

LEASE

1495 BLACK ROCK

Fairfield, CT 06825



PROPERTY DESCRIPTION

Ground-floor suite offering a large open work area plus a private office, suited for retail, professional service, or a small office user seeking street-level visibility on Black Rock Turnpike. The open layout accommodates flexible furniture configuration for reception, workstations, or display, while the private office supports client meetings or dedicated administrative space. Direct storefront exposure and on-site parking support walk-in traffic and daily customer or client access. Suite is available for immediate occupancy.

PROPERTY HIGHLIGHTS

- 825 SF, ground floor, retail/office use
- Large open floor plan with one private office
- \$2,300/month, modified gross plus utilities
- Building and monument signage available
- Ample on-site parking, immediate access to I-95 and the Merritt Parkway
- Available for sale at \$2,250,000

OFFERING SUMMARY

Lease Rate:	\$2,300 per month (MG)
Number of Units:	8
Available SF:	825 SF
Lot Size:	0.36 Acres
Building Size:	8,365 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,485	50,219	84,685
Total Population	14,877	135,658	232,985
Average HH Income	\$161,661	\$122,720	\$129,540

Dan Sousa
(203) 948-7870

Rafael Cerulo
(203) 627-8952



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REALTY

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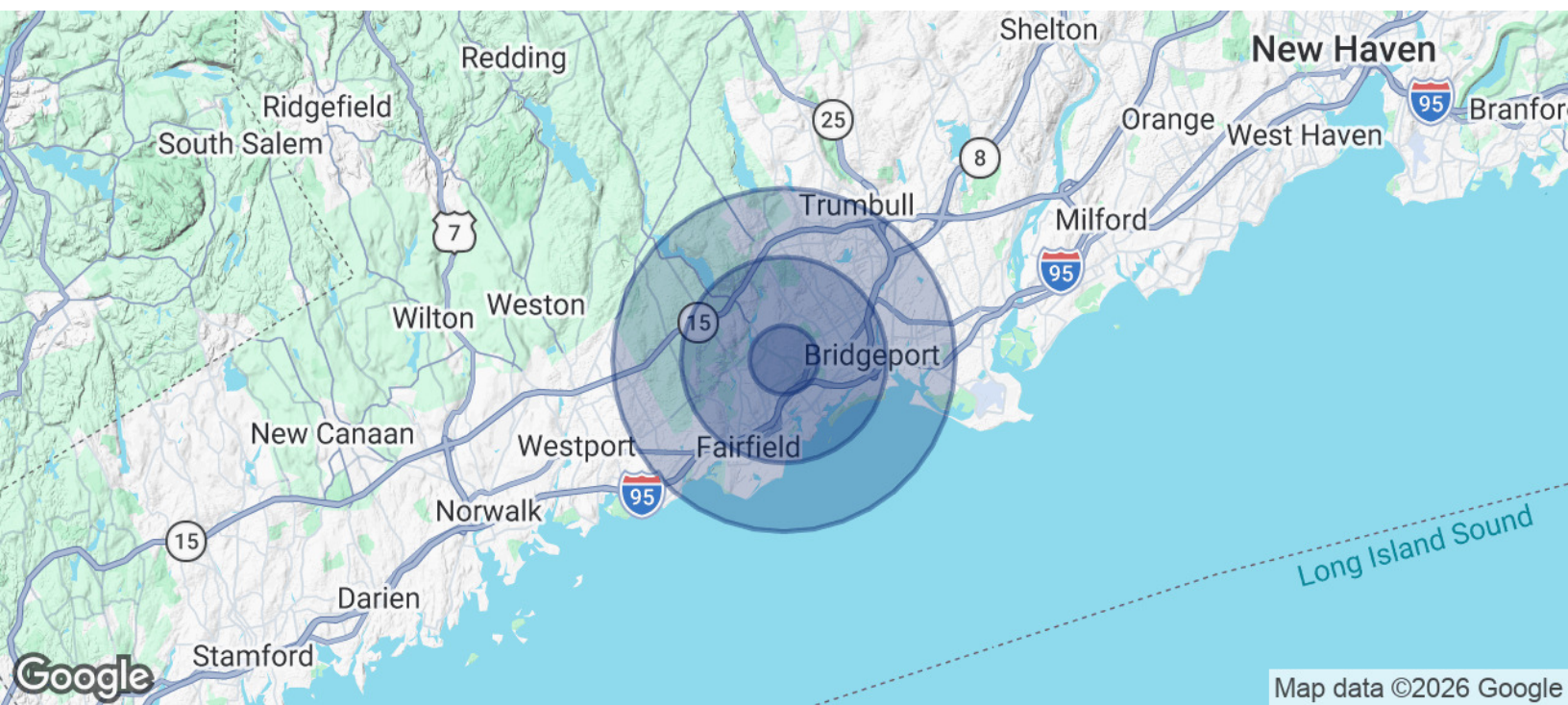
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,877	135,658	232,985
Average Age	41.7	38.6	38.8
Average Age (Male)	40.1	37.7	37.6
Average Age (Female)	43	39.4	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,485	50,219	84,685
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$161,661	\$122,720	\$129,540
Average House Value	\$569,346	\$549,857	\$550,909

2023 American Community Survey (ACS)

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