

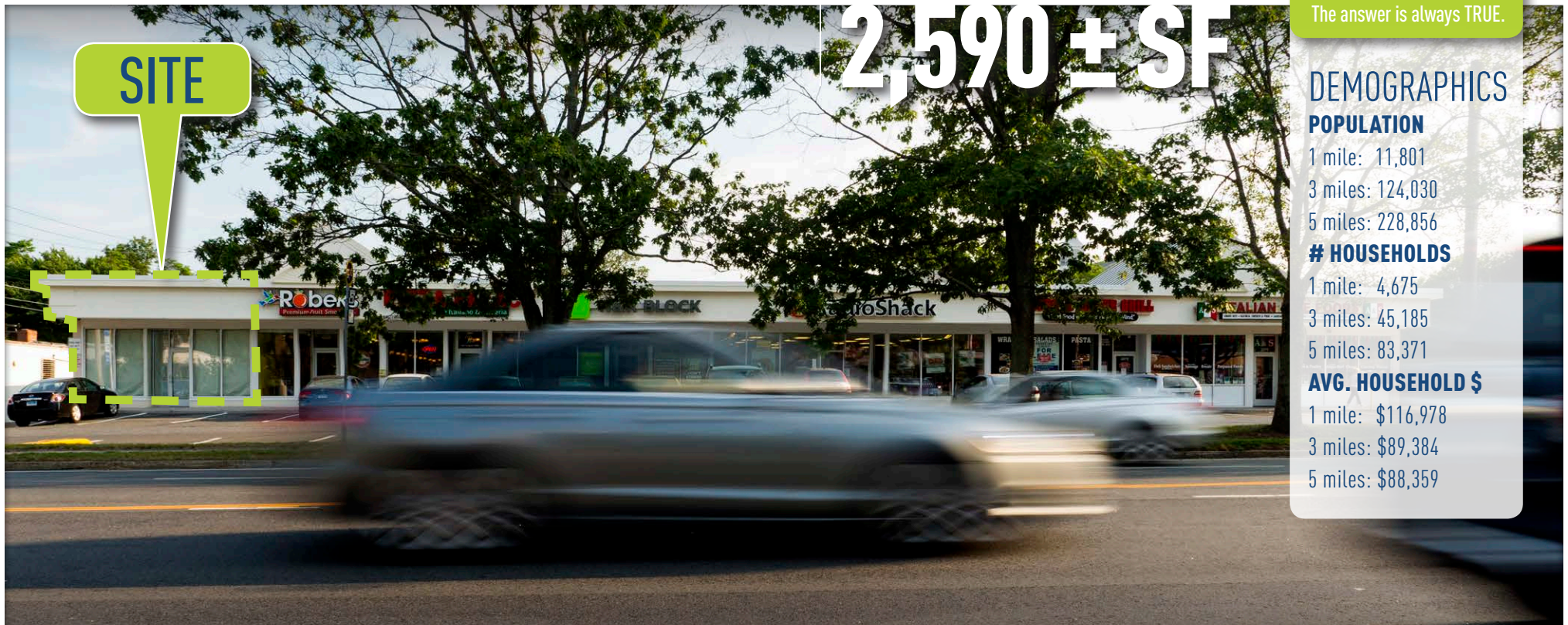
**EXCLUSIVE AGENTS:**

**Dominick Musilli** | 203.529.4629 | dm@truecre.com  
**Scott Benton** | 203.856.4926 | sb@truecre.com

**FOR LEASE** | **2055 BLACK ROCK TURNPIKE**  
2055 BLACK ROCK TPK. | FAIRFIELD, CT | 06824



The answer is always TRUE.



**2,590 ± SF**

**DEMOGRAPHICS**

**POPULATION**

1 mile: 11,801  
3 miles: 124,030  
5 miles: 228,856

**# HOUSEHOLDS**

1 mile: 4,675  
3 miles: 45,185  
5 miles: 83,371

**AVG. HOUSEHOLD \$**

1 mile: \$116,978  
3 miles: \$89,384  
5 miles: \$88,359

# NEW RETAIL OPPORTUNITY!

ASKING RENT:  
**\$34**

TRIPLE NETS/EXTRAS:  
**\$8.50 SF**

**TAKE ADVANTAGE OF THIS COVETED CORNER LOCATION, AND LEVERAGE THE TRAFFIC IN ONE OF THE BUSIEST CENTERS IN TOWN!**

**25,000± Vehicles Per Day!**

- PROPERTY FEATURES:**
- Significant traffic generated by co-tenants!
  - Easy access to Route 1, I-95 and Merritt Parkway
  - Plenty of on-site parking

**IMMEDIATE CO-TENANTS:** WELLS FARGO BANK, A & S ITALIAN FINE FOODS, RADIO SHACK, H & R BLOCK, ROBEKS, PIZZA PALACE.

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# FOR LEASE

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The answer is always TRUE.



EXISTING CONDITIONS: VIEW TOWARDS BACK OF STORE



EXISTING CONDITIONS: VIEW TOWARDS FRONT OF STORE

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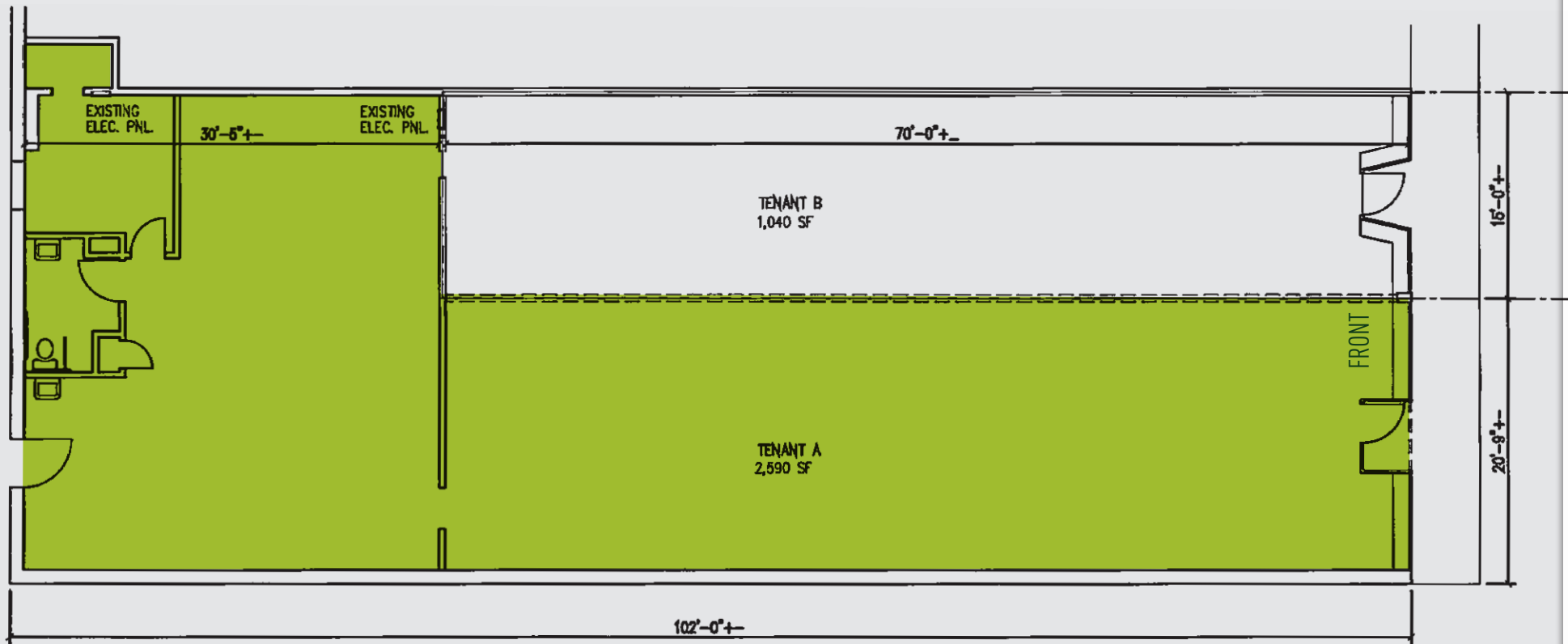
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# FLOOR PLAN

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# FOR LEASE

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The answer is always TRUE.



# THINK OF THE POSSIBILITIES!