

2246 BLACK ROCK TNPKE – FAIRFIELD

PRIME RETAIL SPACE FOR LEASE ON BLACK ROCK TURNPIKE



2246 BLACK ROCK TNPKE
FAIRFIELD, CT 06825

ASKING RENT: \$42/SF NNN

NNN'S: \$7.10 PER SQFT

**COLDWELL BANKER
COMMERCIAL**

“FEBBRAIO GROUP”

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2000 POST ROAD SUITE 200
FAIRFIELD CT 06824

PROPERTY DETAILS

*Available immediately with 4,882 +/- sf of bright open space, flexible lease terms, strong neighboring tenants abundant parking, over 25,000 passing cars daily and exceptional demographics, this location couldn't be harder to refuse. Call us on the number below to schedule a showing to potentially add your business to the list of exciting reasons to love **Black Rock Turnpike!***



CONTACT INFORMATION

For more information, please contact:



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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property “AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer’s choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.