

360 TUNXIS HILL ROAD FAIRFIELD, CT 06825



Redevelopment Opportunity: Mixed-Use Property on Route 58 for Sale at \$3,600,000

Angel Commercial, LLC, as the exclusive commercial real estate broker, is pleased to present **360 Tunxis Hill Road in Fairfield, CT**, for sale at \$3,600,000. This property offers excellent visibility and accessibility in a prime location along a bustling shopping route bordering a residential neighborhood, and it is less than two miles from Fairfield University with over 6,000 students and employees. This offering presents a remarkable redevelopment opportunity, with potential for retail, mixed-use developments, or residential projects, subject to zoning approval. It features 253 linear feet of frontage, two curb cuts on Route 58, and a side entrance to the upper-level garage on Berkeley Road.

Located in the Designed Commercial District (DCD) Zone, the 20,273 SF three-story industrial building on 0.85 acres is positioned to provide 27 spots for showcasing vehicles on the street. It is equipped with full HVAC, a wet sprinkler system, and an elevator. Half of this expansive building, roughly 10,028 SF, serves as a ground-level garage for customer and employee parking and vehicle services. The 3,415 SF first floor is presently a car dealership and service hub. The second and third floors span 6,830 SF and were previously occupied by a mixed-use tenant.

360 Tunxis Hill Road, Fairfield, CT, is part of the Tunxis Hill Portfolio on Route 58 in Fairfield, CT, for sale at \$14,886,000. This portfolio includes two additional properties, which are also available for purchase as individual assets. It is strategically located near I-95 (1.2 miles), the Fairfield Metro Train Station (1.6 miles), and at a Greater Bridgeport Transit Bus Stop. Neighbors include TJ Maxx, Stop & Shop, Aldi Grocery Store, and Floor & Decor.

This offering presents a rare opportunity to invest in prime real estate with significant redevelopment potential.

360 TUNXIS HILL ROAD FAIRFIELD, CT 06825

Financial Information

Sale Price:	\$3,600,000
Real Estate Taxes:	\$69,811.96 (2024)

The Site

Space Available:	20,273 SF
Total Building Size:	20,273 SF
Land:	0.85 Acres
Zoning:	Designed Commercial District (DCD) Zone
Year Built:	1984
Construction:	Brick/Masonry
Stories:	Three
Tenancy:	Two

Features

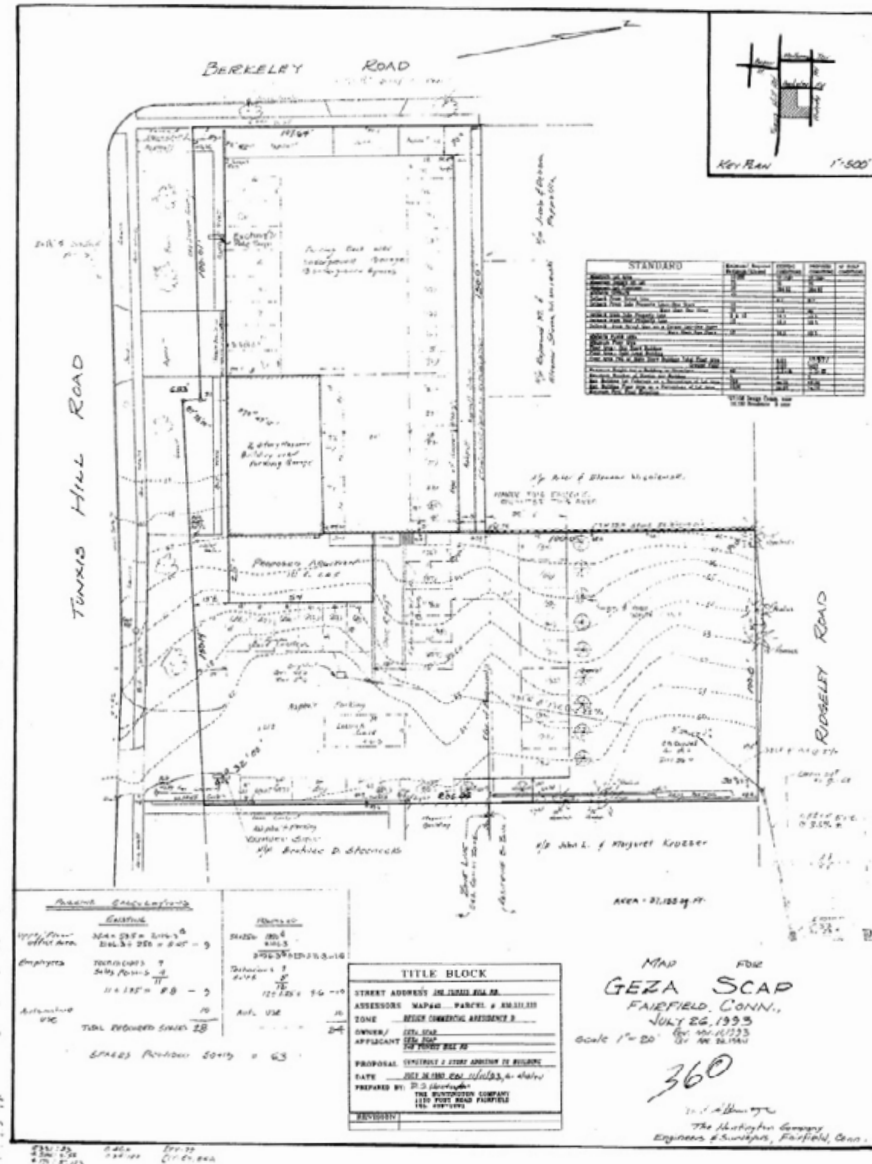
Traffic Count:	9,591 Average Daily Volume
Parking:	107 Outdoor Spaces + Covered Parking
Loading:	Two Drive-in Doors
Amenities:	Wash Bay, 3 Restrooms, Handicapped Accessible, Elevator, Wet Sprinkler System, Pole Signage

Utilities

Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas
Power:	600 amps

SITE PLAN

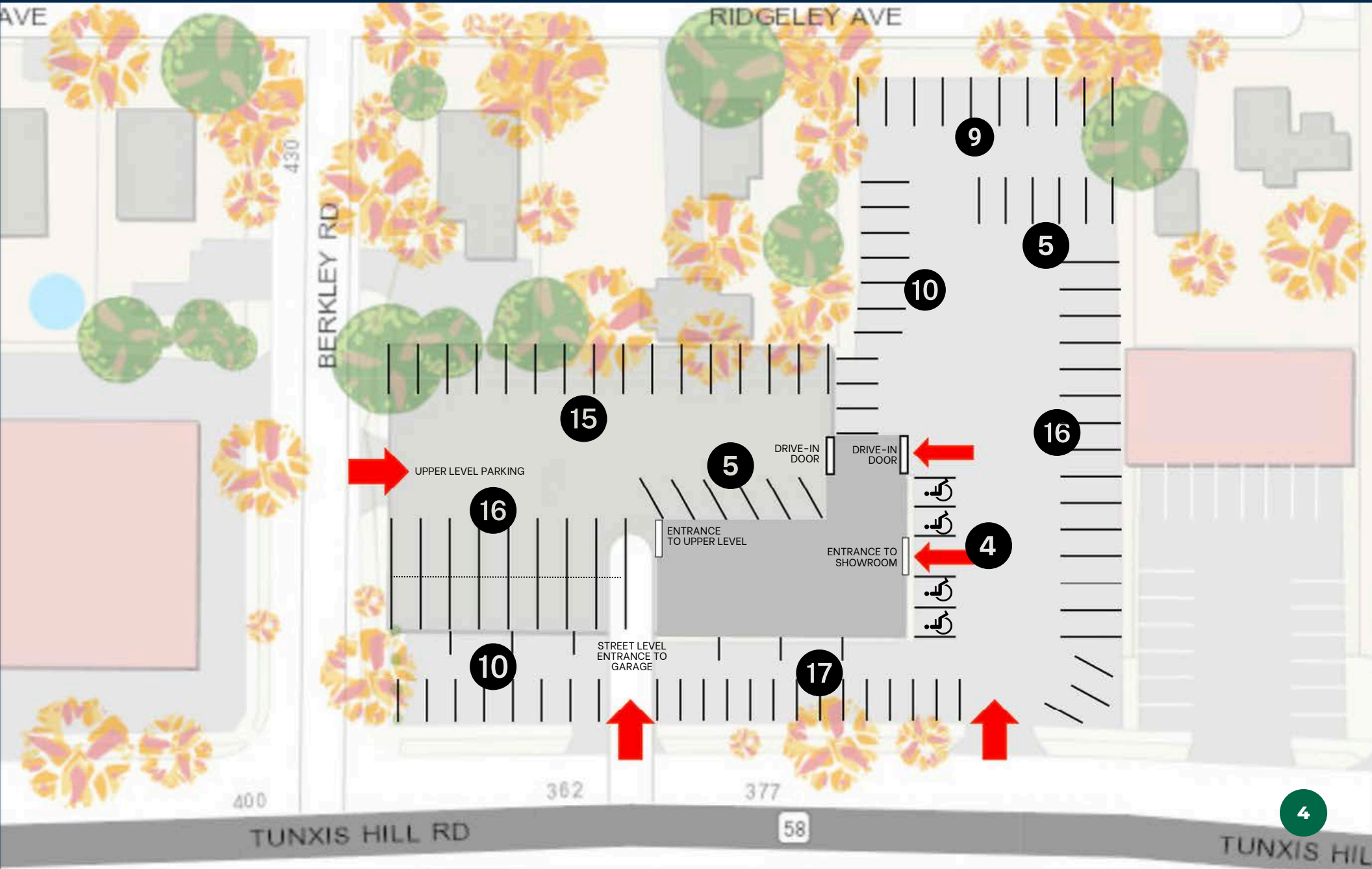
0.84 Acres



PARKING PLAN

107 Spaces + Covered Parking

360 TUNXIS HILL ROAD
FAIRFIELD, CT 06825



AERIAL VIEW

360 TUNXIS HILL ROAD
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BERKLEY ROAD

TUNXIS HILL ROAD

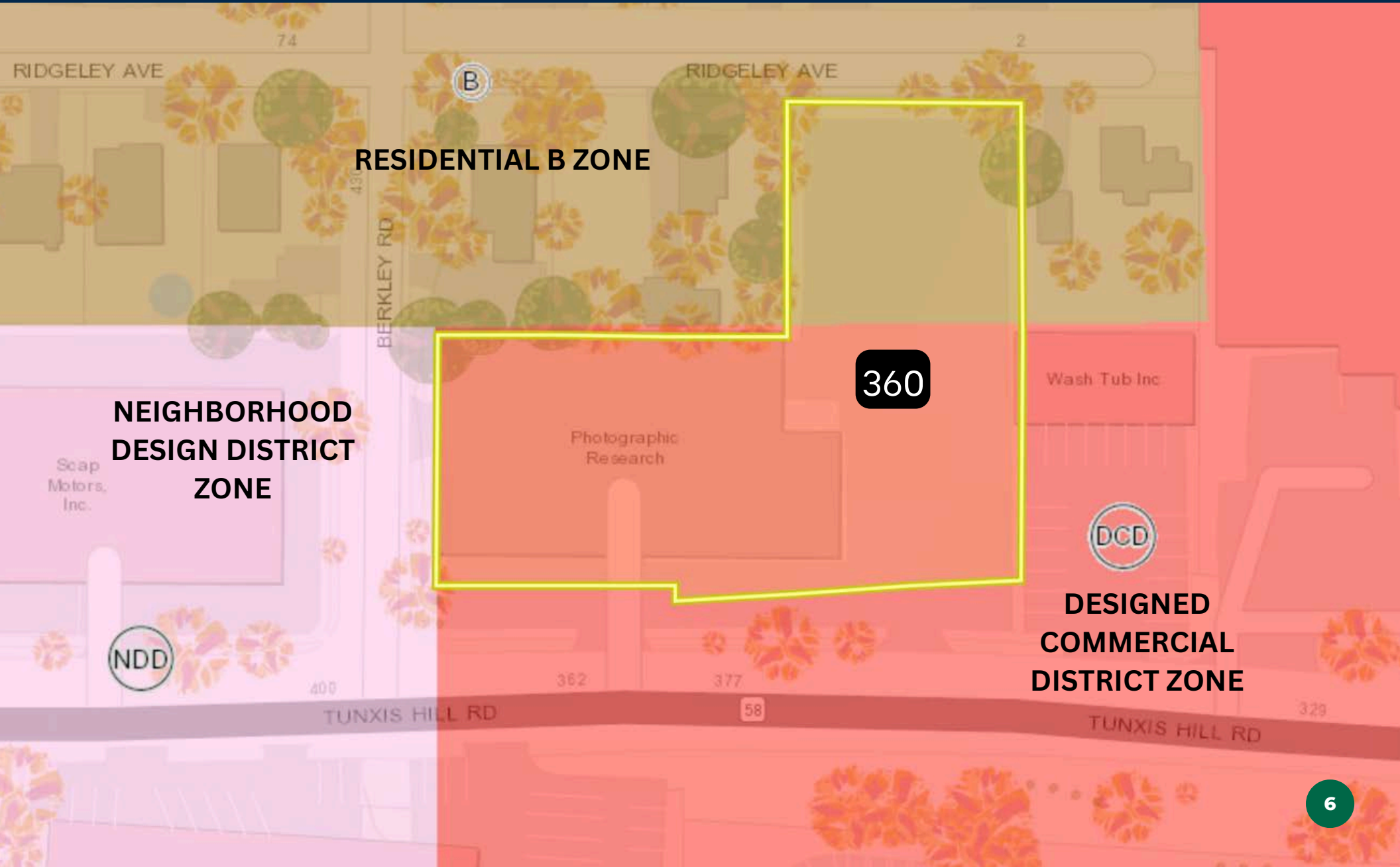
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ZONING MAP

Design Commercial District Zone Overlapping Residential Neighborhood

360 TUNXIS HILL ROAD
FAIRFIELD, CT 06825



RESIDENTIAL B ZONE

**NEIGHBORHOOD
DESIGN DISTRICT
ZONE**

360

**DESIGNED
COMMERCIAL
DISTRICT ZONE**



CONVENIENT LOCATION WITH NEARBY AMENITIES



Amenities include restaurants, retail stores, banks, fitness gyms, and a hotel.



Minutes to I-95, Exit 24 & 25 and the Fairfield Metro Train Station.

PHOTO GALLERY

360 TUNXIS HILL ROAD
FAIRFIELD, CT 06825

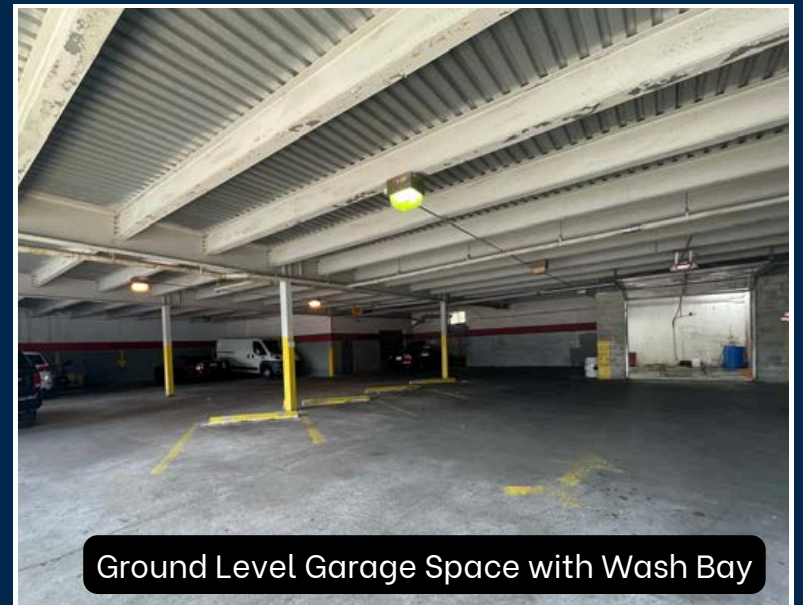
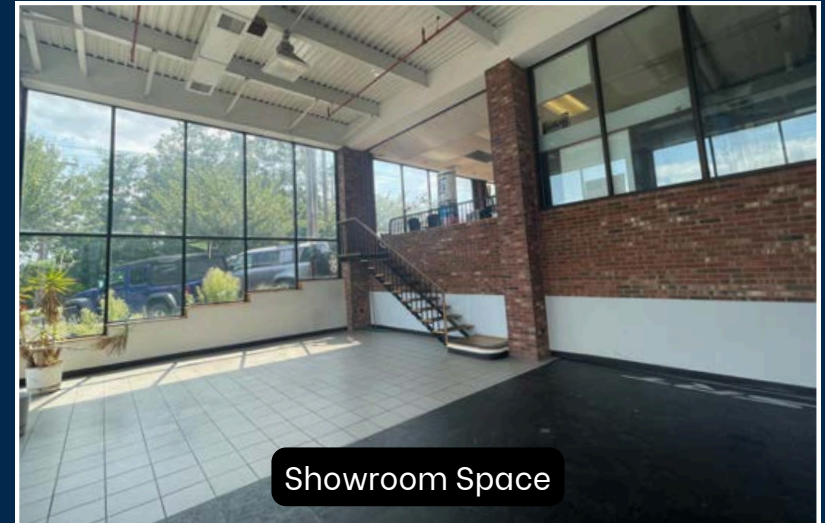


PHOTO GALLERY

360 TUNXIS HILL ROAD
FAIRFIELD, CT 06825



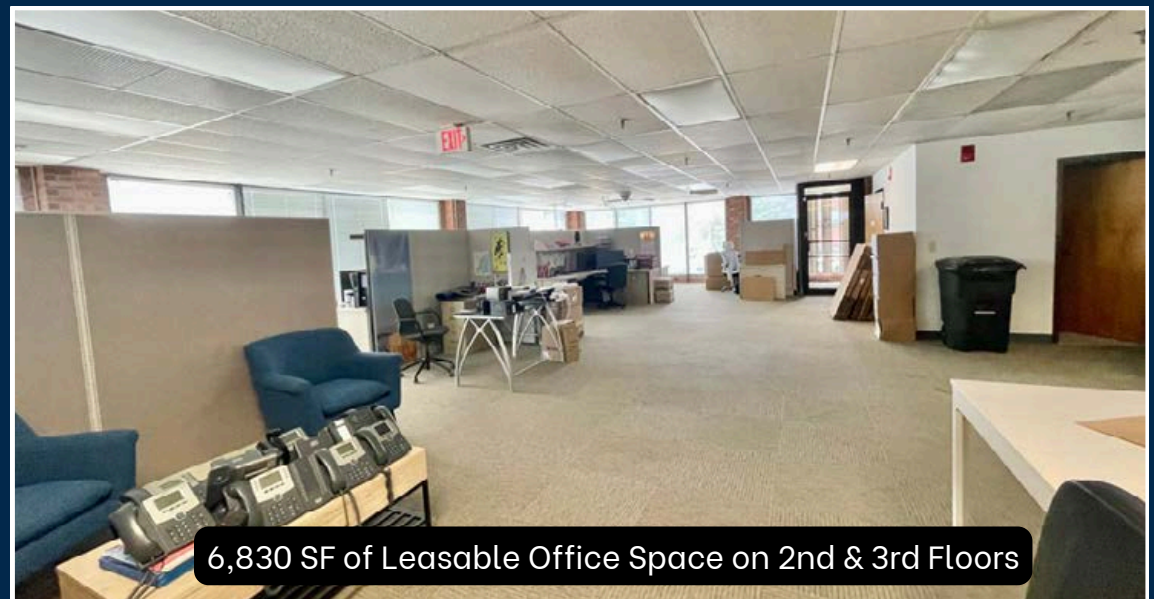
Showroom Space



Showroom Space



Entrance to 2nd & 3rd Floor Space



6,830 SF of Leasable Office Space on 2nd & 3rd Floors

PART OF A PORTFOLIO

TUNXIS HILL PORTFOLIO FAIRFIELD, CT 06825

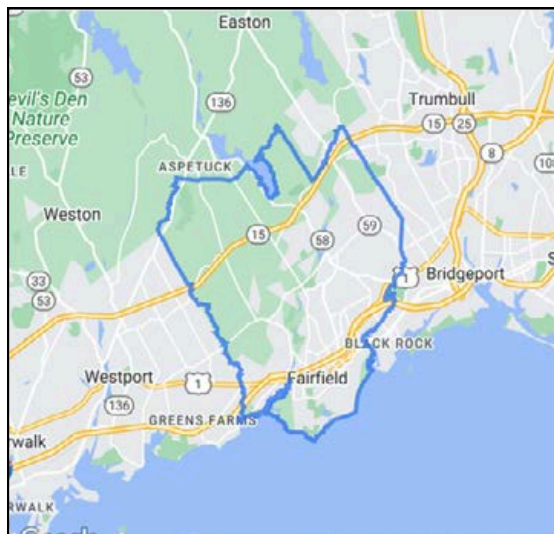


360 Tunxis Hill Road, Fairfield, CT, is part of the Tunxis Hill Portfolio on Route 58 in Fairfield, CT, for sale at \$14,886,000. This unique portfolio features three auto dealerships/service centers, occupying a combined 2.77 acres along Route 58 in Fairfield, CT. Other properties within this portfolio include:

- 387 Tunxis Hill Road, a 21,921 SF two-story industrial building on 1.37 acres, priced at \$4,566,000, which includes two additional parcels totaling 0.34 acres currently utilized for parking, offering flexibility for separate sale.
- 430 Tunxis Hill Road, a 43,824 SF three-story building on 0.55 acres, priced at \$6,720,000.

HOUSING MARKET OVERVIEW

FAIRFIELD, CT



Fairfield Key Takeaways

Typical Home Values:
\$861,182

1-year Value Change: +13.4%

(Data through April 30, 2024)

Fairfield Housing Market Overview

📈 -- 1-year Market Forecast

120 For sale inventory (April 30, 2024)

72 New listings (April 30, 2024)

1.006 Median sale to list ratio (March 31, 2024)

\$763,333 Median sale price (March 31, 2024)

\$839,650 Median list price (April 30, 2024)

49.3% Percent of sales over list price (March 31, 2024)

46.4% Percent of sales under list price (March 31, 2024)

7 Median days to pending (April 30, 2024)

(Metric availability is based on market coverage and data)

RECENT RESIDENTIAL APARTMENT DEVELOPMENTS FAIRFIELD, CT

Recent residential apartment developments in Fairfield, CT have been characterized by several significant projects aimed at enhancing the housing options and community amenities in the area.



THE CROSSINGS

One of the largest ongoing developments is The Crossings at Fairfield Metro, a mixed-use project that broke ground in 2022. This development includes 357 apartments, a 118-room hotel, 70,000 square feet of office space, and 40,000 square feet of retail space. Located near the Fairfield Metro Train Station, the project is designed to be a transit-oriented development, providing easy access to public transportation and community amenities. The development aims to create a balanced destination for residents, featuring residential, commercial, and retail spaces integrated into one community hub, demand for residential units, and support the town's economic and community development goals.



THE ALTO

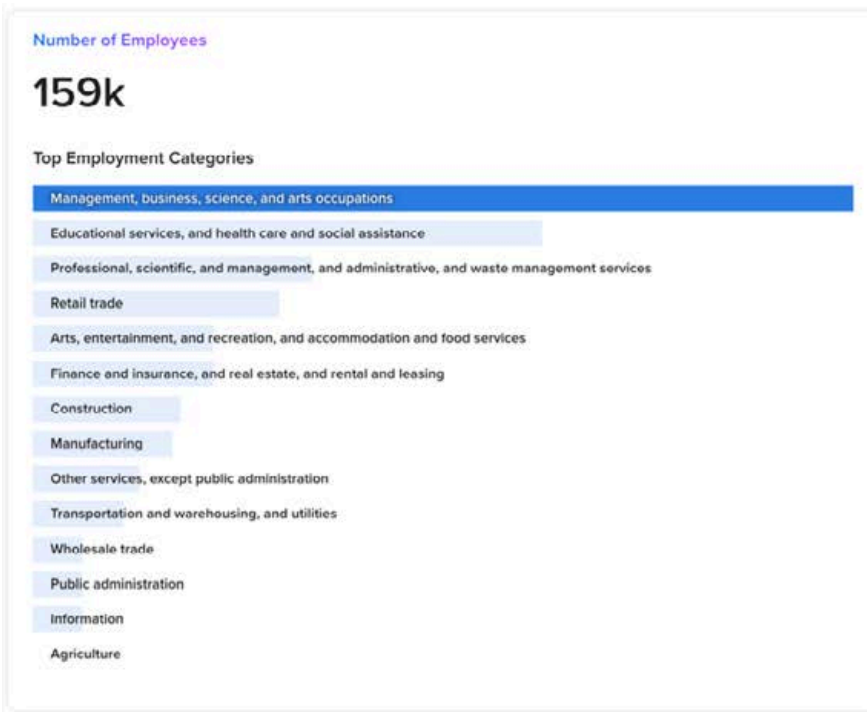
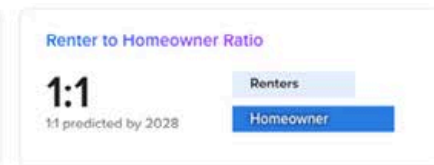
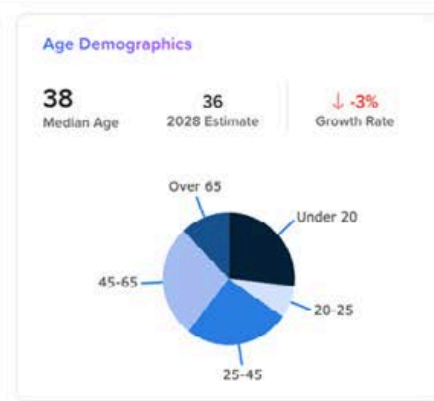
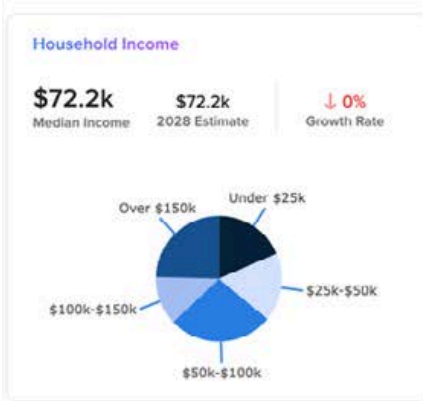
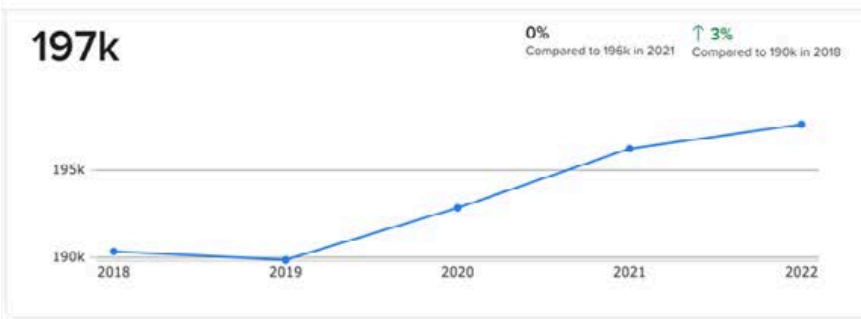
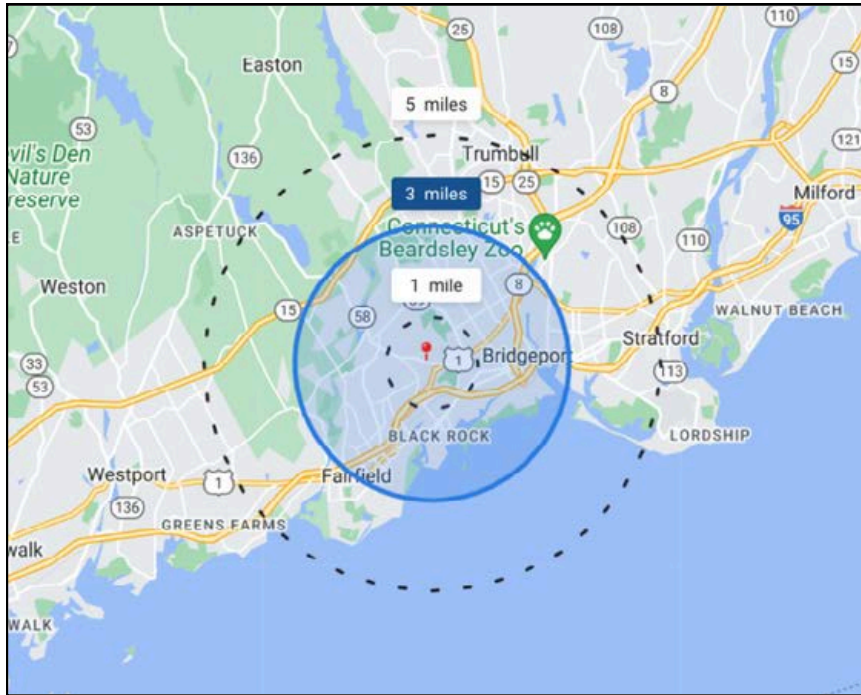
Another notable project is the Alto Fairfield Metro apartment complex at 1401 Kings Highway, which completed construction in March 2021. This complex includes 160 residential units, all of which have been leased, demonstrating strong demand for new housing in the area.

Additionally, Fairfield University is expanding its residential facilities with a new dormitory, Regis Hall West. This new dorm will provide 165 bedrooms and is part of the university's broader master plan to accommodate increased enrollment and enhance campus life.

These developments reflect Fairfield's ongoing efforts to expand and modernize its housing infrastructure, addressing the growing demand for residential units and supporting the town's economic and community development goals.

DEMOGRAPHICS

THREE 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 is 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

360 TUNXIS HILL ROAD
FAIRFIELD, CT 06825



REVIEW ZONING
REGULATIONS



VIEW ONLINE
LISTING



EMAIL BROKER



CALL BROKER



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