



EXIDE BATTERY **2190 Post Road, Fairfield, CT**



Commercial Land: Land available for sale in Fairfield, CT. Located off Post Road (Route 1). Within walking distance to Fairfield Center, Metro North train station, restaurants, banks, and retail stores. Located off I-95 between Exit 19 and Exit 21.

The Site

Land Area: 6.22 (Acres)
Zoning: DID (Industrial)

Remediation Status:

Site Remediation Complete.
Groundwater monitoring is ongoing

Features

Traffic Count (2012): 16700 volume per day
Real Estate Assessment: \$3,639,090
Real Estate Taxes: \$95,925 (2018)
Utilities: City Water/City Sewer

Property Owner: Exide Group Incorporated
2060 Flavelle Boulevard
Mississauga ON, Canada M5L 1Z9



Market Profile

2190 Post Rd, Fairfield, Connecticut, 06824
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.14036
Longitude: -73.27034

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	7,625	44,605	123,939
2010 Total Population	7,817	46,285	127,125
2018 Total Population	8,012	47,824	131,356
2018 Group Quarters	215	2,915	5,166
2023 Total Population	8,122	48,616	133,564
2018-2023 Annual Rate	0.27%	0.33%	0.33%
2018 Total Daytime Population	12,308	47,054	128,222
Workers	8,016	22,343	56,594
Residents	4,292	24,711	71,628
Household Summary			
2000 Households	3,117	16,881	45,331
2000 Average Household Size	2.38	2.49	2.64
2010 Households	3,084	16,947	45,445
2010 Average Household Size	2.47	2.56	2.69
2018 Households	3,108	17,269	46,358
2018 Average Household Size	2.51	2.60	2.72
2023 Households	3,131	17,492	46,958
2023 Average Household Size	2.53	2.61	2.73
2018-2023 Annual Rate	0.15%	0.26%	0.26%
2010 Families	2,016	11,018	30,558
2010 Average Family Size	3.06	3.18	3.26
2018 Families	2,024	11,164	30,951
2018 Average Family Size	3.14	3.25	3.33
2023 Families	2,041	11,299	31,312
2023 Average Family Size	3.16	3.27	3.35
2018-2023 Annual Rate	0.17%	0.24%	0.23%
Housing Unit Summary			
2000 Housing Units	3,236	17,561	47,960
Owner Occupied Housing Units	78.9%	70.9%	58.8%
Renter Occupied Housing Units	17.4%	25.3%	35.7%
Vacant Housing Units	3.7%	3.9%	5.5%
2010 Housing Units	3,325	18,186	49,567
Owner Occupied Housing Units	73.6%	67.6%	56.3%
Renter Occupied Housing Units	19.2%	25.6%	35.4%
Vacant Housing Units	7.2%	6.8%	8.3%
2018 Housing Units	3,349	18,521	50,697
Owner Occupied Housing Units	70.1%	64.1%	52.7%
Renter Occupied Housing Units	22.6%	29.2%	38.8%
Vacant Housing Units	7.2%	6.8%	8.6%
2023 Housing Units	3,379	18,791	51,488
Owner Occupied Housing Units	70.6%	64.2%	52.8%
Renter Occupied Housing Units	22.1%	28.9%	38.4%
Vacant Housing Units	7.3%	6.9%	8.8%
Median Household Income			
2018	\$138,028	\$111,907	\$81,222
2023	\$152,588	\$121,891	\$92,860
Median Home Value			
2018	\$659,553	\$619,248	\$564,734
2023	\$807,586	\$715,909	\$650,010
Per Capita Income			
2018	\$75,616	\$62,837	\$49,780
2023	\$85,000	\$70,478	\$56,044
Median Age			
2010	43.0	38.8	36.6
2018	44.7	39.8	37.5
2023	45.1	40.2	38.5

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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2018 Households by Income			
Household Income Base	3,108	17,266	46,355
<\$15,000	3.8%	5.1%	11.2%
\$15,000 - \$24,999	5.3%	5.0%	8.0%
\$25,000 - \$34,999	2.2%	5.1%	7.8%
\$35,000 - \$49,999	5.9%	7.3%	8.9%
\$50,000 - \$74,999	9.2%	11.8%	11.4%
\$75,000 - \$99,999	9.9%	10.3%	9.2%
\$100,000 - \$149,999	16.7%	17.4%	14.2%
\$150,000 - \$199,999	13.0%	10.3%	8.3%
\$200,000+	34.0%	27.8%	21.1%
Average Household Income	\$193,575	\$171,669	\$139,574
2023 Households by Income			
Household Income Base	3,131	17,489	46,955
<\$15,000	2.6%	3.6%	8.4%
\$15,000 - \$24,999	3.9%	3.7%	6.6%
\$25,000 - \$34,999	1.9%	4.4%	7.3%
\$35,000 - \$49,999	5.3%	6.7%	8.8%
\$50,000 - \$74,999	8.5%	11.2%	11.4%
\$75,000 - \$99,999	9.7%	10.4%	9.8%
\$100,000 - \$149,999	17.3%	18.7%	15.7%
\$150,000 - \$199,999	12.7%	10.3%	8.5%
\$200,000+	38.2%	31.0%	23.5%
Average Household Income	\$219,206	\$193,435	\$157,957
2018 Owner Occupied Housing Units by Value			
Total	2,349	11,868	26,696
<\$50,000	2.4%	1.3%	1.8%
\$50,000 - \$99,999	3.0%	1.9%	2.8%
\$100,000 - \$149,999	6.7%	2.5%	3.6%
\$150,000 - \$199,999	0.4%	2.8%	5.4%
\$200,000 - \$249,999	3.4%	3.2%	5.5%
\$250,000 - \$299,999	1.1%	2.8%	4.5%
\$300,000 - \$399,999	15.6%	14.6%	13.6%
\$400,000 - \$499,999	7.4%	11.5%	8.5%
\$500,000 - \$749,999	15.7%	19.2%	17.1%
\$750,000 - \$999,999	21.5%	16.3%	13.4%
\$1,000,000 - \$1,499,999	9.7%	12.1%	12.3%
\$1,500,000 - \$1,999,999	4.6%	4.9%	5.4%
\$2,000,000 +	8.5%	6.7%	6.1%
Average Home Value	\$789,602	\$777,098	\$738,501
2023 Owner Occupied Housing Units by Value			
Total	2,384	12,056	27,181
<\$50,000	1.3%	0.8%	1.3%
\$50,000 - \$99,999	0.9%	0.7%	1.4%
\$100,000 - \$149,999	3.7%	1.6%	2.8%
\$150,000 - \$199,999	0.2%	2.0%	4.6%
\$200,000 - \$249,999	1.9%	2.2%	4.6%
\$250,000 - \$299,999	0.6%	1.8%	3.5%
\$300,000 - \$399,999	12.0%	12.4%	12.8%
\$400,000 - \$499,999	6.2%	10.6%	7.9%
\$500,000 - \$749,999	16.9%	20.7%	18.4%
\$750,000 - \$999,999	26.7%	19.0%	15.0%
\$1,000,000 - \$1,499,999	12.4%	14.4%	14.3%
\$1,500,000 - \$1,999,999	6.0%	5.7%	6.2%
\$2,000,000 +	11.0%	8.0%	7.1%
Average Home Value	\$929,784	\$864,376	\$807,340

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
2010 Population by Age			
Total	7,816	46,284	127,124
0 - 4	6.1%	5.9%	6.7%
5 - 9	7.5%	7.1%	7.5%
10 - 14	7.1%	7.1%	7.5%
15 - 24	9.8%	15.6%	15.0%
25 - 34	7.9%	9.6%	11.4%
35 - 44	14.6%	13.8%	13.9%
45 - 54	16.0%	15.9%	15.2%
55 - 64	12.5%	11.3%	10.5%
65 - 74	8.4%	6.8%	6.2%
75 - 84	6.1%	4.7%	4.1%
85 +	4.0%	2.4%	2.1%
18 +	75.4%	76.0%	74.0%
2018 Population by Age			
Total	8,012	47,823	131,356
0 - 4	5.3%	5.1%	5.9%
5 - 9	6.4%	6.3%	6.8%
10 - 14	7.1%	7.0%	7.4%
15 - 24	11.8%	16.2%	15.1%
25 - 34	9.1%	10.0%	11.9%
35 - 44	10.6%	11.5%	11.9%
45 - 54	14.7%	14.1%	13.9%
55 - 64	14.0%	13.2%	12.3%
65 - 74	10.3%	9.1%	8.3%
75 - 84	6.4%	4.9%	4.3%
85 +	4.3%	2.7%	2.3%
18 +	76.6%	77.5%	75.6%
2023 Population by Age			
Total	8,121	48,616	133,566
0 - 4	5.3%	5.1%	5.9%
5 - 9	6.3%	6.0%	6.5%
10 - 14	6.6%	6.3%	6.8%
15 - 24	10.8%	15.6%	14.3%
25 - 34	10.0%	10.9%	12.2%
35 - 44	10.8%	11.7%	12.5%
45 - 54	13.4%	12.7%	12.7%
55 - 64	14.0%	13.1%	12.4%
65 - 74	11.1%	10.0%	9.3%
75 - 84	7.5%	5.8%	5.1%
85 +	4.2%	2.7%	2.3%
18 +	77.5%	78.6%	76.7%
2010 Population by Sex			
Males	3,630	22,157	61,735
Females	4,187	24,128	65,390
2018 Population by Sex			
Males	3,742	22,974	64,066
Females	4,269	24,850	67,290
2023 Population by Sex			
Males	3,797	23,379	65,299
Females	4,325	25,237	68,265

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Race/Ethnicity			
Total	7,817	46,285	127,126
White Alone	94.2%	88.1%	69.9%
Black Alone	1.1%	3.9%	14.0%
American Indian Alone	0.1%	0.1%	0.3%
Asian Alone	2.9%	3.7%	4.5%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	0.5%	2.5%	8.5%
Two or More Races	1.3%	1.7%	2.8%
Hispanic Origin	3.7%	8.3%	19.0%
Diversity Index	17.5	34.0	64.6
2018 Population by Race/Ethnicity			
Total	8,013	47,824	131,356
White Alone	92.1%	85.0%	66.7%
Black Alone	1.4%	4.6%	14.7%
American Indian Alone	0.1%	0.1%	0.3%
Asian Alone	3.9%	4.8%	5.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.7%	3.3%	9.7%
Two or More Races	1.7%	2.2%	3.2%
Hispanic Origin	5.2%	10.9%	22.0%
Diversity Index	23.4	41.5	69.1
2023 Population by Race/Ethnicity			
Total	8,122	48,615	133,564
White Alone	90.3%	82.6%	64.5%
Black Alone	1.7%	5.1%	15.0%
American Indian Alone	0.1%	0.1%	0.3%
Asian Alone	4.8%	5.7%	6.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.9%	3.9%	10.7%
Two or More Races	2.1%	2.5%	3.5%
Hispanic Origin	6.6%	13.0%	24.4%
Diversity Index	28.2	46.8	72.1
2010 Population by Relationship and Household Type			
Total	7,817	46,285	127,125
In Households	97.3%	93.8%	96.0%
In Family Households	80.0%	77.0%	80.7%
Householder	25.7%	24.0%	24.0%
Spouse	21.3%	19.3%	17.1%
Child	30.3%	29.8%	32.7%
Other relative	1.7%	2.5%	4.4%
Nonrelative	0.9%	1.3%	2.4%
In Nonfamily Households	17.4%	16.9%	15.4%
In Group Quarters	2.7%	6.2%	4.0%
Institutionalized Population	2.1%	0.7%	0.6%
Noninstitutionalized Population	0.6%	5.5%	3.4%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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2018 Population 25+ by Educational Attainment			
Total	5,556	31,275	85,176
Less than 9th Grade	1.1%	2.7%	5.7%
9th - 12th Grade, No Diploma	1.2%	2.1%	6.2%
High School Graduate	14.6%	15.4%	18.9%
GED/Alternative Credential	0.7%	1.1%	2.2%
Some College, No Degree	10.0%	12.2%	13.3%
Associate Degree	4.0%	4.4%	4.8%
Bachelor's Degree	39.8%	36.0%	27.4%
Graduate/Professional Degree	28.5%	26.0%	21.6%
2018 Population 15+ by Marital Status			
Total	6,499	39,035	104,949
Never Married	26.8%	34.2%	38.9%
Married	59.3%	52.7%	46.8%
Widowed	7.2%	5.4%	5.5%
Divorced	6.7%	7.6%	8.8%
2018 Civilian Population 16+ in Labor Force			
Civilian Employed	93.9%	95.1%	92.3%
Civilian Unemployed (Unemployment Rate)	6.1%	4.9%	7.7%
2018 Employed Population 16+ by Industry			
Total	3,788	23,598	60,750
Agriculture/Mining	0.0%	0.1%	0.2%
Construction	2.8%	4.1%	6.2%
Manufacturing	5.2%	5.5%	6.1%
Wholesale Trade	1.6%	2.6%	2.4%
Retail Trade	8.5%	9.6%	10.4%
Transportation/Utilities	0.5%	1.8%	2.2%
Information	2.5%	2.7%	2.6%
Finance/Insurance/Real Estate	18.1%	14.2%	12.0%
Services	58.1%	56.8%	55.6%
Public Administration	2.6%	2.7%	2.2%
2018 Employed Population 16+ by Occupation			
Total	3,787	23,596	60,751
White Collar	87.4%	79.4%	68.6%
Management/Business/Financial	29.4%	27.3%	21.7%
Professional	28.2%	25.4%	23.2%
Sales	20.2%	15.2%	12.7%
Administrative Support	9.6%	11.6%	11.0%
Services	7.3%	14.0%	18.6%
Blue Collar	5.3%	6.5%	12.8%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	1.8%	2.3%	4.5%
Installation/Maintenance/Repair	0.4%	0.7%	1.7%
Production	1.8%	1.8%	3.5%
Transportation/Material Moving	1.3%	1.8%	2.9%
2010 Population By Urban/ Rural Status			
Total Population	7,817	46,285	127,125
Population Inside Urbanized Area	100.0%	100.0%	99.4%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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2010 Households by Type			
Total	3,085	16,947	45,446
Households with 1 Person	28.1%	27.4%	26.0%
Households with 2+ People	71.9%	72.6%	74.0%
Family Households	65.3%	65.0%	67.2%
Husband-wife Families	54.1%	52.4%	48.0%
With Related Children	27.2%	27.2%	25.7%
Other Family (No Spouse Present)	11.3%	12.7%	19.2%
Other Family with Male Householder	2.6%	3.1%	4.4%
With Related Children	1.1%	1.4%	2.2%
Other Family with Female Householder	8.8%	9.6%	14.8%
With Related Children	4.5%	5.4%	9.8%
Nonfamily Households	6.5%	7.5%	6.8%
All Households with Children	33.0%	34.2%	38.0%
Multigenerational Households	1.7%	2.2%	3.7%
Unmarried Partner Households	3.9%	5.1%	5.9%
Male-female	3.0%	4.3%	5.2%
Same-sex	0.8%	0.8%	0.7%
2010 Households by Size			
Total	3,083	16,948	45,446
1 Person Household	28.2%	27.4%	26.0%
2 Person Household	32.2%	31.2%	28.5%
3 Person Household	15.3%	15.6%	16.7%
4 Person Household	15.3%	15.6%	16.1%
5 Person Household	6.8%	7.3%	8.1%
6 Person Household	1.8%	2.0%	2.9%
7 + Person Household	0.4%	0.8%	1.8%
2010 Households by Tenure and Mortgage Status			
Total	3,084	16,947	45,445
Owner Occupied	79.3%	72.5%	61.4%
Owned with a Mortgage/Loan	54.7%	52.5%	45.0%
Owned Free and Clear	24.6%	20.0%	16.4%
Renter Occupied	20.7%	27.5%	38.6%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3,325	18,186	49,567
Housing Units Inside Urbanized Area	100.0%	100.0%	99.4%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.6%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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Top 3 Tapestry Segments			
1.	Urban Chic (2A)	Urban Chic (2A)	Top Tier (1A)
2.	Top Tier (1A)	Top Tier (1A)	Urban Chic (2A)
3.	Professional Pride (1B)	Pleasantville (2B)	Fresh Ambitions (13D)
2018 Consumer Spending			
Apparel & Services: Total \$	\$15,109,633	\$75,327,948	\$169,154,252
Average Spent	\$4,861.53	\$4,362.03	\$3,648.87
Spending Potential Index	223	201	168
Education: Total \$	\$11,410,003	\$57,291,960	\$124,645,126
Average Spent	\$3,671.17	\$3,317.62	\$2,688.75
Spending Potential Index	254	229	186
Entertainment/Recreation: Total \$	\$22,223,708	\$109,798,010	\$239,630,460
Average Spent	\$7,150.49	\$6,358.10	\$5,169.13
Spending Potential Index	222	197	160
Food at Home: Total \$	\$32,020,460	\$163,200,175	\$373,088,438
Average Spent	\$10,302.59	\$9,450.47	\$8,047.98
Spending Potential Index	205	188	160
Food Away from Home: Total \$	\$23,852,165	\$119,396,294	\$265,445,619
Average Spent	\$7,674.44	\$6,913.91	\$5,725.99
Spending Potential Index	219	197	163
Health Care: Total \$	\$37,462,496	\$186,228,188	\$405,928,813
Average Spent	\$12,053.57	\$10,783.96	\$8,756.39
Spending Potential Index	210	188	153
HH Furnishings & Equipment: Total \$	\$14,615,627	\$71,638,033	\$155,465,271
Average Spent	\$4,702.58	\$4,148.36	\$3,353.58
Spending Potential Index	225	199	161
Personal Care Products & Services: Total \$	\$5,818,140	\$28,646,844	\$62,446,861
Average Spent	\$1,871.99	\$1,658.86	\$1,347.06
Spending Potential Index	226	200	163
Shelter: Total \$	\$119,457,417	\$597,900,197	\$1,350,043,667
Average Spent	\$38,435.46	\$34,622.75	\$29,122.13
Spending Potential Index	229	206	173
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$18,891,730	\$91,527,201	\$195,546,539
Average Spent	\$6,078.42	\$5,300.09	\$4,218.18
Spending Potential Index	245	213	170
Travel: Total \$	\$17,106,656	\$81,419,597	\$171,870,766
Average Spent	\$5,504.07	\$4,714.78	\$3,707.47
Spending Potential Index	256	219	172
Vehicle Maintenance & Repairs: Total \$	\$7,118,014	\$35,562,074	\$78,624,720
Average Spent	\$2,290.22	\$2,059.30	\$1,696.03
Spending Potential Index	213	191	158

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.