

The Bullard

Next Level Restaurant Space For Lease

81 Black Rock Turnpike, Fairfield, CT 06825

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OVERVIEW



Introducing The Bullard

Fairfield's flagship mixed-use development and a first-of-its-kind project in the region. Featuring 245 luxury residences and 4,100 square feet of prime restaurant/retail space, The Bullard is designed to create a dynamic, pedestrian-friendly community minutes from downtown Fairfield.

Strategically located, just steps from the Metro-North train station, and less than a quarter mile from I-95's north and southbound exits, The Bullard offers unmatched accessibility in a prime location. Surrounded by renowned dining destinations like Esh and Sally's Apizza, this area is fast becoming a culinary and lifestyle hub. The Bullard sits at the heart of Fairfield's rapidly growing transit-oriented district, now home to over 1,200 newly built apartments within a 0.3-mile radius—positioning it as the new epicenter of residential and retail growth.

Whether you are a seasoned operator or an emerging brand, this is a rare chance to secure a marquee location in one of Fairfield's most desirable neighborhoods.

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Thomas Febbraio
M: 203.247.3516 | O: 203.254.2061
febbraio@bhhsne.com

HIGHLIGHTS



Key Highlights

- 5,515 total SF: 4,100 of indoor GSF and 1,415 of outdoor dining
- \$39.95 per s/f + 10.00/NNN's
- Ceilings height: 18 f/t
- Premier location in a high-demand dining and entertainment corridor
- New construction with customizable buildout options
- Parking - Abundant
- Black iron shaft for restaurant use
- Modern design with outdoor dining potential
- Surrounded by a thriving community of residents, visitors, and professionals
- Minutes to I-95 and adjacent to the Fairfield Blackrock train station, and waterfront attractions

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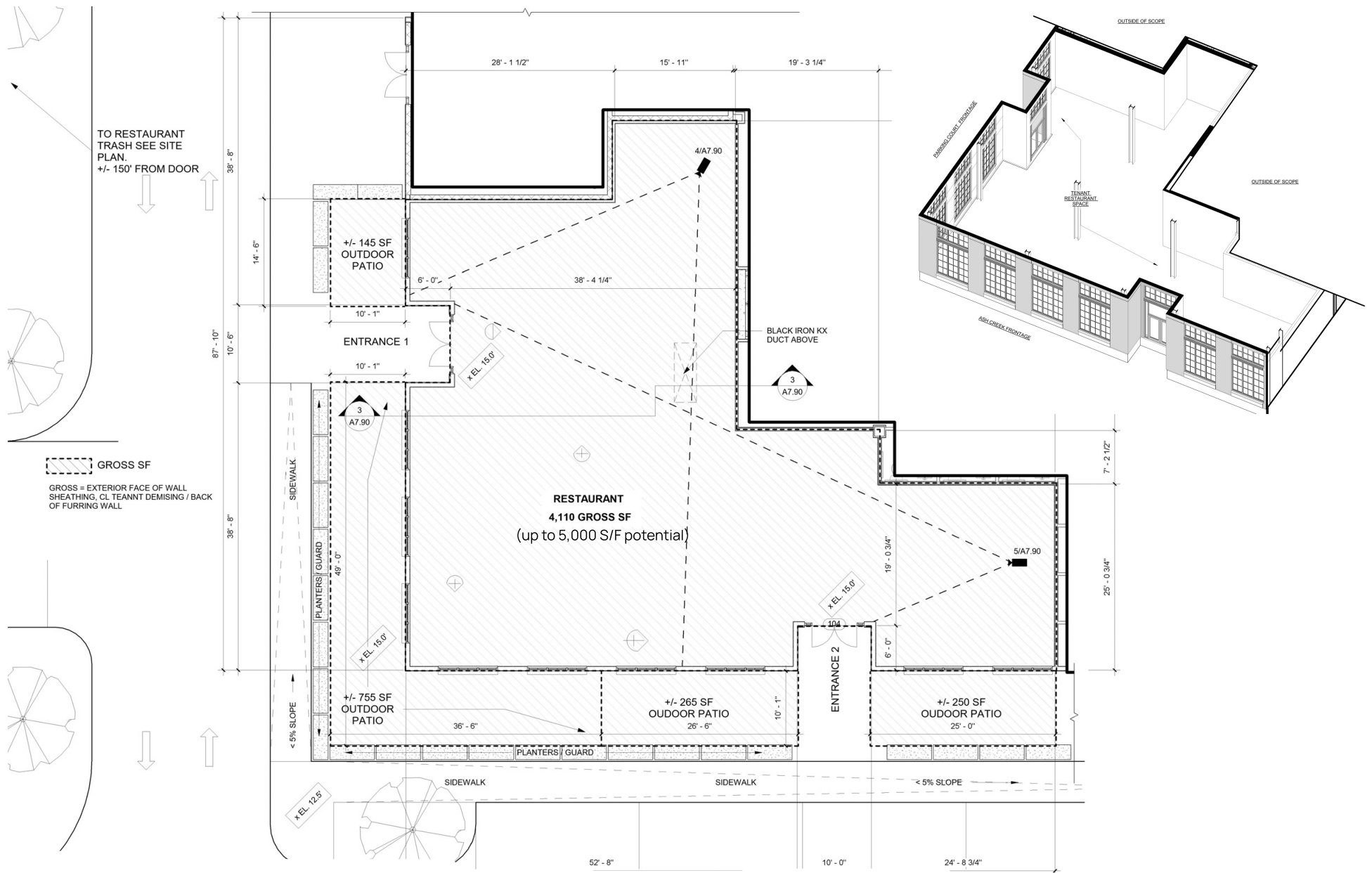
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FLOOR PLAN



Interior Space

FLOOR PLAN



LOCATION



Noted Tenants

- Sally's Pizza
- The Learning Experience
- Elicit Brewing
- ESH Mediterranean
- Dogtopia
- BJ's
- Staples
- Verizon
- OSG
- Whole Foods
- Home Depot
- CVS
- Petco

DEMOGRAPHICS



Demographics

Fairfield's strong demographics and close proximity to Westport make it an ideal location for upscale dining. With an average household income in Fairfield of \$239,508, the area is home to affluent residents who value elevated culinary experiences. A stable blend of families and professionals creates consistent demand throughout the week and into the weekend.

	1-Mile	3-Mile	5-Mile
Population	· 18,935	· 114,494	· 226,814
Median Age	· 38.1	· 36.8	· 37.3
Median Household Income	· \$101,755	· \$86,809	· \$84,126
Average Household Income	· \$150,189	· \$143,391	· \$136,544

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Febbraio Commercial Team
at Berkshire Hathaway HomeServices
New England Properties

About Febbraio Commercial

Thomas Febbraio, Principal and Managing Partner of Febbraio Commercial Team at Berkshire Hathaway HomeServices New England Properties brings over 25 years of invaluable expertise in the real estate industry. As a seasoned real estate developer he has cultivated a reputation for excellence, entrepreneurship, and exceptional client service.

Febbraio Commercial Team has played a pivotal role in leasing, developing, and selling over three hundred million dollars worth of commercial real estate across New York and Connecticut. His extensive portfolio includes a diverse range of clients and properties, reflecting his deep understanding of the market dynamics and his commitment to delivering optimal results.

With his unwavering dedication, extensive network, and proven track record of success, Thomas Febbraio continues to be a trusted advisor and a driving force in the commercial real estate landscape, offering unparalleled insights and solutions to his clients' diverse needs.

CONFIDENTIALITY & DISCLAIMER

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.



Tommy Febbraio

Managing Partner
2000 Post Road, Suite 200,
Fairfield, CT 06824

Direct: 203.247.3516
febbraio@bhhsne.com
febbraiocommercial.com

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