



SAUGATUCK COMMERCIAL REAL ESTATE LLC

LICENSED IN CT, NY, MA, RI, NH, FL

FAIRFIELD, CT

1640 Post Road



**POST ROAD
PRESENCE
DOWNTOWN
FAIRFIELD**

**RETAIL SPACE
1,750 SF**

- Attractive retail space located in the heart of downtown Fairfield; primary commercial corridor with excellent visibility/signage/branding.
- High foot traffic community area with variety of boutiques, high-end stores such as Loft, Chico's, Apricot Lane, Starbucks, The Pantry and Fairfield University Bookstore.
- Accessible to 16,000+ student population via Fairfield University and Sacred Heart University shuttle services.
- Walk to Fairfield Metro-North train station, minutes from I-95 (Exit 21) and Greater Bridgeport Transit Bus Stop.



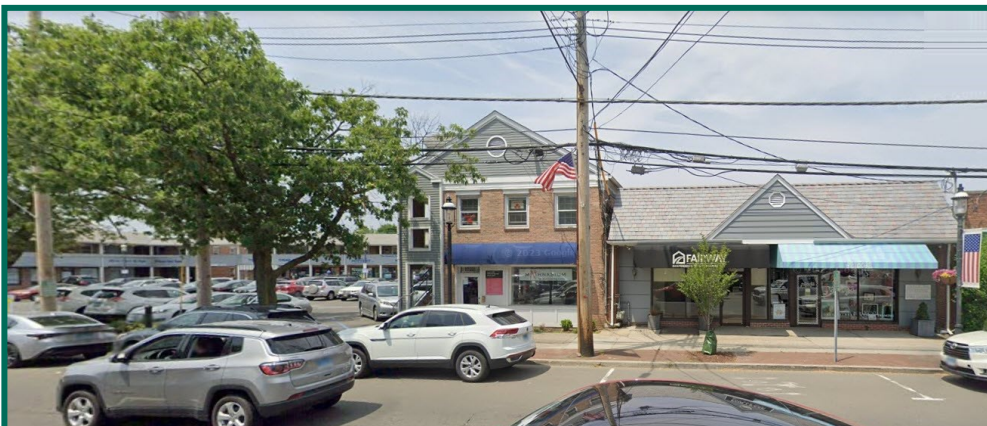
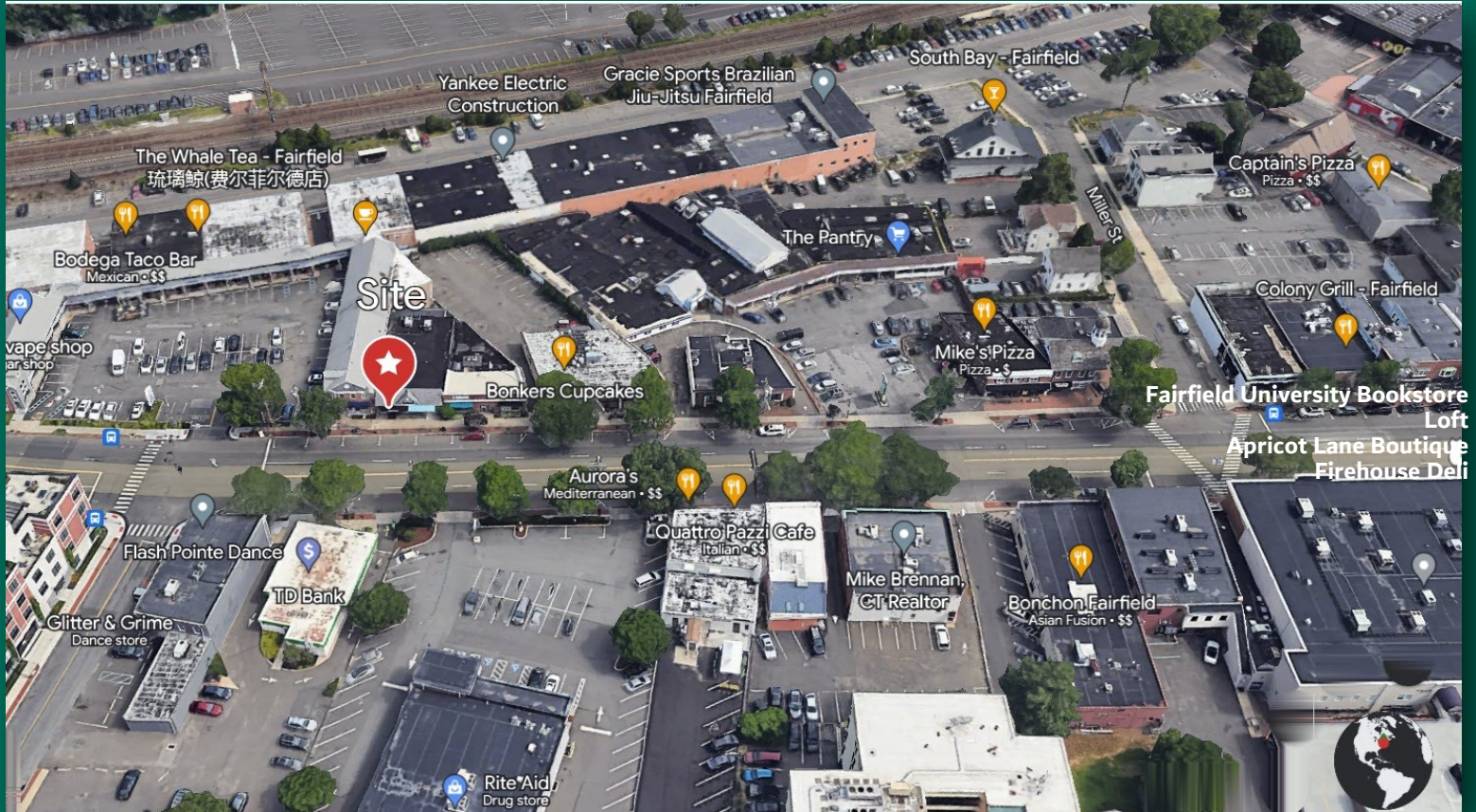
Demographics	1 Mile	3 Mile	5 Mile
Population	9,352	51,859	140,386
Average HH1	277,503	220,435	177,231
Adj. Daytime Demographics	14,236	46,433	109,913

EXCLUSIVE LEASING BROKERS

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The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



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