



Six-Bay Garage FOR LEASE

Asking \$6,800/Month

204 Old Post Road
Southport, CT 06890

Visit Our Website



Thomas Febbraio

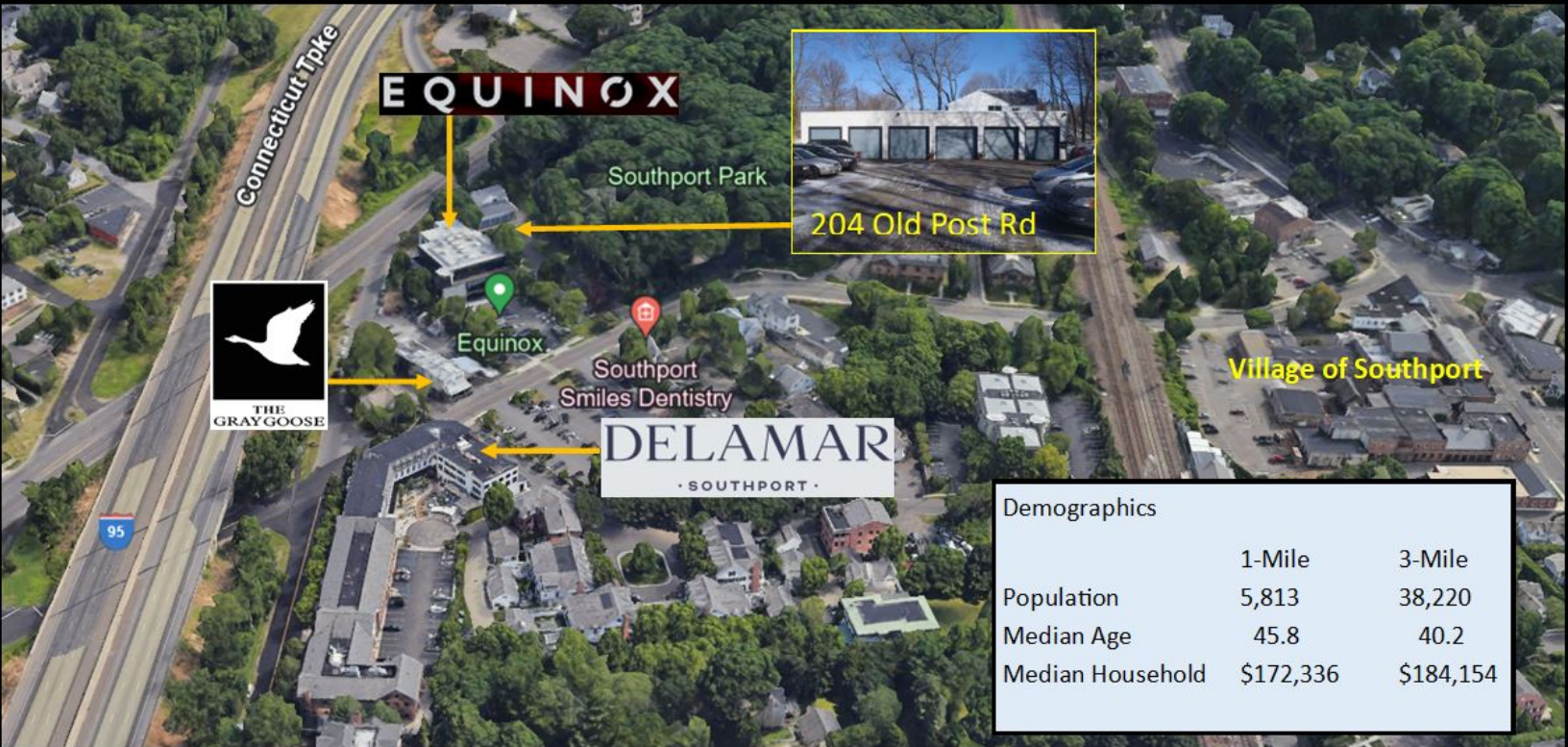
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2000 Post Road
Fairfield, CT 06824



Demographics		
	1-Mile	3-Mile
Population	5,813	38,220
Median Age	45.8	40.2
Median Household	\$172,336	\$184,154

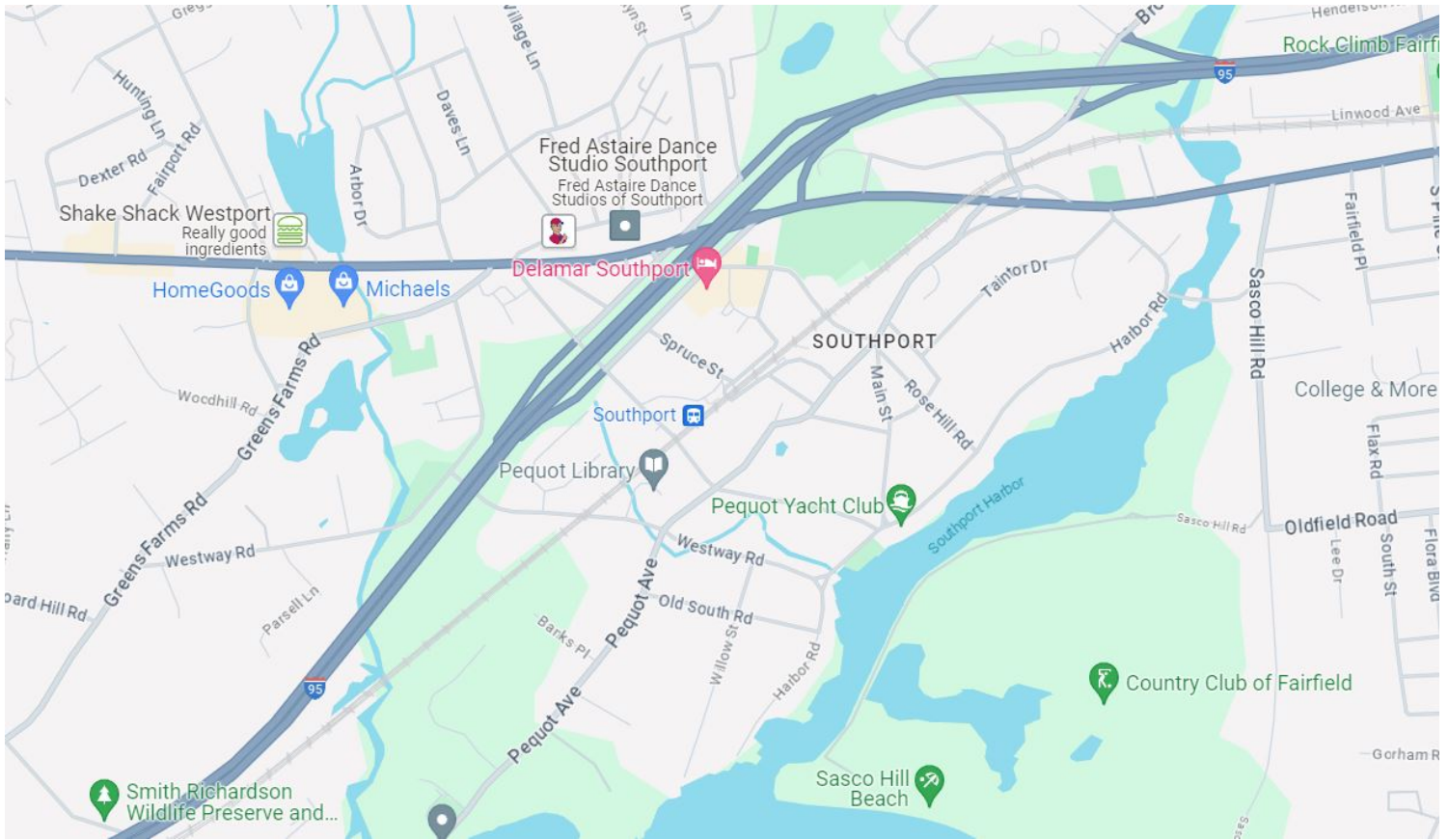
PROPERTY OVERVIEW

Superb Southport location near I-95 and Route 1. Zoning and existing improvements well suited for automotive, contractor or warehouse/distribution uses. Private driveway to garage.

Southport is an affluent village community within Fairfield proper. The historical village center is just a short walk from the property, and the attractive shoreline and harbor are just minutes from the property.

- Address: 204 Old Post Rd. Southport, CT
- Garage: Six bay Garage with large overhead doors.
- Attractive office area with bathroom facility.
- 400 AMP electrical service.
- Attached storage shed to locate compressor.
- Square ft: 3,216
- Parking area: Large parking area
- Zoning: DID Zone
- Designed Industrial District





DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	5,234	37,905	107,005
MEDIAN AGE	46.6	41.3	40.3
MEDIAN HOUSEHOLD INCOME	\$200,001	\$200,001	\$139,926






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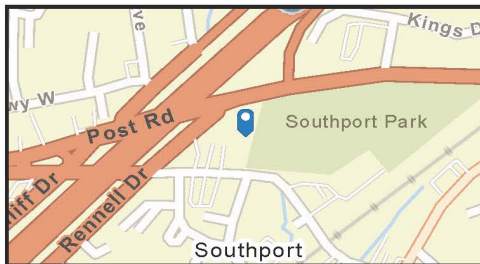
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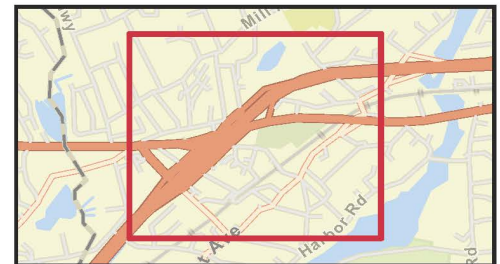
Traffic Count Map - Close Up

204 Old Post Rd, Southport, Connecticut, 06890
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.13877
Longitude: -73.28626



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).


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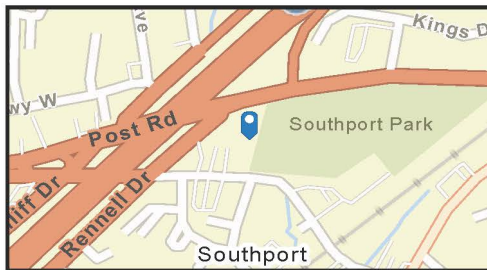
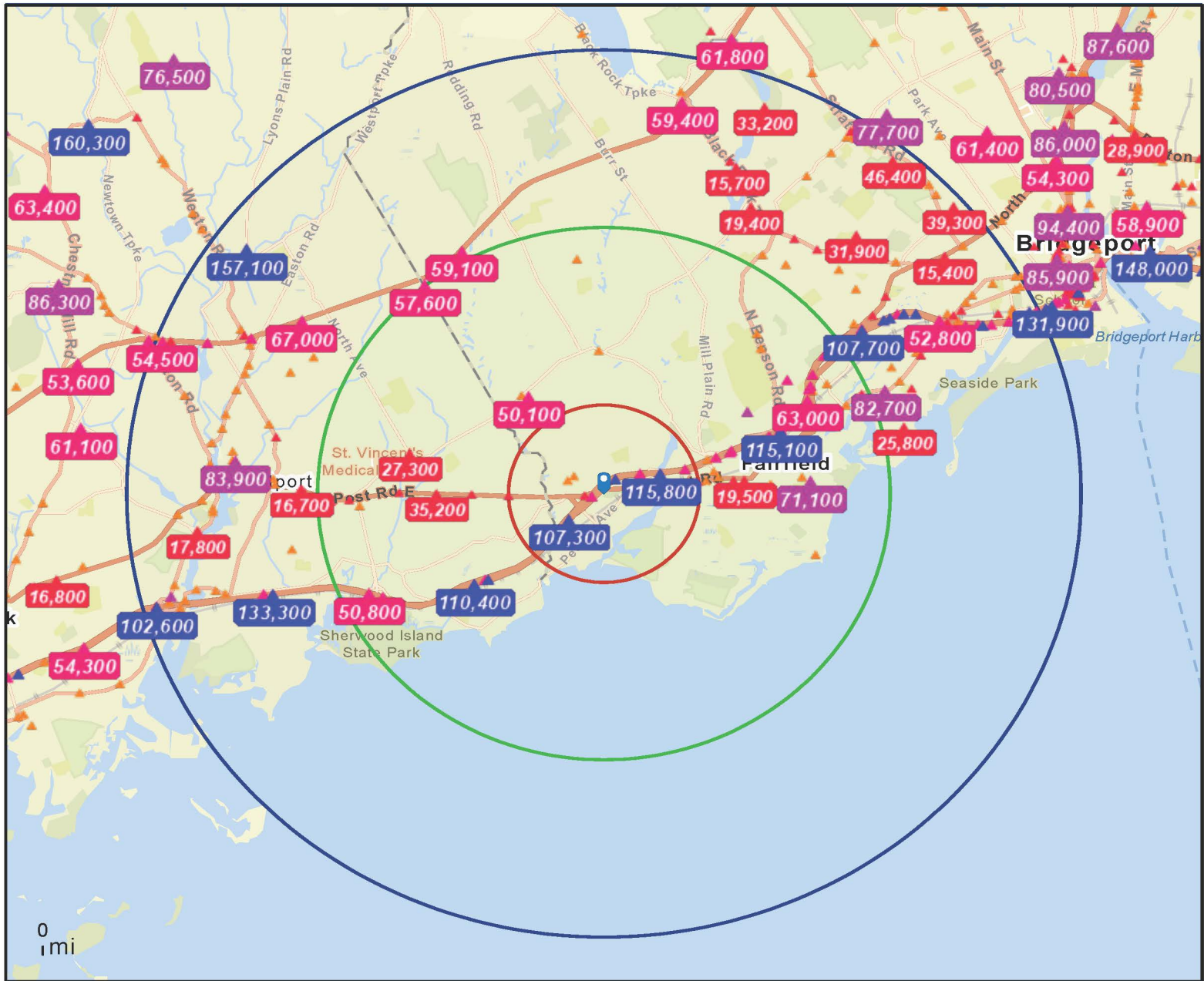
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ABOUT THE FEBBRAIO COMMERCIAL TEAM



Thomas Febbraio, Principal and Managing Partner of Febbraio Commercial at Berkshire Hathaway Northeast 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 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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