

737 Villa Avenue

FAIRFIELD, CT 06825



BROKER:

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ANGEL 
COMMERCIAL, L.L.C.

737 VILLA AVENUE
FAIRFIELD, CT 06825

**Office Suite in a
Prime Commuter Location
for Lease**

840 SF

LEASE RATE

\$1,500/Month NNN



Office Suite in a Prime Commuter Location for Lease at \$1,500/Month NNN

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer an 840 SF office suite at 737 Villa Avenue in Fairfield, CT, for lease at \$1,500/Month NNN. The 3,625 SF building is in a prime commuter location, minutes from I-95 and the Fairfield Metro Train Station. The office suite available for rent is on the second floor and features two bay windows, central air-conditioning, a private restroom, and 47 shared parking spaces.

The building is across the street from Super Stop & Shop and Starbucks, and near the new Floor & Décor and Aldi Supermarket, Walgreens, Meineke Car Care Center, Nutmeg Bowl, and Chaves Bakery & Deli.

737 Villa Avenue in Fairfield, CT, is 1.2 miles from I-95 (Exit 24), 1.4 miles to the Fairfield Metro Train Station, and 2 miles to the Route 8 Connector to Route 25 and the Merritt Parkway.

Financial Information

Lease Rate:	\$1,500/Month NNN
Real Estate Taxes:	\$2,652.22 (\$3.16/SF) (2021)

The Site

Space Available:	840 SF
Building Size:	3,625 SF
Land:	0.63 Acres
Zoning:	Designed Commercial District (DCD)
Construction:	Brick Veneer & Vinyl Siding
Year Built:	1992
Stories:	Two
Floor:	Second
Tenancy:	Multiple

Features

Traffic Count:	10,263 Average Daily Volume
Parking:	47 Spaces in Common

Utilities

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

Demographics	3 Miles	5 Miles
Population:	143,387	243,090
Median HH Income:	\$63,282	\$67,393

Aerial View



Floor Plan: 840 SF

(NOT TO SCALE)

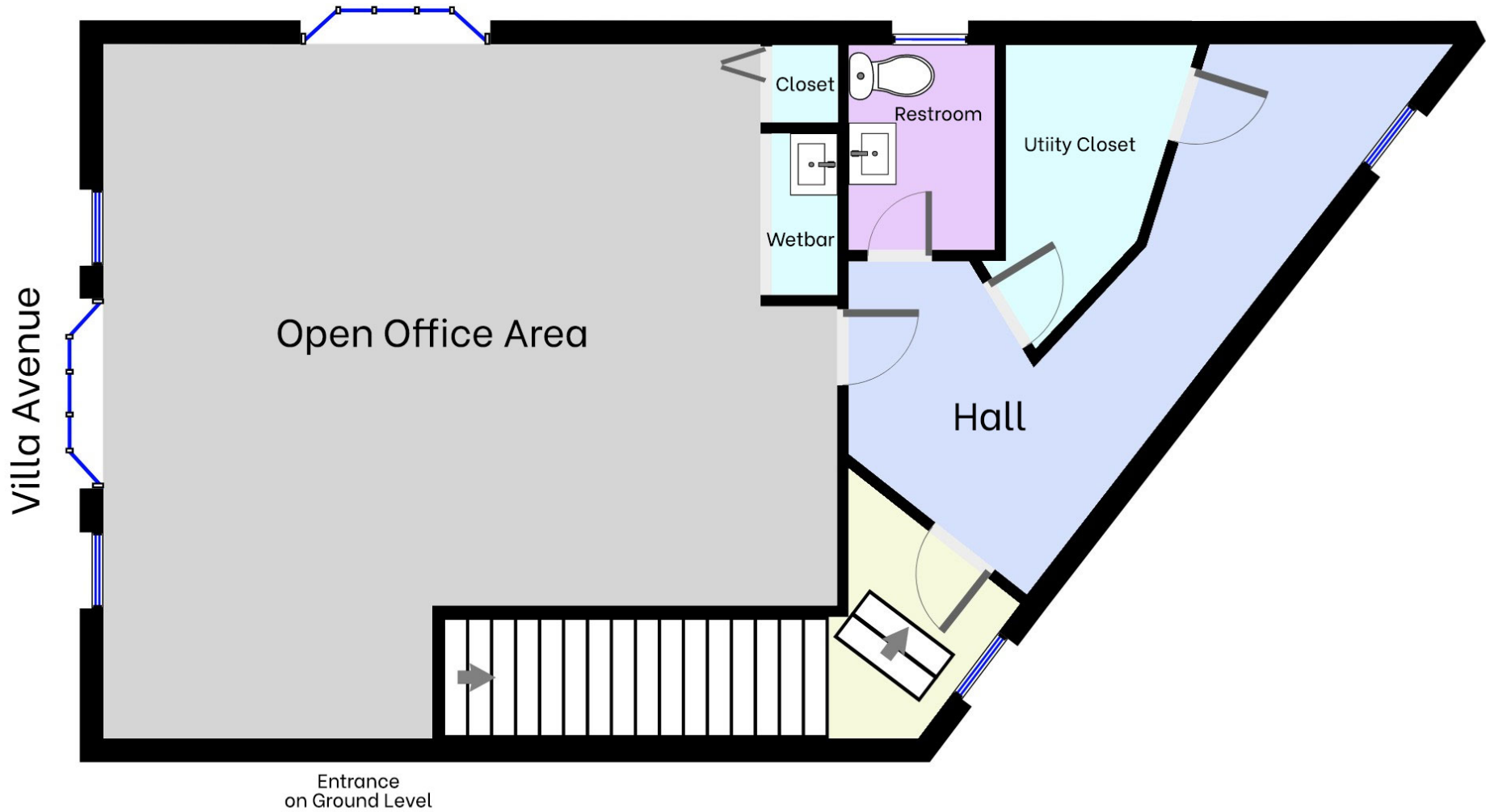


Photo Gallery

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Entrance on Ground Level

Photo Gallery

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Bright Open Space with Two Bay Windows

Photo Gallery

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Entrance to Space, Closet & Wet Bar

Photo Gallery

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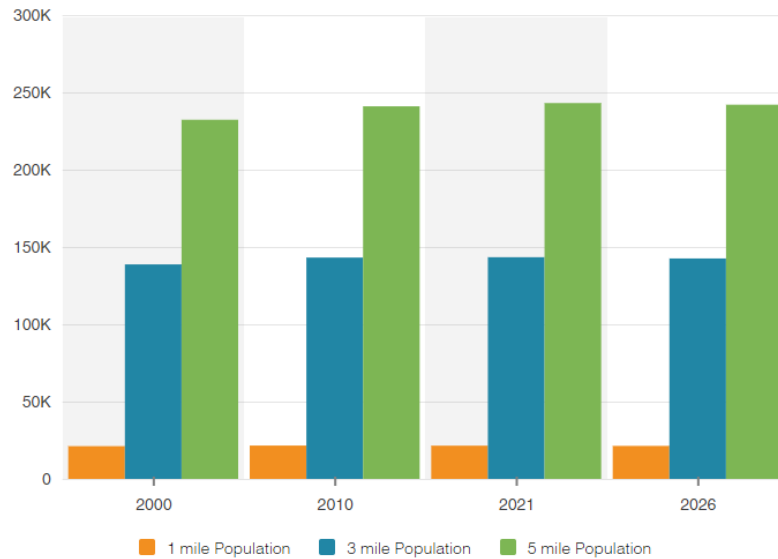


Hallway with Private Restroom & Utility Closet

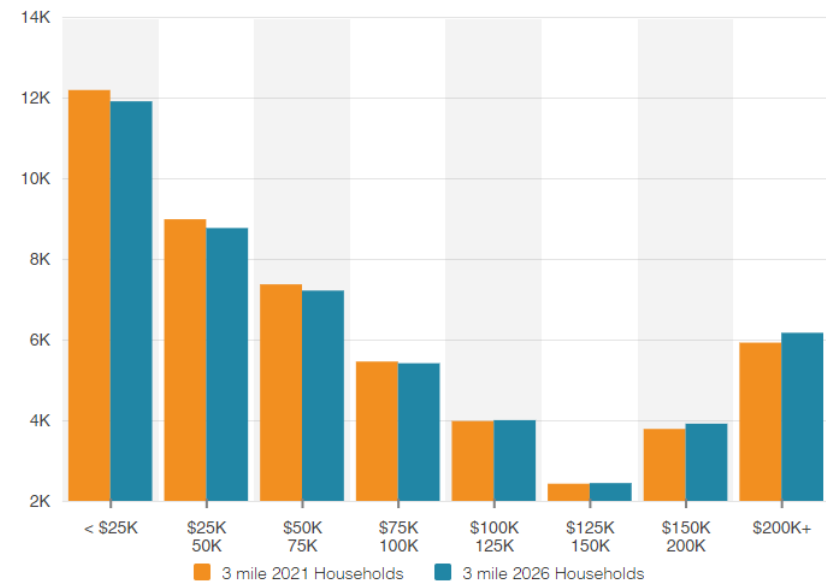
Demographics

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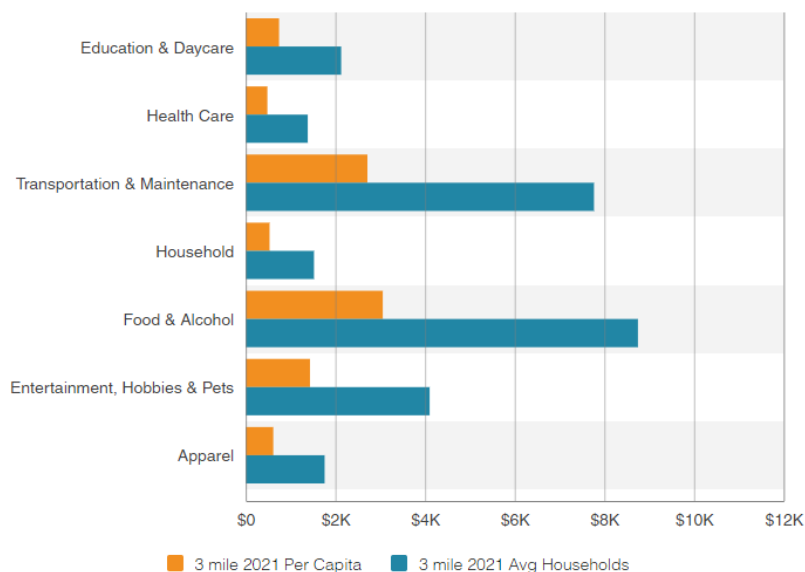
Population



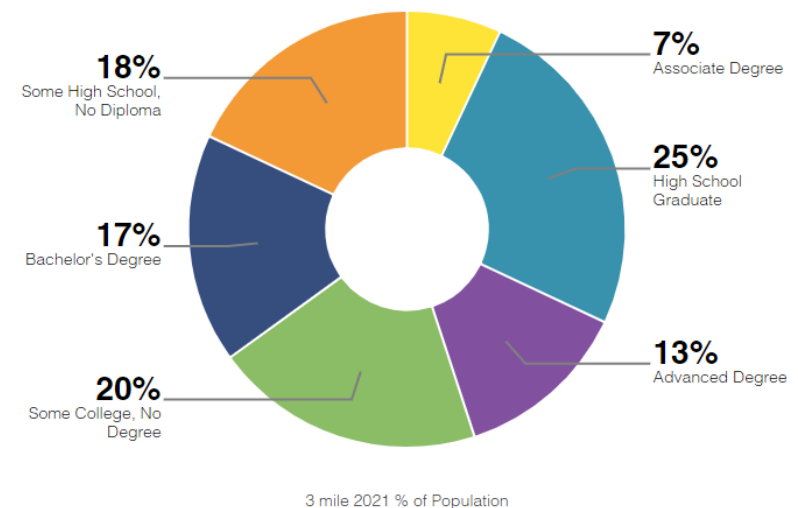
Household Income



Per Capita & Avg Household Spending



Educational Attainment





Conveniently Located

737 Villa Avenue in Fairfield, CT, is 1.2 miles from I-95 (Exit 24) and 2 miles to the Route 8 Connector to Route 25 and the Merritt Parkway. The property is across the street from Super Stop & Shop and Starbucks, and near the new Floor & Décor and Aldi Supermarket, Walgreens, Meineke Car Care Center, Nutmeg Bowl, and Chaves Bakery & Deli.

Next Steps...

To learn more about the zoning regulations applicable to this property, please click on the button below to view the Fairfield Zoning Regulations. The property is in a Designed Commercial District (DCD).

Regulations regarding this zone begin on Page 60.

[View Zoning Regulations](#)

To schedule a tour of this property, please contact Jon Angel at (203) 335-6600 or jangel@angelcommercial.com, or click a button below:

[Call to Schedule a Tour](#)

[Email to Schedule a Tour](#)

CONTACT: Jon Angel, President
203.335.6600 | jangel@angelcommercial.com



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