

1817

BLACK ROCK TURNPIKE
FAIRFIELD, CT
06825



ANGEL 
COMMERCIAL, LLC

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

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BROKER

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INVESTMENT OPPORTUNITY: Fully Leased Prime Medical Office Building on Route 58 in Fairfield, CT, for Sale at \$5,000,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a **fully leased professional medical office building** on **0.67 acres** at **1817 Black Rock Turnpike, Fairfield, CT**, for sale at **\$5,000,000**. The **projected 2025 Annualized NOI is \$302,639**, representing a **6% cap rate**. The building totals **18,561 SF** with **13,059 SF of rentable area**, including common areas, mechanical rooms, shared corridors, and storage that support the entire building.

The property is fully leased to ten tenants under triple net (NNN) leases, which reduce landlord responsibilities as tenants pay property taxes, insurance, and maintenance expenses. This structure minimizes operating costs and management requirements while providing predictable cash flow and long-term income stability, making it an attractive passive investment opportunity.

Featuring 122 feet of frontage on Route 58 adjacent to McDonald's, the property enjoys a high-visibility, high-traffic location. It offers 55 shared parking spaces with handicap accessibility throughout. Recent upgrades include a new energy-efficient HVAC and lighting program, common area updates, and a newly installed roof.

Strategically located in a Designated Commercial District (DCD) Zone, the two-story building is home to a diverse mix of medical and dental professionals — creating a professional healthcare environment.

Situated in a vibrant retail corridor, the property is surrounded by national retailers such as ShopRite, McDonald's, CVS, Starbucks, M&T Banks, T.J. Maxx, and Old Navy, ensuring strong visibility and convenience. Its location also provides excellent access to I-95, the Merritt Parkway, the Fairfield Black Rock Train Station, Fairfield University, and public transit options, making it an exceptional investment opportunity in the heart of Fairfield, Connecticut.

Financial Information

Sale Price:	\$5,000,000
Real Estate Taxes:	\$58,993 (2025)
Annualized Projected NOI:	\$302,639 (2025)
Cap Rate:	6%

The Site

Total Building Size:	18,561 SF
Rentable SF:	13,059 RSF
Occupancy:	100%
Land:	0.67 Acres
Zoning:	Designed Commercial District (DCD)
Year Built:	1984, Renovated 2022
Construction:	Stucco Masonry
Stories:	Two
Tenancy:	Multiple

Features

Traffic Count:	18,270 Average Daily Volume
Parking:	55 Spaces in Common
Amenities:	Handicap Accessible, Elevator, Wet Sprinkler System

Utilities

Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Electric

Demographics	Three Miles	Five Miles
Population:	168.5k	272.3k
Median HH Income:	\$82.2k	\$84k



PRIME COMMERCIAL BUILDING FOR MEDICAL TENANTS



Great Visibility with
122' Frontage



Handicap
Accessible

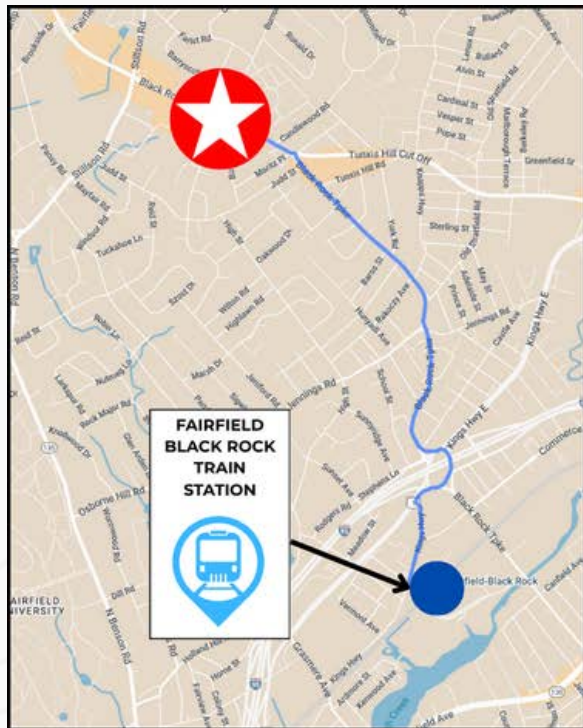


Elevator

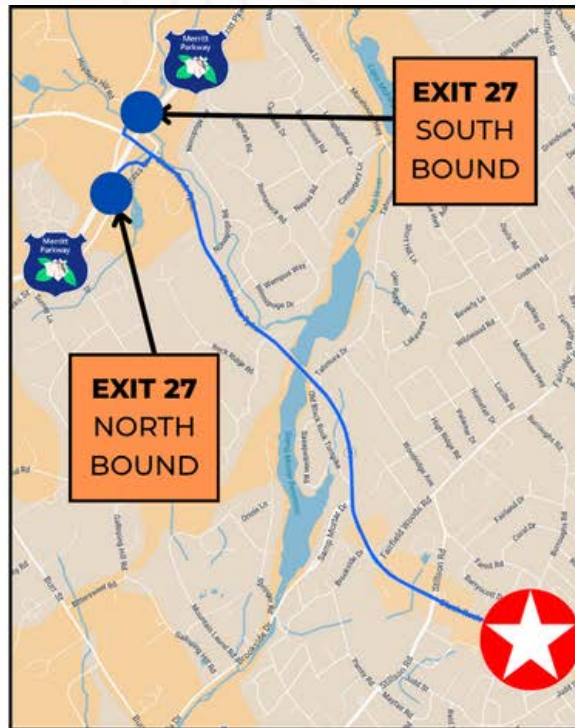


55 Shared
Parking Spaces

CENTRALLY LOCATED & EASILY ACCESSIBLE



Two Miles from the
Fairfield Black Rock Train Station



Two Miles from Route 15,
the Merritt Parkway, Exit 27



Two Miles from I-95,
Exit 24



PARCEL MAP

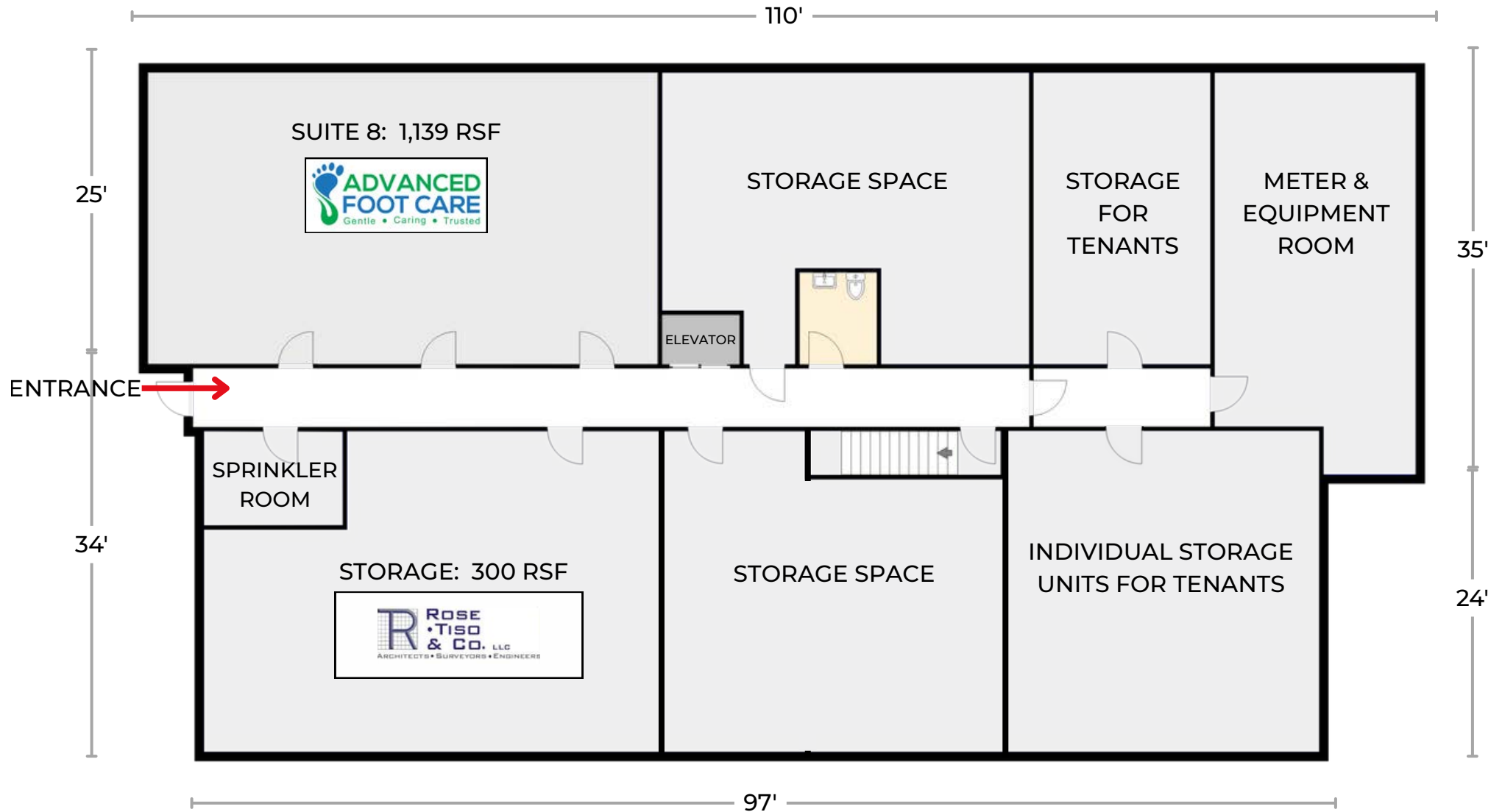
0.67 ACRES



LOWER LEVEL LAYOUT

1,439 RSF

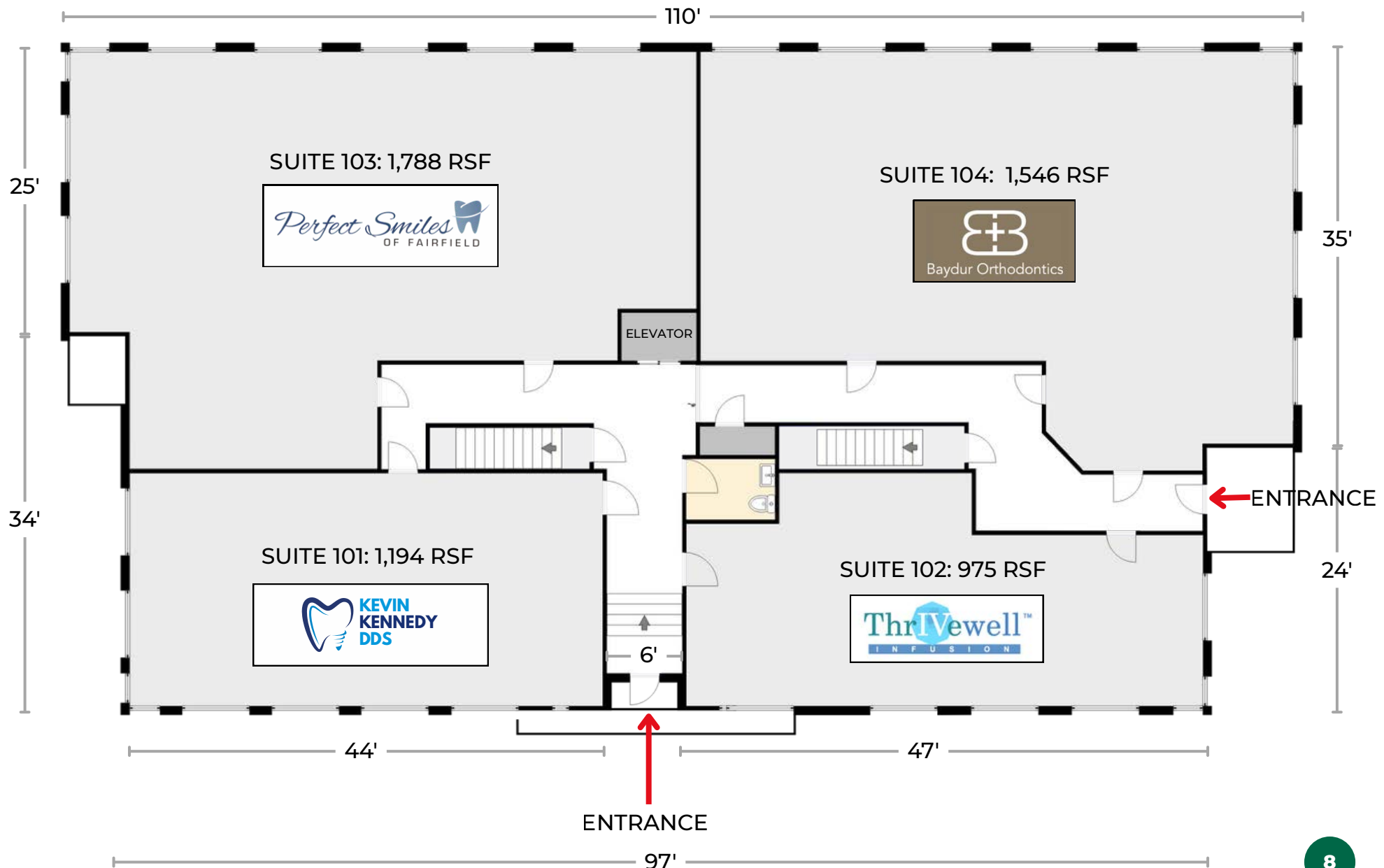
NOT TO EXACT SCALE
MEASUREMENTS ARE APPROXIMATE



FIRST FLOOR LAYOUT

5,503 RSF

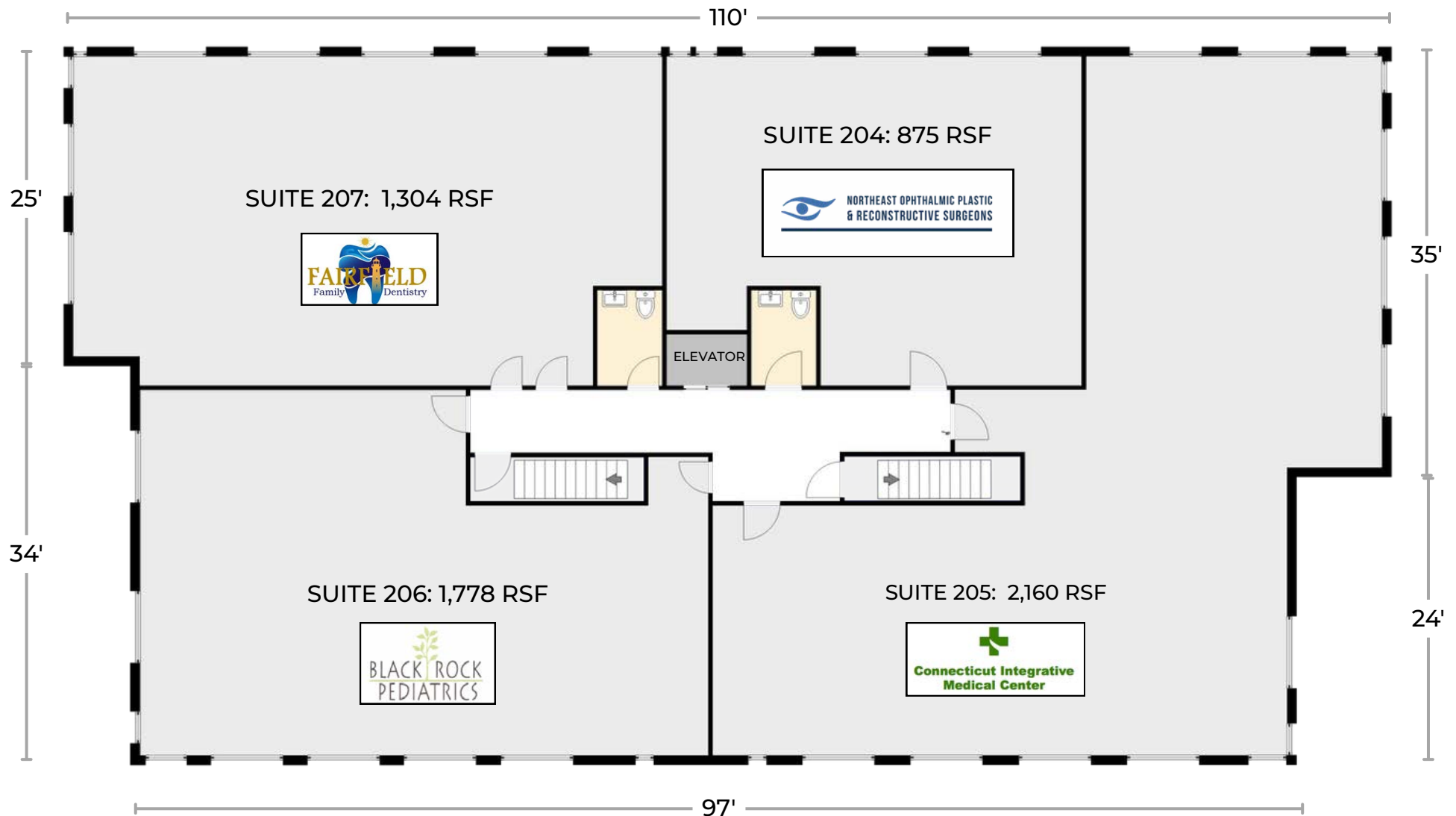
NOT TO EXACT SCALE
MEASUREMENTS ARE APPROXIMATE



SECOND FLOOR LAYOUT

6,117 RSF

NOT TO EXACT SCALE
MEASUREMENTS ARE APPROXIMATE



TENANT ROSTER

13,059 RSF



Advance Medical Foot Care (Suite 8 – 1,139 SF)

A podiatric medical office providing comprehensive foot and ankle care. As a specialist healthcare provider, they strengthen the building's overall medical ecosystem. *(Tenant since September 2005)*



Dr. Kennedy, DDS (Suite 101 – 1,194 SF)

A trusted dental professional providing general and cosmetic dentistry. Dr. Kennedy's established patient base and long-term lease through 2035 provide reliable income stability. *(Tenant since May 2025)*



Thrivewell Infusion LLC (Suite 102 – 975 SF)

A medical practice specializing in infusion therapies, Thrivewell serves a growing healthcare demand and enhances the property's synergy as a medical destination. *(Tenant since April 2025)*



Perfect Smiles of Fairfield (Suite 103 – 1,788 SF)

A full-service dental practice offering preventative and restorative care. Their reputation for family-friendly dental services contributes to steady foot traffic and patient loyalty. *(Tenant since February 2024)*



Fairfield-Monroe Orthodontics LLC (Suite 104 – 1,546 SF)

A regional orthodontic practice with two locations, offering advanced orthodontic treatments for children and adults. Their presence reinforces the building's reputation as a hub for specialized dental care. *(Tenant since May 2006)*



Northeast Ophthalmic Plastic and Reconstructive Surgeons, PLLC (Suite 204 – 875 SF)

A highly specialized surgical practice focused on ophthalmic and reconstructive procedures. Their long-standing reputation and specialized services attract patients from across Fairfield County. *(Tenant since February 2022)*



CT Integrative Medicine (Suite 205 – 2,160 SF)

A comprehensive medical group combining traditional and holistic approaches to healthcare. Their large suite and extended lease term contribute to long-term tenant stability and consistent traffic. *(Tenant since October 2018)*



Black Rock Pediatrics (Suite 206 – 1,778 SF)

A family-focused pediatric practice with a loyal patient base. Their emphasis on personalized care supports steady demand and complements the building's medical tenant mix. *(Tenant since February 2009)*



Fairfield Family Dentistry (Suite 207 – 1,304 SF)

A well-established dental practice providing preventative and cosmetic dental services. Their multi-year lease and strong reputation make them a dependable tenant. *(Tenant since September 2005)*



Rose Tiso (File Storage - Lower Level – 300 SF)

A local professional using space for secure file storage on a month-to-month basis. Their occupancy maximizes use of lower-level space while maintaining building efficiency. *(Tenant since July 2009)*

FRONT OF BUILDING



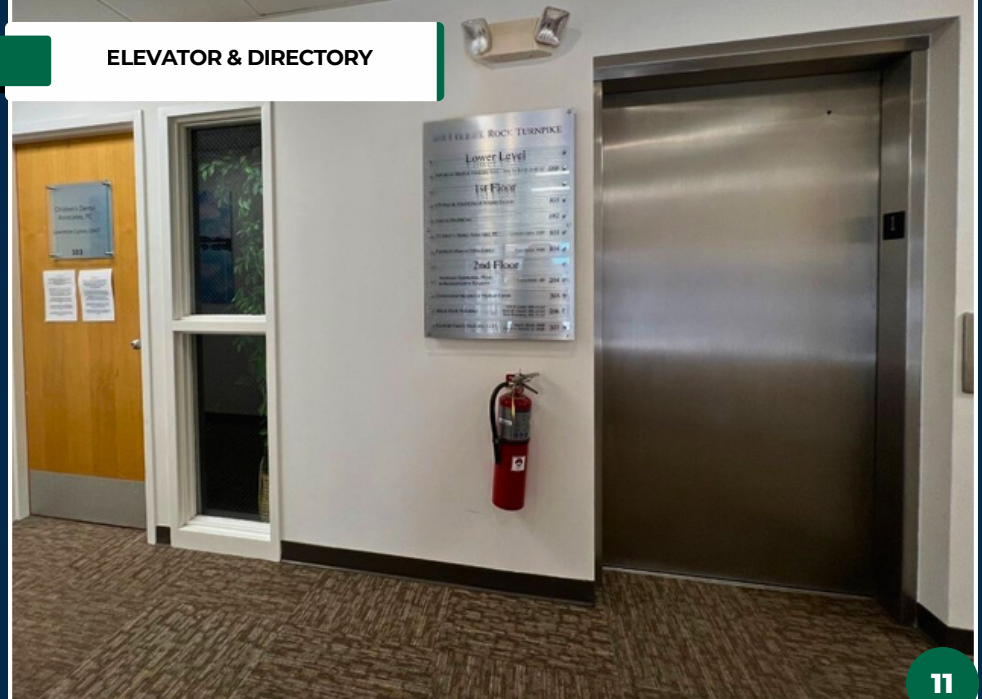
MAIN ENTRANCE TO BUILDING



HANDICAP ENTRANCE IN REAR



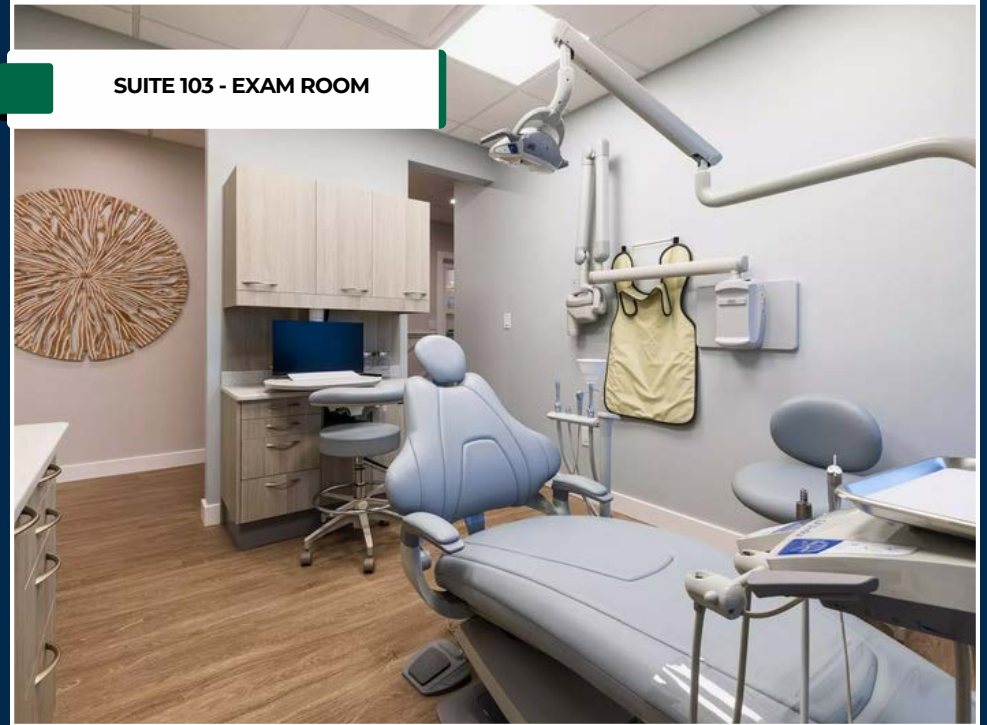
ELEVATOR & DIRECTORY



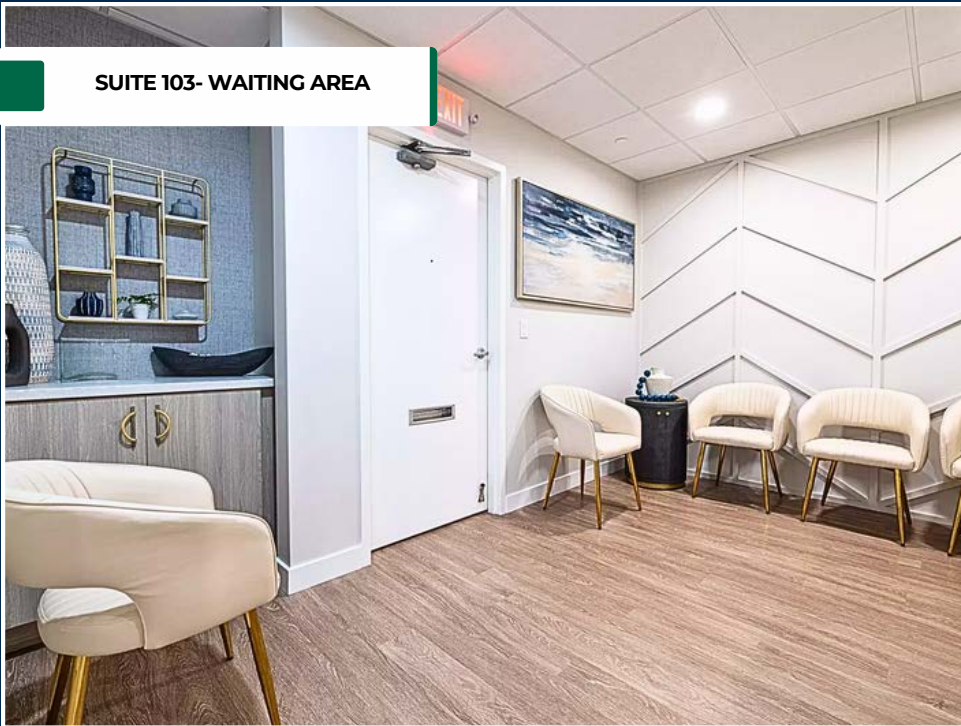
SUITE 103 - RECEPTION



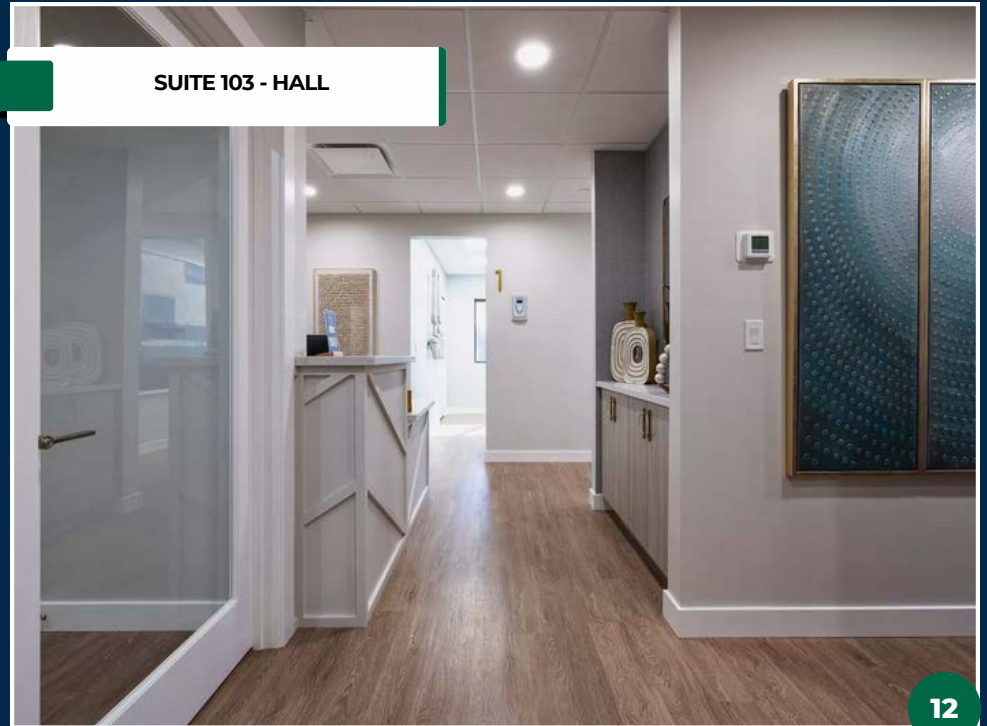
SUITE 103 - EXAM ROOM



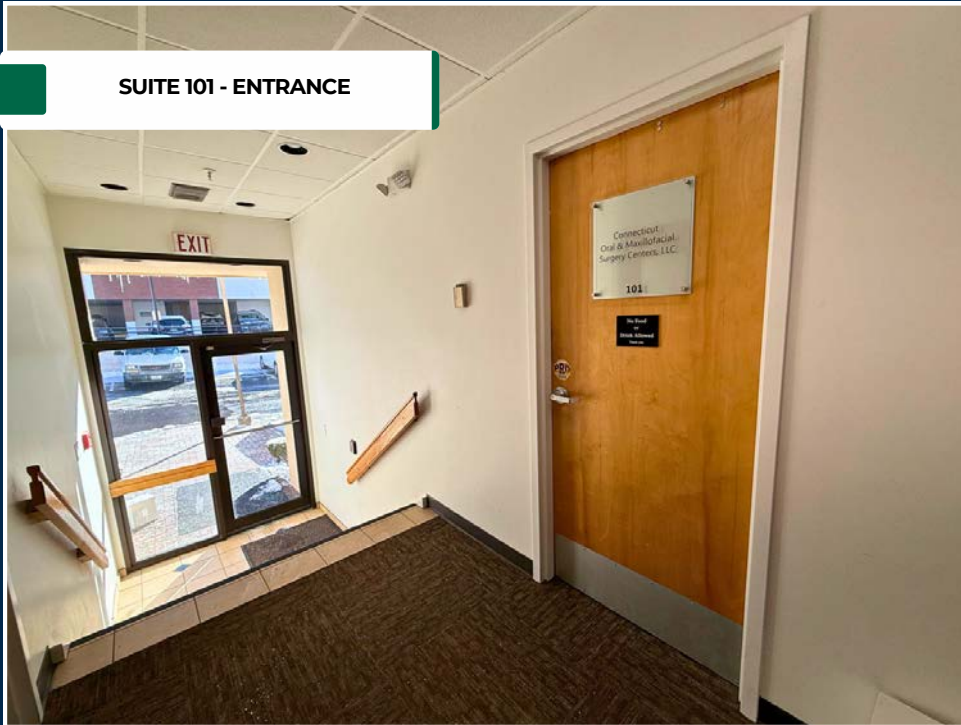
SUITE 103- WAITING AREA



SUITE 103 - HALL



SUITE 101 - ENTRANCE



SUITE 101 - WAITING ROOM



SUITE 101 - RECEPTION



SUITE 101 - LAB



SUITE 101 - TREATMENT ROOM



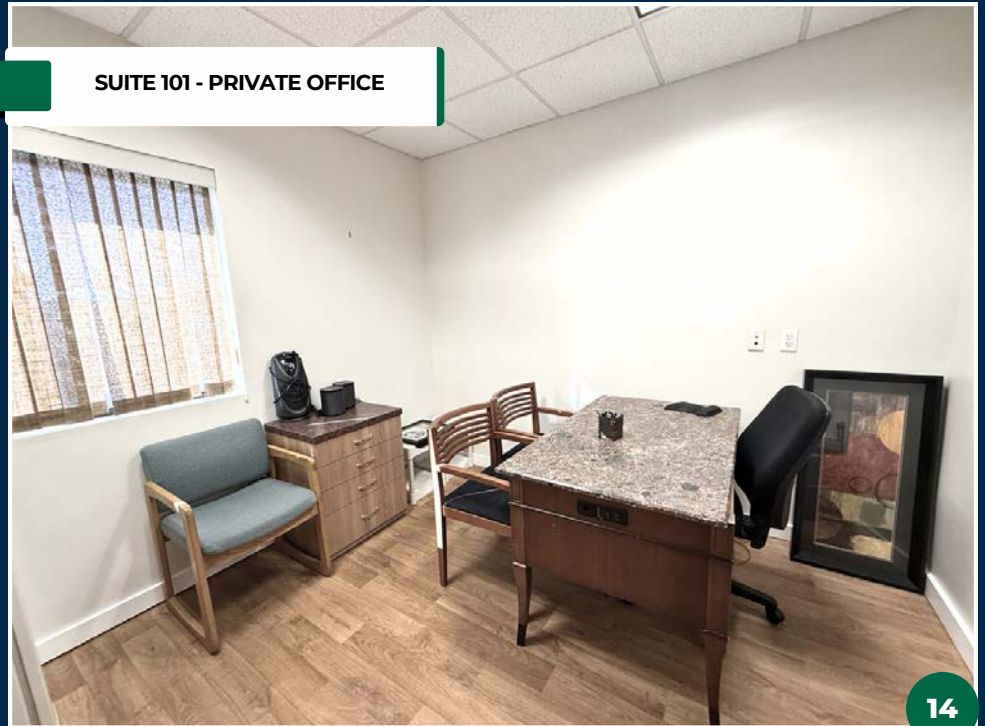
SUITE 101 - TREATMENT ROOM



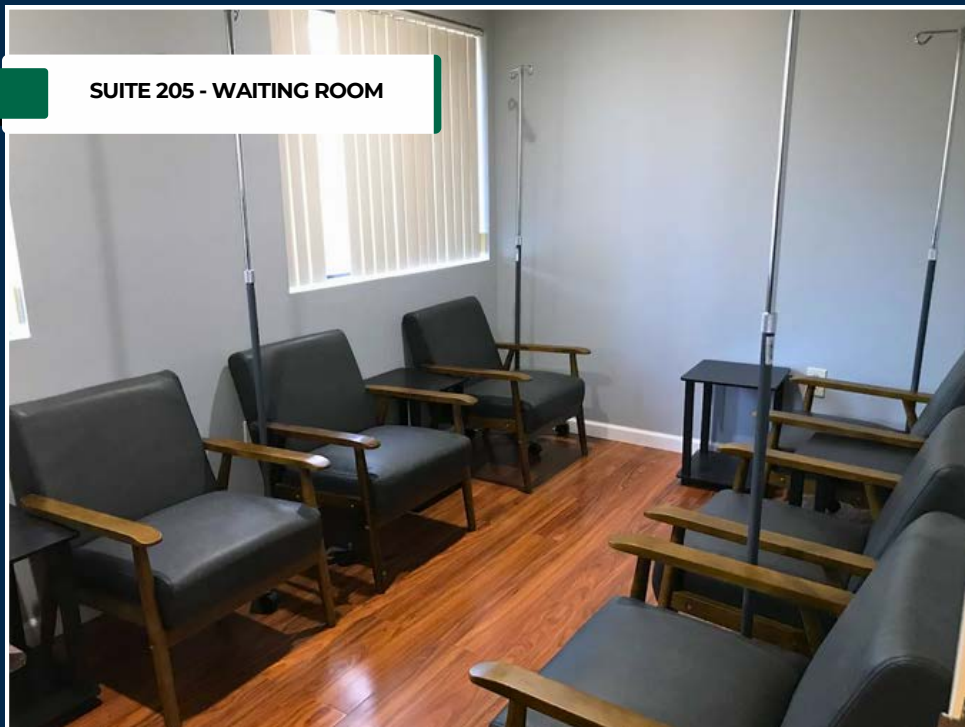
SUITE 101 - TREATMENT ROOM



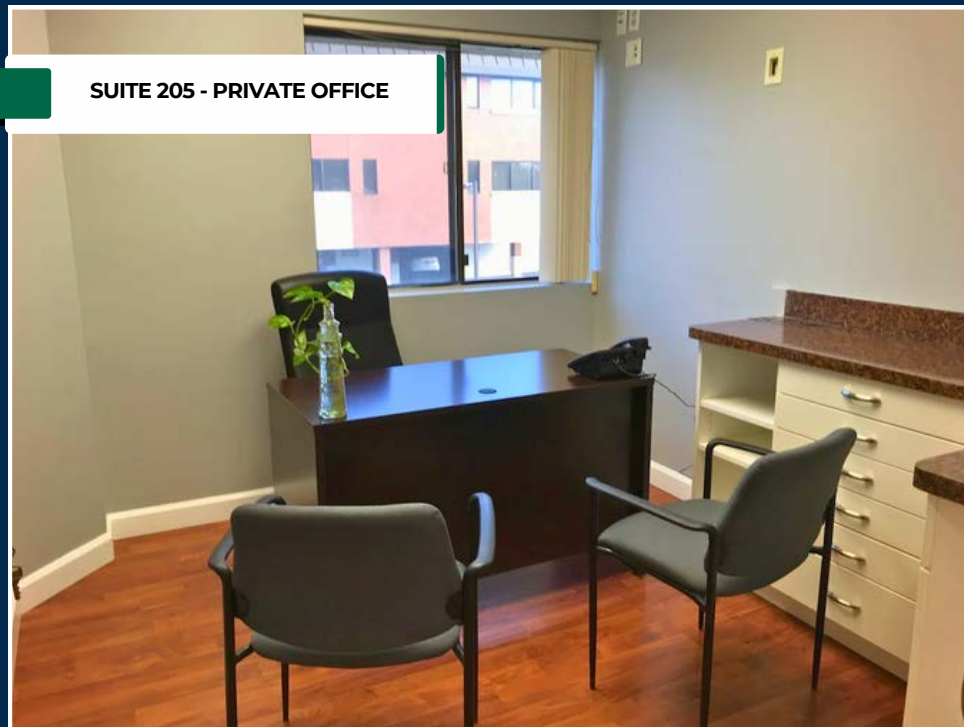
SUITE 101 - PRIVATE OFFICE



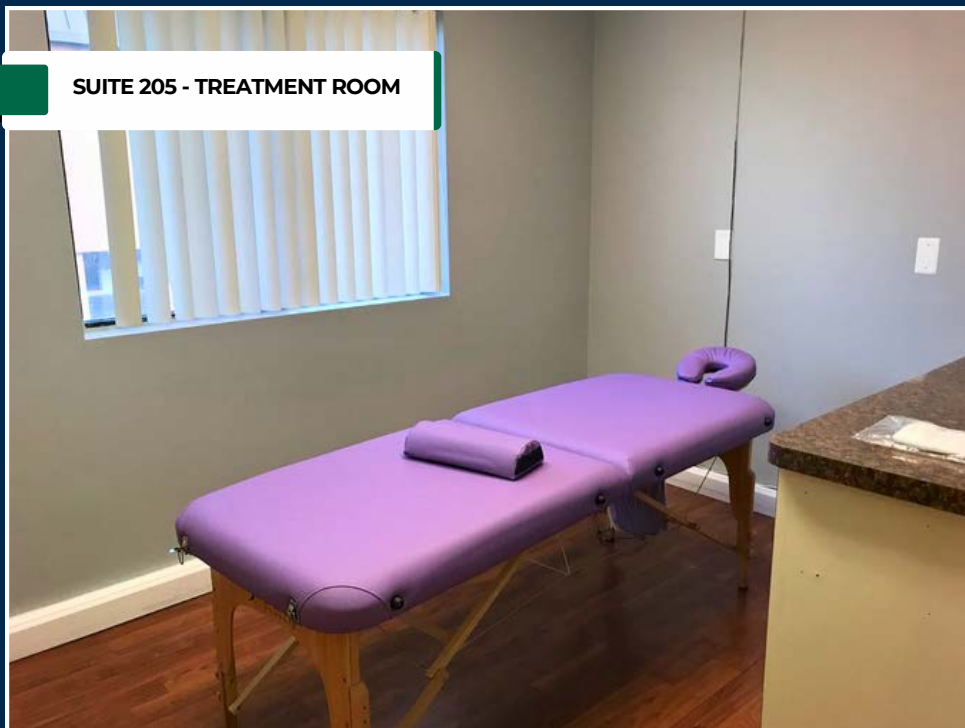
SUITE 205 - WAITING ROOM



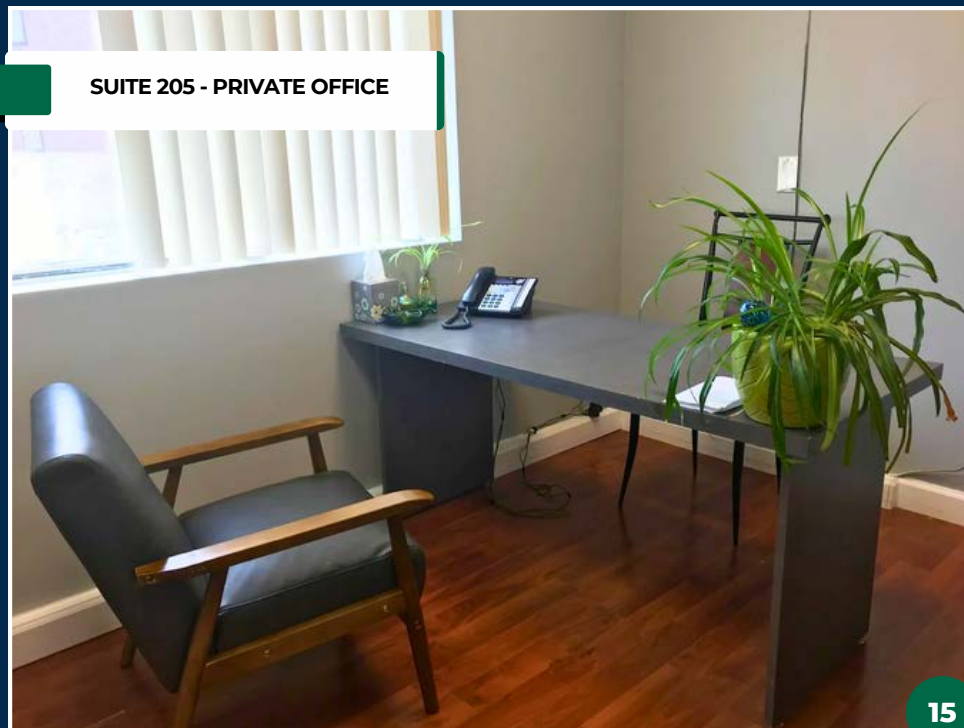
SUITE 205 - PRIVATE OFFICE



SUITE 205 - TREATMENT ROOM



SUITE 205 - PRIVATE OFFICE



SUITE 207 - WAITING ROOM



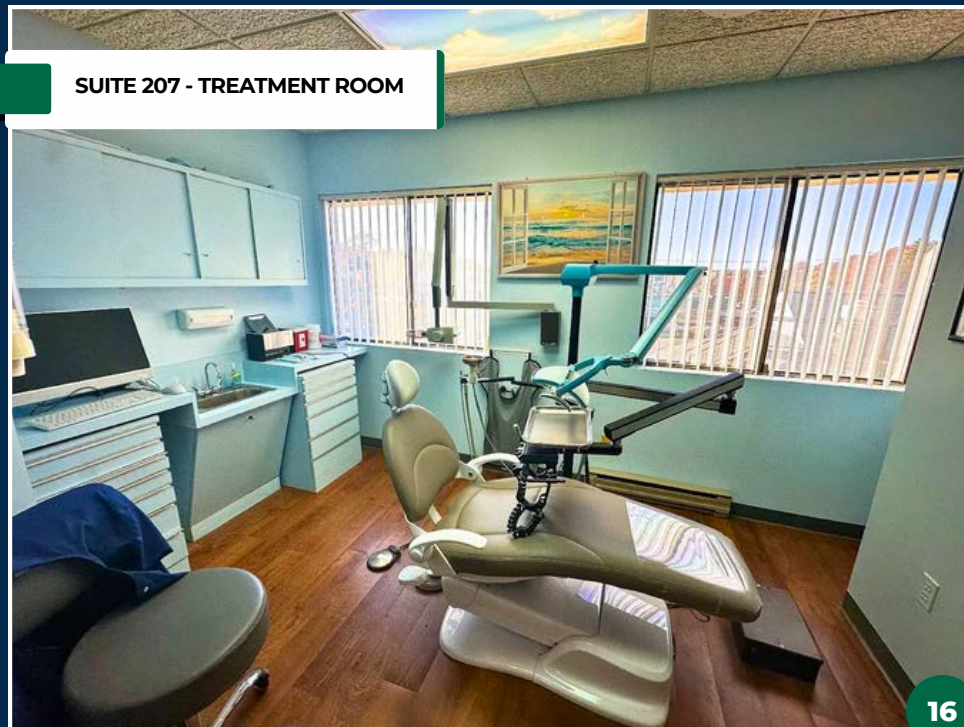
SUITE 207 - RECEPTION DESK



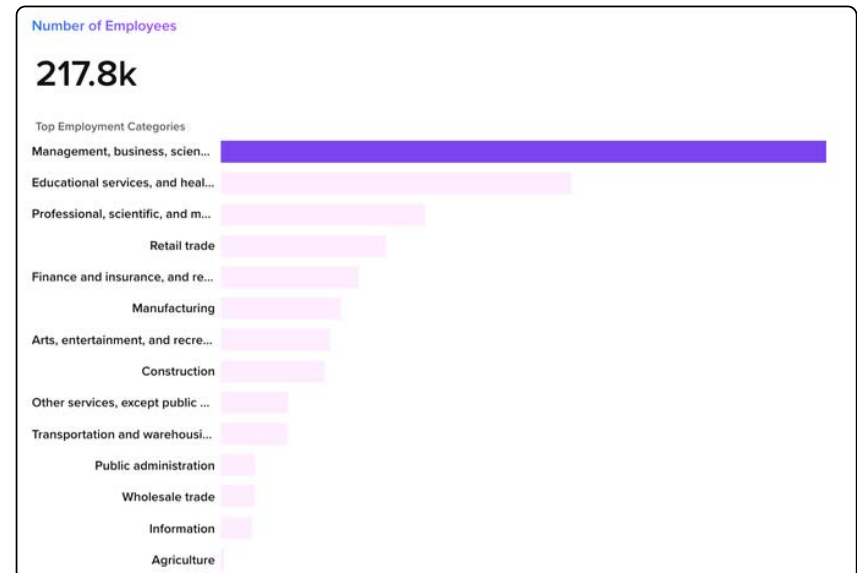
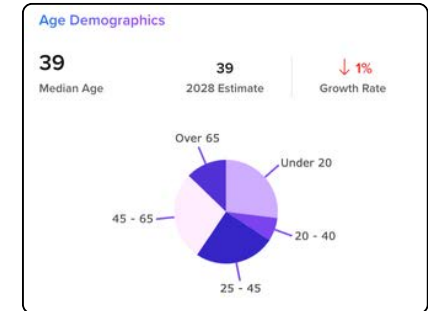
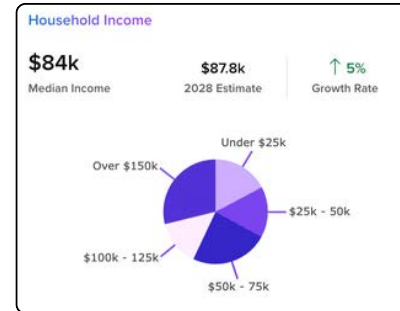
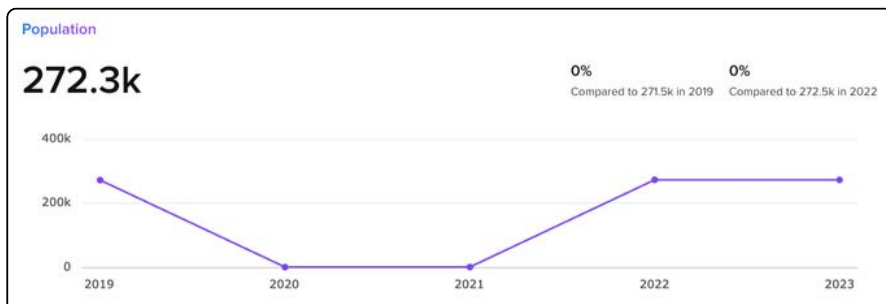
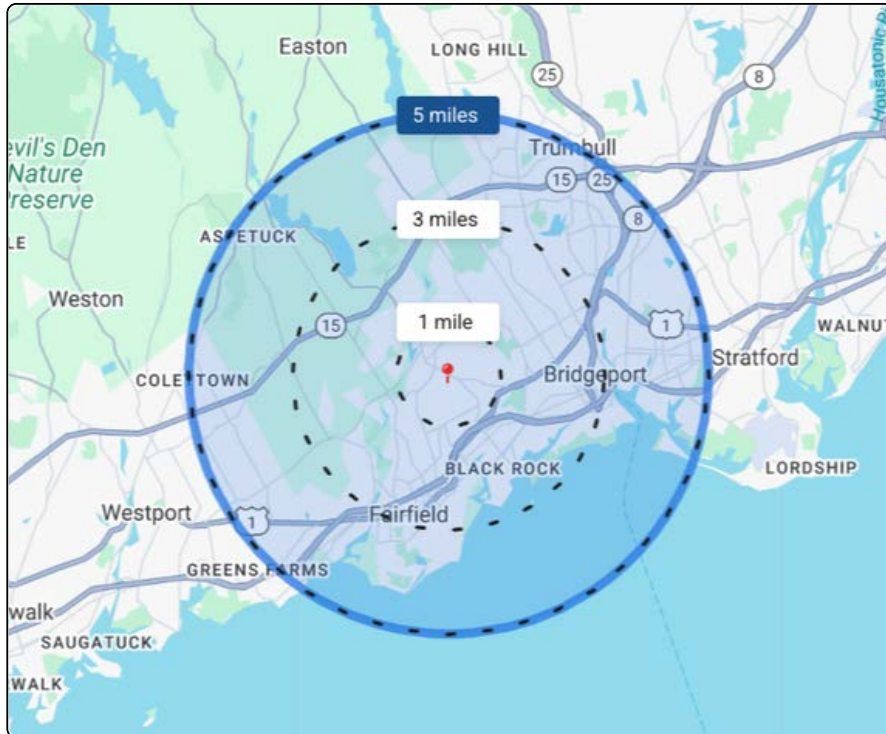
SUITE 207 - TREATMENT ROOM



SUITE 207 - TREATMENT ROOM



Demographics: Five Miles



Discover Fairfield, Connecticut...



A Prime Location

In between Boston and Philadelphia, Fairfield, Connecticut is ideally situated along the Gold Coast on Long Island Sound just 60 miles from Manhattan. This suburban town's prime location gives businesses access to the dense population of the NYC Metropolitan area, home to 20.3 million people.



Thriving Business Environment

Fairfield is home to successful enterprises across various industries. The Bigelow Tea Company, America's #1 Specialty Tea company, is one such example that has been headquartered here since its inception. The diversity of businesses contributes to a vibrant economic environment where companies can prosper.



Excellent Infrastructure

Fairfield's well-maintained infrastructure is another asset. It's less than 50 miles away from three major airports, including LaGuardia, JFK, and Bradley International.



Top-Tier Talent Pool

Fairfield University and Sacred Heart University are both situated in Fairfield, providing a stream of educated, skilled graduates. In fact, 47% of Fairfield's population holds a bachelor's degree or higher, significantly above the national average of 32%.

Discover Even More in Fairfield, Connecticut



Quality of Life

Fairfield offers a high-quality lifestyle that attracts and retains employees. With a median household income of \$127,413, it's a testament to the prosperous living standards here. Fairfield offers beautiful beaches, top-rated schools, and world-class restaurants.



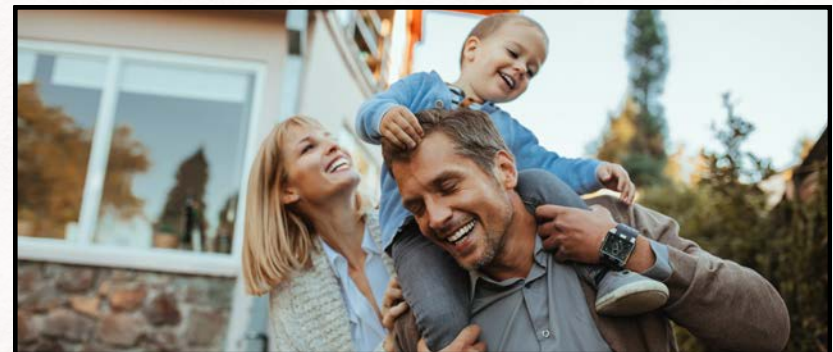
Supportive Government

Fairfield's local government offers several incentives to businesses, including tax abatements and loan programs. The town's commitment to fostering a business-friendly environment is evident in their streamlined business registration process. Fairfield was named Top CT Town for Business Friendliness by the Yankee Institute.



Business Incubators and Networking Opportunities

Fairfield University's Dolan School of Business provides resources for startups, and the Fairfield Chamber of Commerce organizes numerous networking events. This supportive business ecosystem aids business development and success.



Safety and Security

Fairfield has 89% fewer violent crimes and 54% fewer property crimes than the national average, providing a safe and secure environment for its residents and visitors.

NEXT STEPS

1817 BLACK ROCK TURNPIKE
FAIRFIELD, CT
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VIEW ZONING
REGULATIONS



VIEW FIELD CARD



VIEW TAX BILL



SIGN CONFIDENTIALITY
AGREEMENT



EMAIL BROKER



CALL BROKER

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