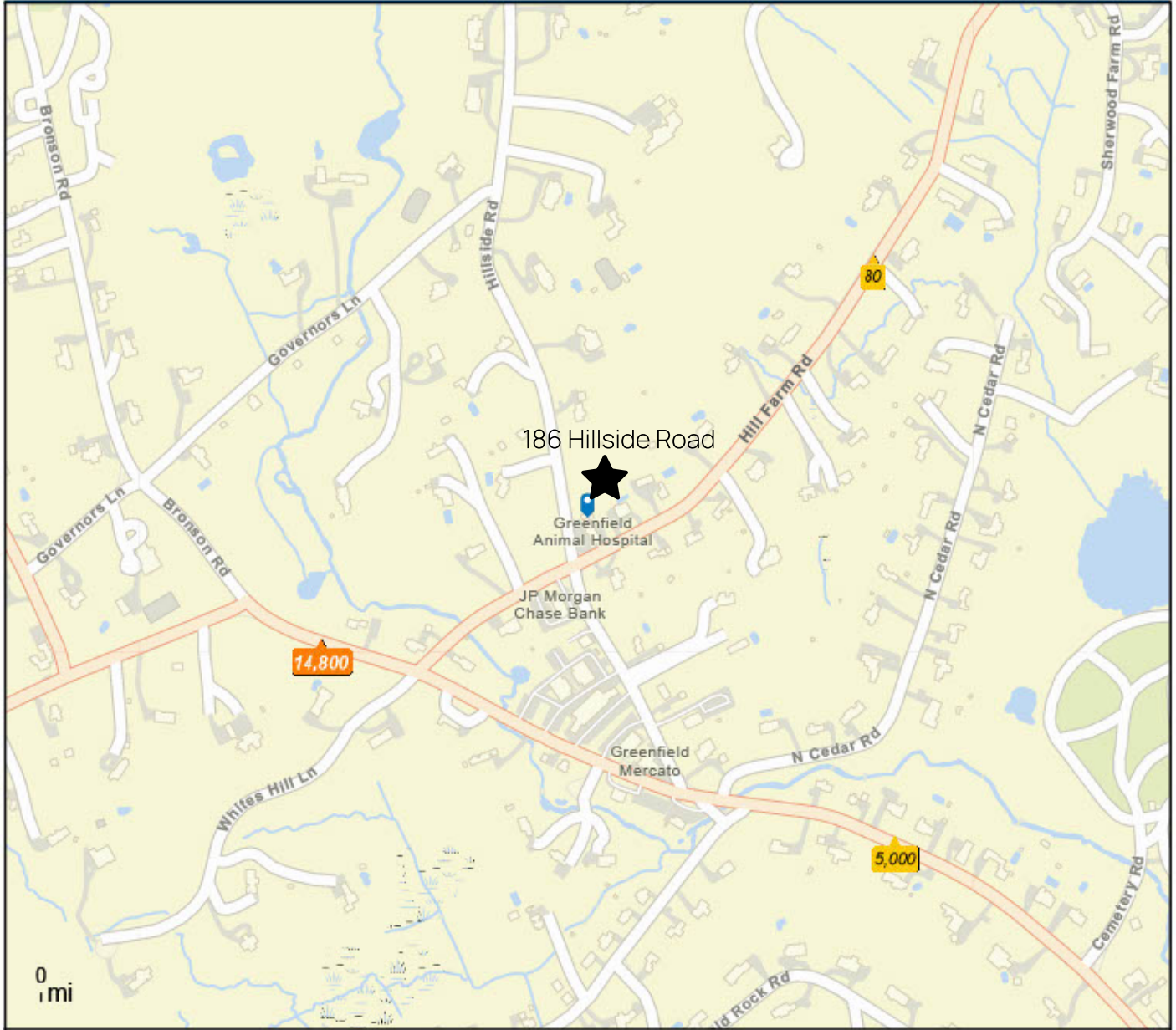
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Traffic Count Map - Close Up

186 Hillside Rd, Fairfield, Connecticut, 06824
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.16346
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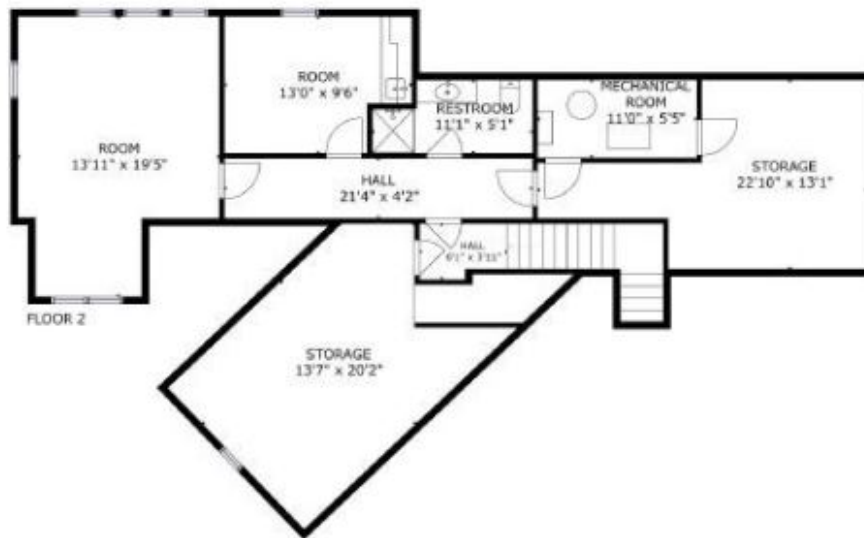
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FLOOR PLANS



GROSS INTERNAL AREA
FLOOR 1: 1918 sq.ft, FLOOR 2: 1126 sq.ft
TOTAL: 3044 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

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ABOUT FEBBRAIO COMMERCIAL TEAM

Thomas Febbraio, Principal and Managing Partner of Febbraio Commercial Team at Berkshire Hathaway HomeServices New England Properties brings over 25 years of invaluable expertise in the real estate industry. As a seasoned real estate developer and Partner at PFS Associates, he has cultivated a reputation for excellence, entrepreneurship, and exceptional client service.

Febbraio Commercial Team has played a pivotal role in leasing, developing, and selling over three hundred million dollars worth of commercial real estate across New York and Connecticut. His extensive portfolio includes a diverse range of clients and properties, reflecting his deep understanding of the market dynamics and his commitment to delivering optimal results.

With his unwavering dedication, extensive network, and proven track record of success, Thomas Febbraio continues to be a trusted advisor and a driving force in the commercial real estate landscape, offering unparalleled insights and solutions to his clients' diverse needs.

Team Specialties

- Business Sales
- Office Leasing & Sales
- Retail Leasing & Sales
- Investment Properties
- Industrial Real Estate
- Landlord Representation
- Commercial Properties
- Tenant Representation

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