

Medical Office Suite Minutes to I-95 and the Merritt Parkway for Lease

309 Stillson Road
Fairfield, Connecticut 06825



For Rent: \$32.00/SF Gross + Utilities

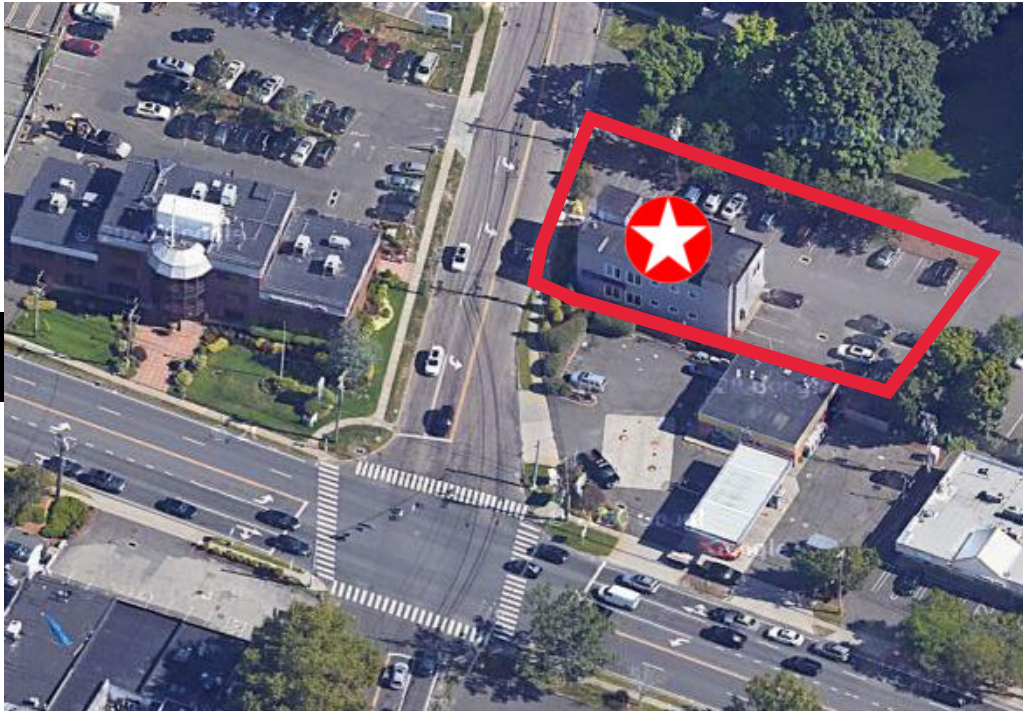
- ▶ 2,500 SF Professional Medical Office Suite Available for Lease in Neighborhood Shopping Area Minutes to I-95 and the Merritt Parkway.
- ▶ Situated on the second floor of this 4,925 SF two-story handicapped accessible building with monument signage and 28 shared parking spaces on 0.30 acres in a Designed Commercial District (DCD).
- ▶ Currently configured with a waiting room, reception desk / file storage room, 5 exam rooms (4 with sinks), 4 private offices, lab with sink, breakroom, and a restroom. There is a second egress in the rear of the space and an additional restroom in the common area by the elevator.
- ▶ Fairfield Urgent Care is on the first floor of this building. Neighbors include ShopRite, CVS, Trader Joe's, Party City, Starbucks, Old Navy, restaurants, and banks.
- ▶ Conveniently located across the street from the Stillson Plaza Shopping Center and next to the Mobile Gas Station at the corner of Stillson Road and Black Rock Turnpike (Route 58) with a signalized traffic light at the intersection.
- ▶ 1.8 miles from I-95 (Exit 24), 2.2 miles from Merritt Parkway (Route 15), Exit 44, and 2.1 miles from the Fairfield Metro Metro-North Train Station.

Broker: Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com



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The property is conveniently located across the street from the Stillson Plaza Shopping Center and next to the Mobile Gas Station at the corner of Stillson Road and Black Rock Turnpike (Route 58) with a signalized traffic light at the intersection. It is 1.8 miles from I-95 (Exit 24), 2.2 miles from Merritt Parkway (Route 15), Exit 44, and 2.1 miles from the Fairfield Metro Metro-North Train Station.

The Site

Space Available:	2,500 SF
Total Building Size:	4,925 SF
Land:	0.30 acres
Zoning:	Designed Commercial District (DCD)
Year Built:	1978
Construction:	Vinyl Siding
Stories:	Two
Floor:	Second
Tenancy:	Multiple

Three-Mile Demographics

Population:	122,505
Median HH Income:	\$67,304

Features

Traffic Count:	21,131 Average Daily Volume
Parking:	28 Shared Spaces
Amenities:	Monument Signage, Elevator, Handicapped Accessible, Security System, Cathedral Ceiling in Lobby

Utilities

Water/Sewer:	City/City
A/C:	Central Air-Conditioning
Heating:	Gas

Five-Mile Demographics

Population:	225,389
Median HH Income:	\$64,131

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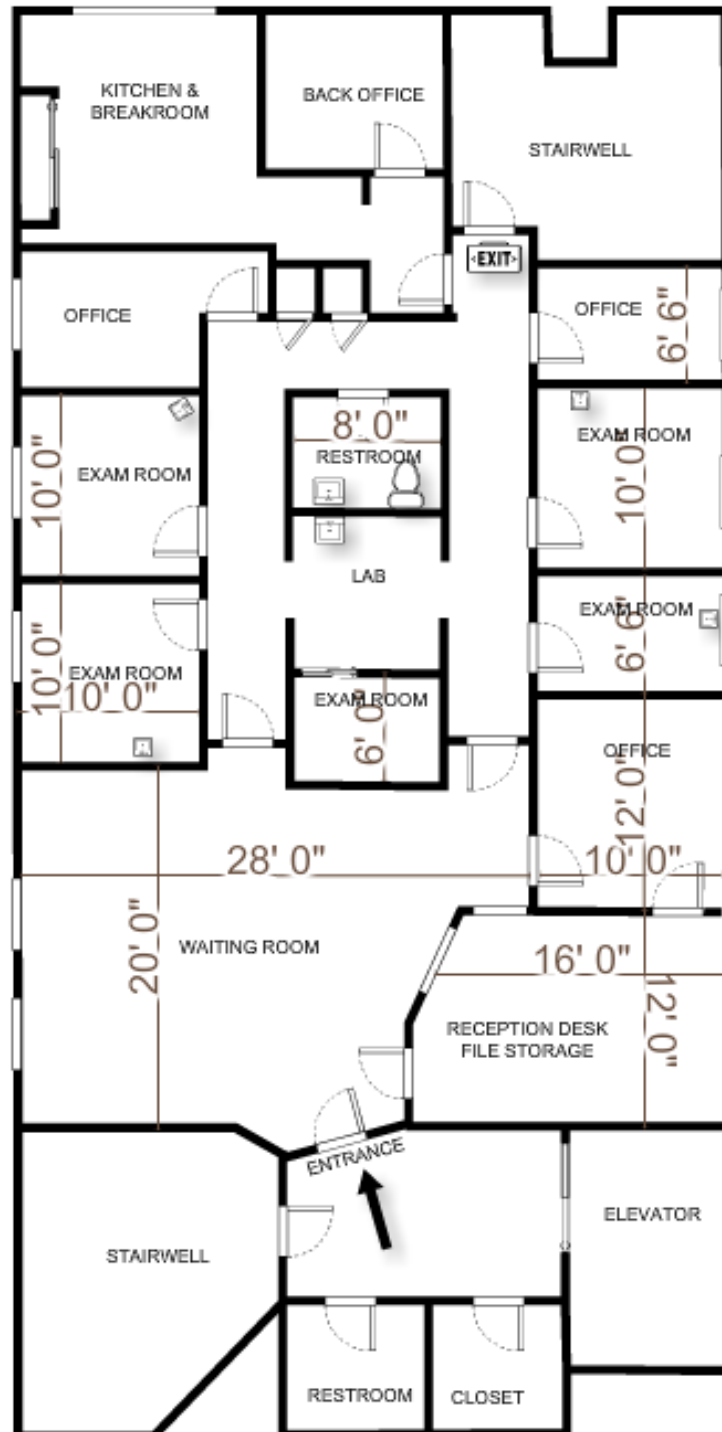


For Lease

309 Stillson Road

Floor Plan - 2,500 SF - NOT TO SCALE

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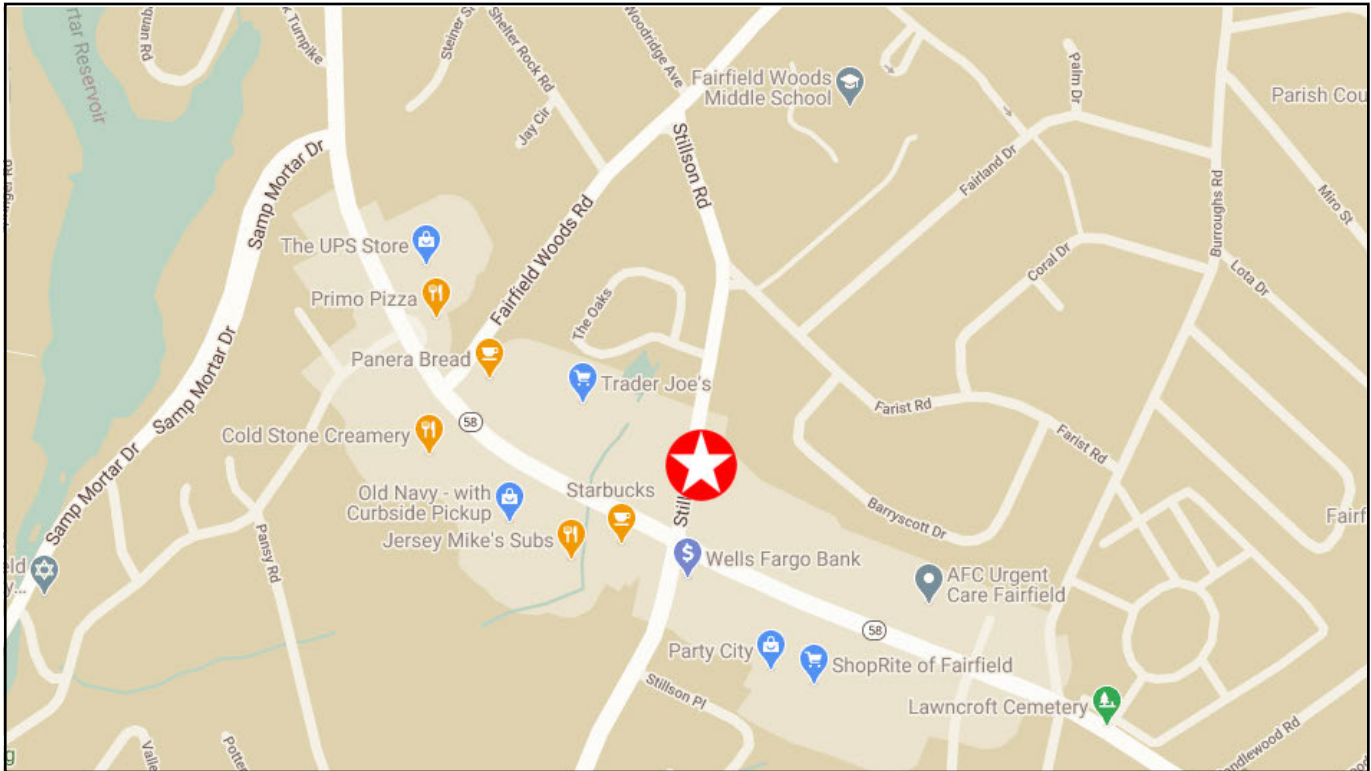
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Location Map

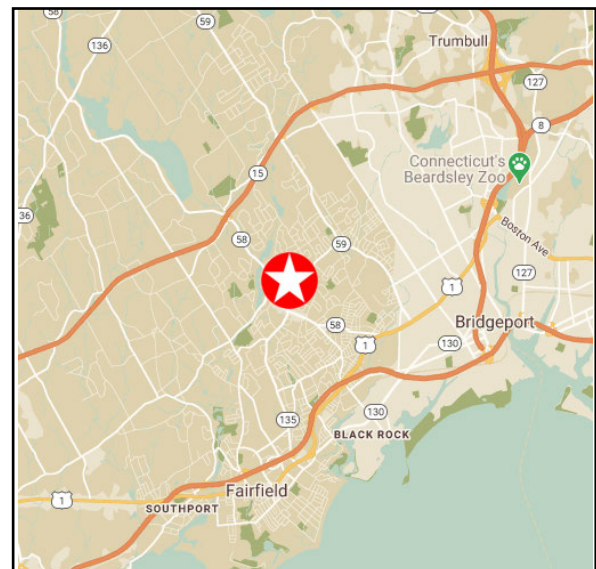
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For Lease

Photo Gallery

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WAITING ROOM



RECEPTION / FILE STORAGE



PRIVATE OFFICE



EXAM ROOM



LAB WITH SINK



KITCHEN / BREAKROOM

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