

2253 Fairfield Avenue, Bridgeport, CT

Retail

SPACE AVAILABLE



## Premier Retail Space Available for Lease in Bridgeport, CT

Seize the opportunity to establish your business in a prime retail location at 2253 Fairfield Avenue in the bustling Black Rock neighborhood of Bridgeport, Connecticut. This former post office building offers 10,522 square feet of adaptable retail or flex space, perfect for a variety of business ventures.

### Key Features:

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- Expansive 2.33-acre site with a spacious parking lot.
- High visibility adjacent to the Stop & Shop Supermarket, driving constant footfall.
- Easily accessible from I-95, ensuring convenience for both customers and deliveries with proximity to Exits 24 and 25.
- Built in 1995, the property boasts a robust fireproof steel frame and concrete block exterior walls, capped with a low slope flat rubber roof for durability.
- The site benefits from municipal utilities, including gas heating, central air conditioning, and 3 Phase 1,000 AMP power, making it suitable for high-energy needs.
- Ceiling height of 18 feet allows for versatile use of space, whether for display or storage.
- Featuring ample parking to accommodate a high volume of customers and staff.

This site is ideal for a retailer looking for high traffic and visibility, a gym or fitness center requiring large open spaces, or a company in need of a showroom with storage capabilities. With its prominent location and flexible space, this property is poised to be the home of your successful business venture.

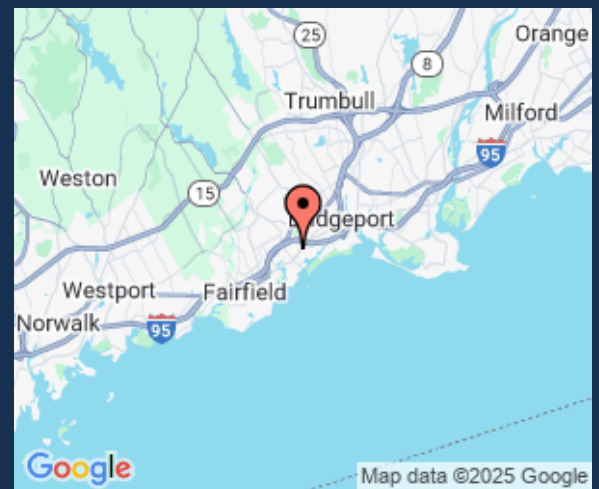
Contact us today to schedule a viewing and see the potential of this prime Bridgeport property for yourself!

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Lot Size :	2.33 Acre(s)	Sprinklers :	Yes
Net SF :	12,000	Heat :	Forced Air
Zoning :	Commercial	Fuel :	Gas
Number of Stories :	1	A/C :	Central
Ceiling Height :	18'	Power :	3 Phase 1,000 AMP
Building Frame :	Fireproof Steel	Water :	Municipal
Exterior Walls :	Concrete Block	Sewer :	Municipal
Roof Structure :	Low Slope Flat		
Roof Cover :	Rubber		
Year Built :	1995		
Parking :	Ample		
Property Taxes :	\$36,269.89		



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