

# Retail Storefront At Fairfield & Main



## Features

- 2,700+ SF corner retail space with large glass windows, open floorplan and high visibility
- Located at a highly trafficked 4-way intersection
- Excellent signage opportunity with visibility on both Fairfield Avenue and Main Street
- Adjacent to the Bridgeport Superior Courthouse and Holiday Inn Hotel and Conference Center which features 209 Rooms and 9 Conference Halls capable of holding 20-450 people
- 581 apartment units within a 2-block radius with 202 additional units under construction
- Over 50 metered parking spaces immediately surrounding the building and employee parking inside of the building's secured parking garage

## Neighborhood

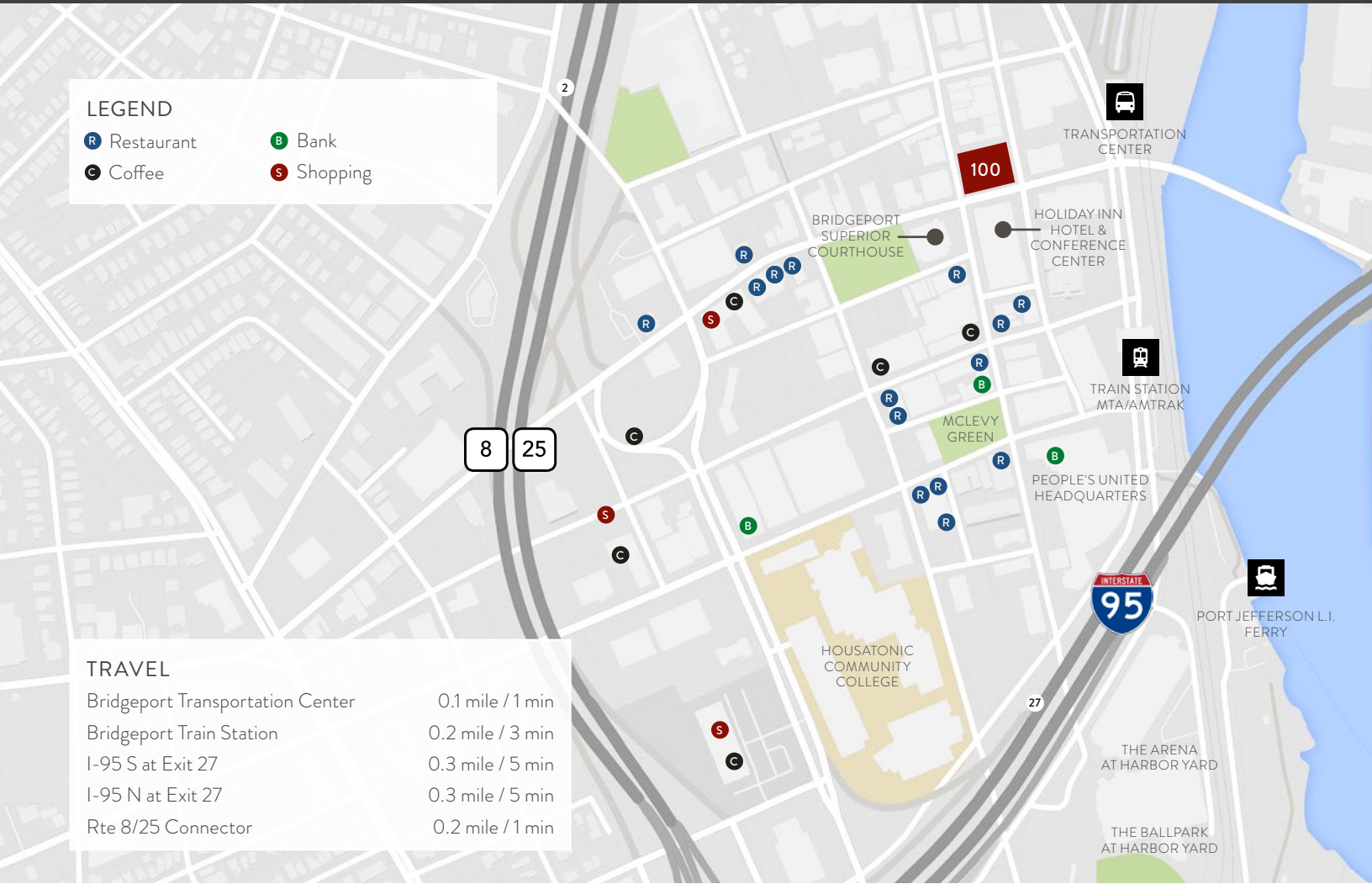
**Downtown Bridgeport** - Located just one block from the Bridgeport Transportation Center (local and regional bus service) and two blocks from the MTA/Amtrak Station.

## Availability

1st Floor Retail:	2,761 SF
1st Floor Retail or Office:	1,127 SF

## Contact

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**LEGEND**

- R Restaurant
- B Bank
- C Coffee
- S Shopping

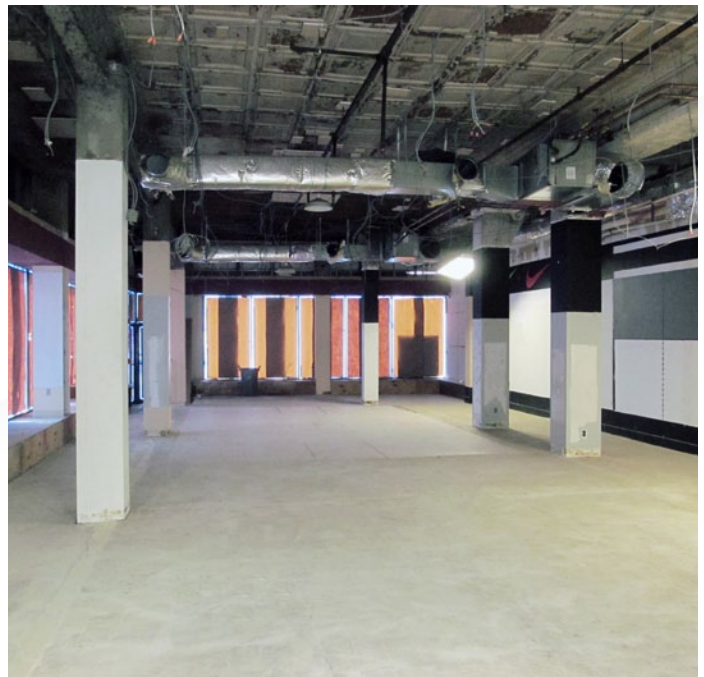
  

**TRAVEL**

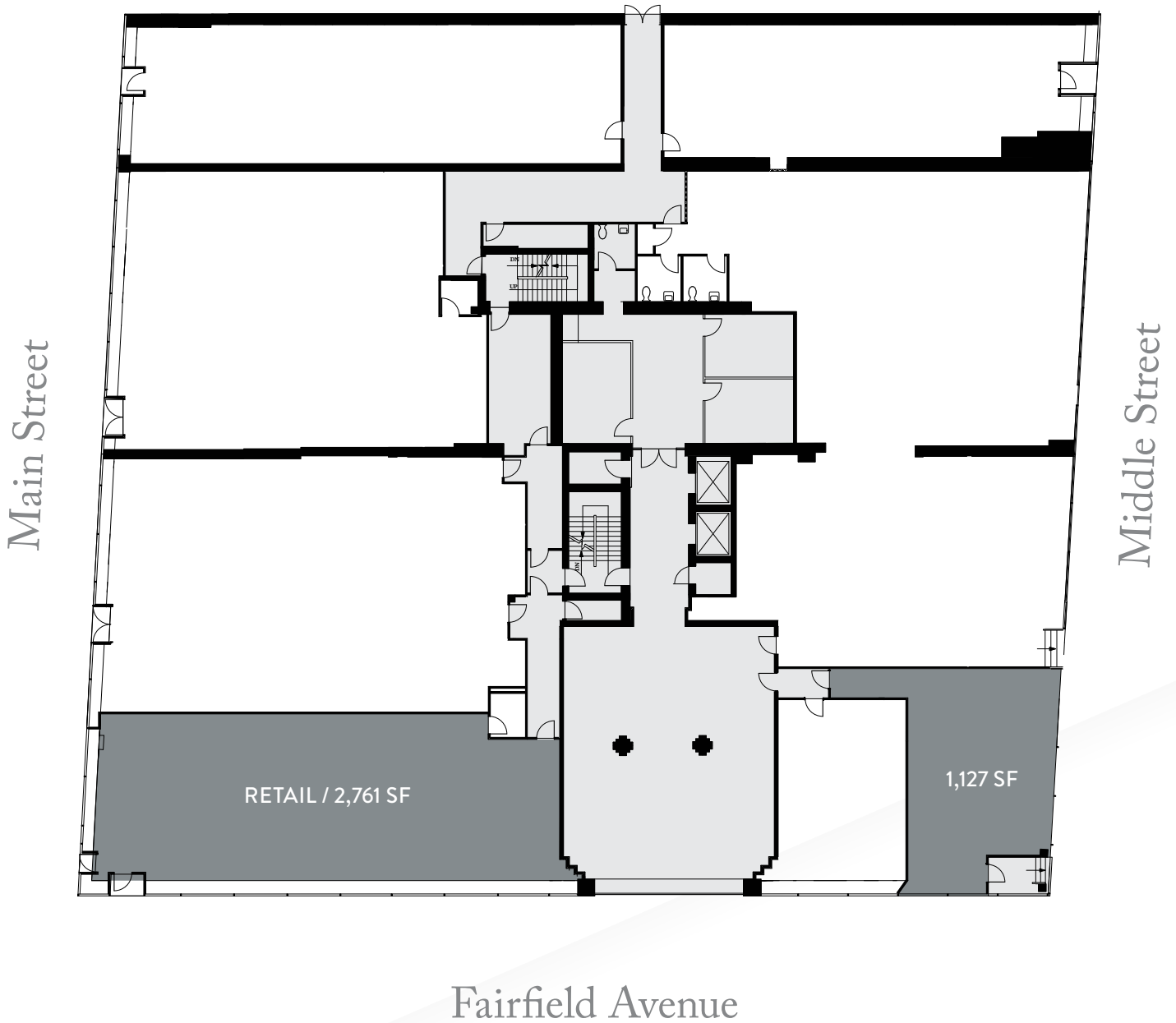
Bridgeport Transportation Center	0.1 mile / 1 min
Bridgeport Train Station	0.2 mile / 3 min
I-95 S at Exit 27	0.3 mile / 5 min
I-95 N at Exit 27	0.3 mile / 5 min
Rte 8/25 Connector	0.2 mile / 1 min

## Specifications

RBA:	100,000 RSF
Floors:	4
Typical Floor:	25,000 SF
Ceiling Height Max:	13' 9"
Deck to Ductwork:	10' 9"
HVAC:	Heat Pump System w/Cooling Tower
Electric:	1,200 Amps, 3 Phase 6 Watts Per USF
Data Providers:	Frontier DSL & Phone
Security:	Manned Security Desk During Peak Hours 24/7 Key Card Access

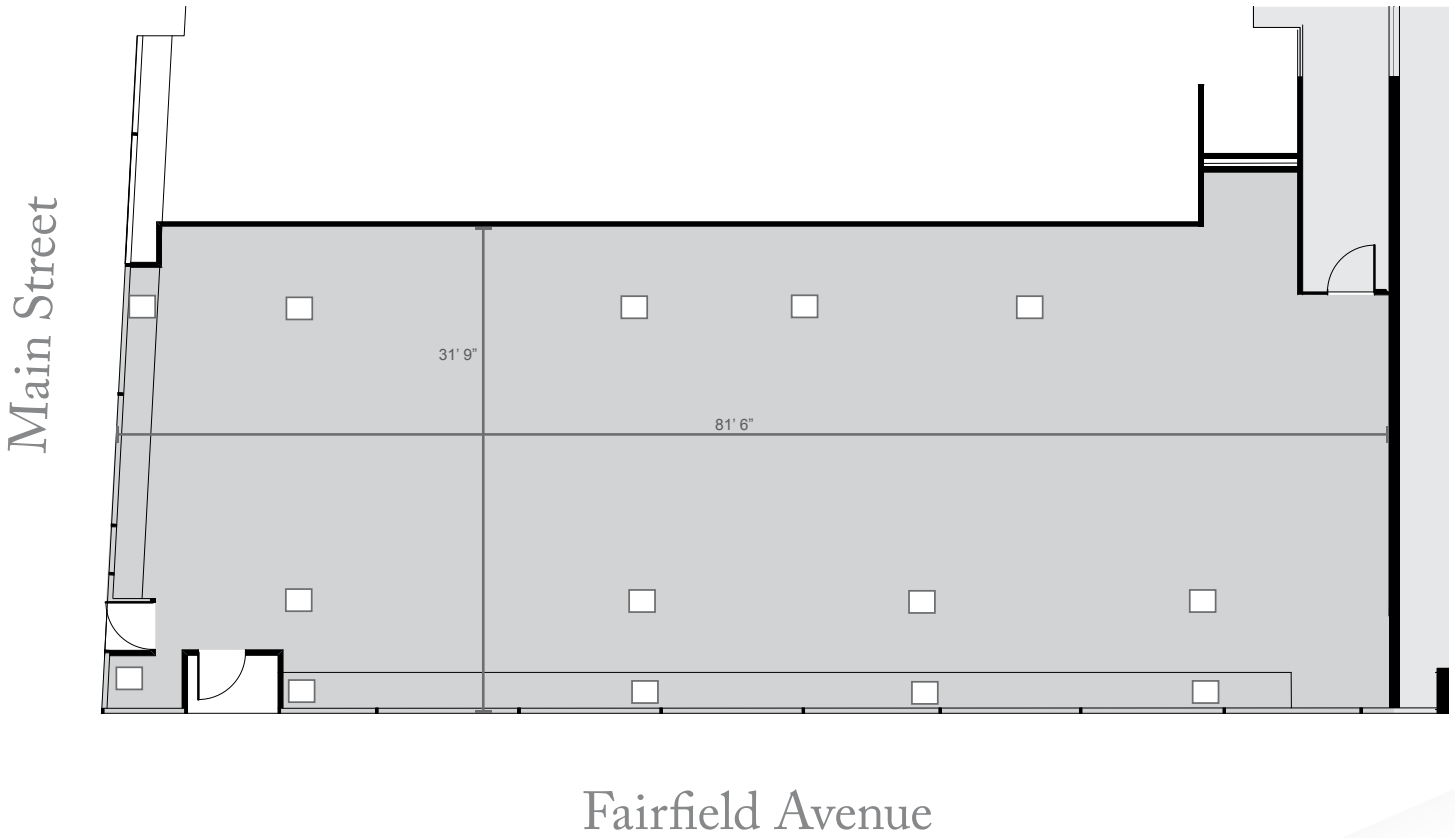


# First Floor



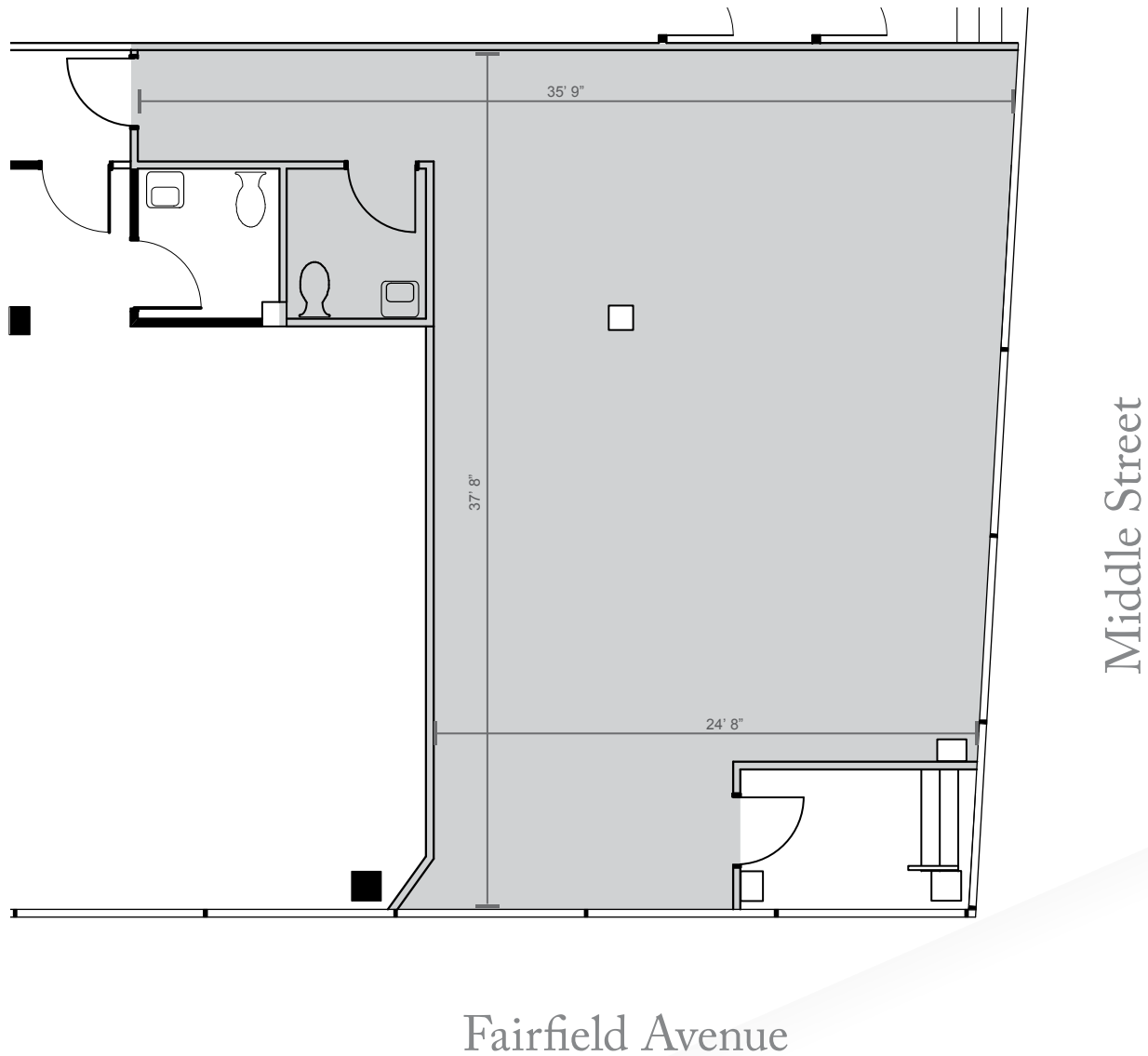
# Space Detail

Retail / 2,761 SF



# Space Detail

Retail or Office / 1,127 SF Open Plan



# Space Detail

Retail or Office / 1,127 SF As-Built

