

226 Kings Highway East & 735-737 Villa Avenue

FAIRFIELD, CT 06825



BROKER:

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ANGEL 
COMMERCIAL, L.L.C.

226 KINGS HIGHWAY EAST &
735-737 VILLA AVENUE, FAIRFIELD, CT 06825

**Multi-Use Property for Sale with
Income Stream from
Office, Retail & Apartments in a
Prime High Traffic Location &
Busy Neighborhood Shopping
Destination**

**8,207 SF & 3,625 SF
0.63 Acres**

**SALE PRICE
\$2,900,000**

**FOR LEASE
4,115 SF Retail Store
\$25/SF NNN**



Multi-Use Property for Sale with Income Stream from Office, Retail & Apartments in a Prime High Traffic Location and Busy Neighborhood Shopping Destination

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a multi-use property with an income stream from office, retail and apartments located at 226 Kings Highway East and 735-737 Villa Avenue in Fairfield, CT, for sale at \$2,900,000. The property is in a prime high traffic location and a busy neighborhood shopping destination on a triangular corner lot with frontage on two streets (Route 1 & Villa Avenue) and two curb cuts. It has excellent visibility and is easily accessible.

The property is ideal for a business owner looking to purchase and occupy a retail store, with the benefits of an additional income stream from multiple sources, or as a potential development opportunity by converting the retail space to residential apartments. With 47 shared parking spaces on 0.63 acres in a Designed Commercial District (DCD) zone, the property consists of two adjacent buildings.

- 226 Kings Highway East is an 8,207 SF two-story building with a wrap-around canopy configured for six tenants. A 4,115 SF retail store on the first floor is currently available for rent that includes an additional 930 SF of space in the unfinished basement which has a utility sink and a second egress from the exterior of the building via an overhead door. On the second floor, there is 4,092 SF which consists of five leased one-bedroom, one-bath apartments. This property is also for sale as an individual asset for \$2,200,000.
- 735-737 Villa Avenue is a 3,625 SF two-story building configured for two tenants: Soap Box Laundromat has a triple net lease for the first floor and Mavengreen has a lease for the 840 SF of office space on the second floor. This property is also for sale as an individual asset for \$1,200,000.

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

226 Kings Highway East & 735-737 Villa Avenue in Fairfield, CT, are 1.2 miles from I-95 (Exit 24) and 2 miles to the Route 8 Connector to Route 25 and the Merritt Parkway.

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735-737 VILLA AVENUE, FAIRFIELD, CT 06825

Financial Information

Sale Price:	\$2,900,000
Real Estate Taxes:	\$33,369 (2022)
Occupancy:	65%

The Site

Space Available:	4,115 SF
Building Size:	8,207 SF & 3,625 SF
Land:	0.63 Acres
Zoning:	Designed Commercial District (DCD)
Construction:	Brick/Masonry, Brick Veneer, Vinyl Siding
Year Built:	#226: Completely Renovated 2012. #735-737: 1992 - Renovated 2023
Stories:	Two
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:	148k	250k
Median HH Income:	\$63k	\$68.5k

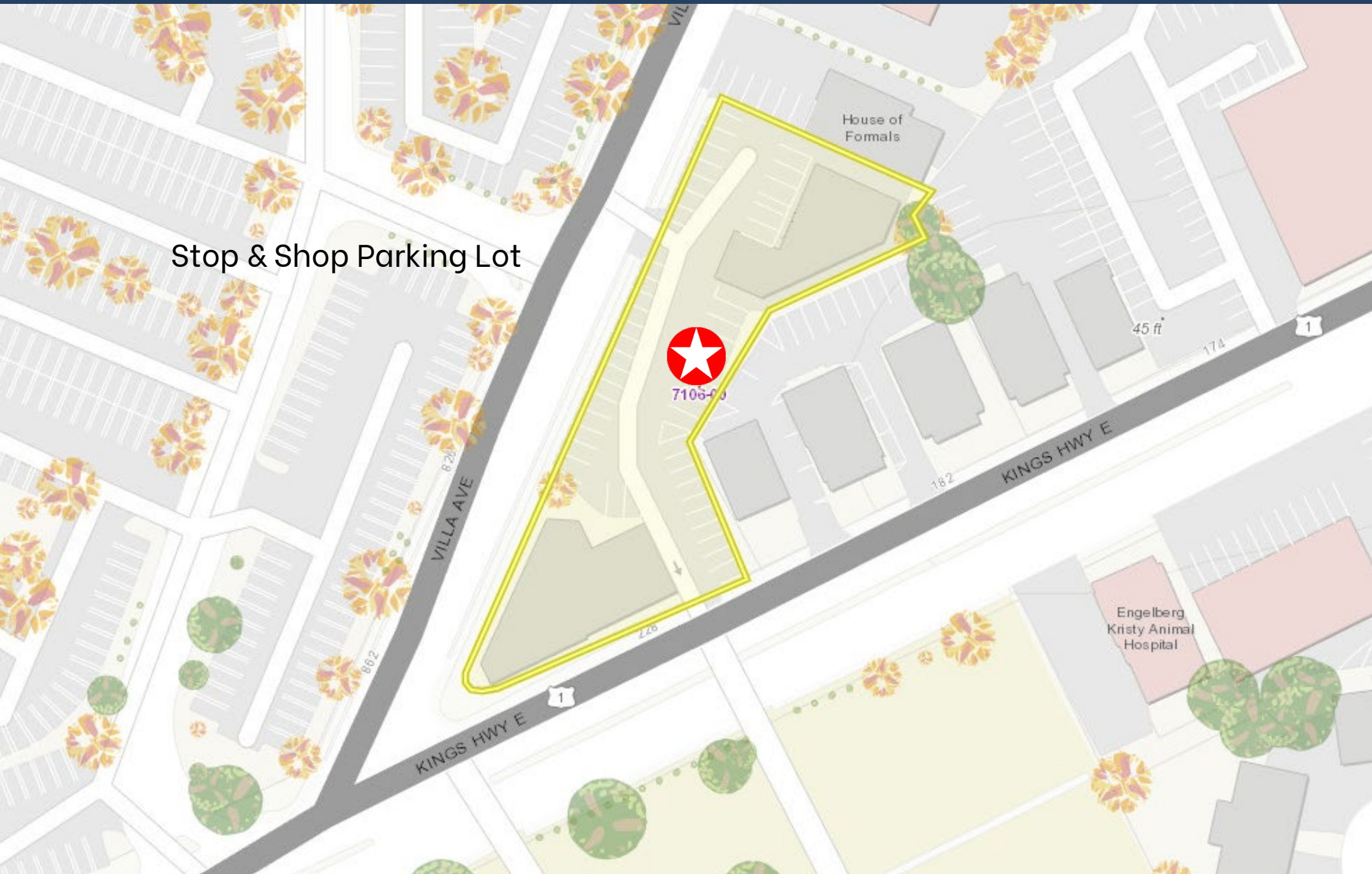
Aerial View

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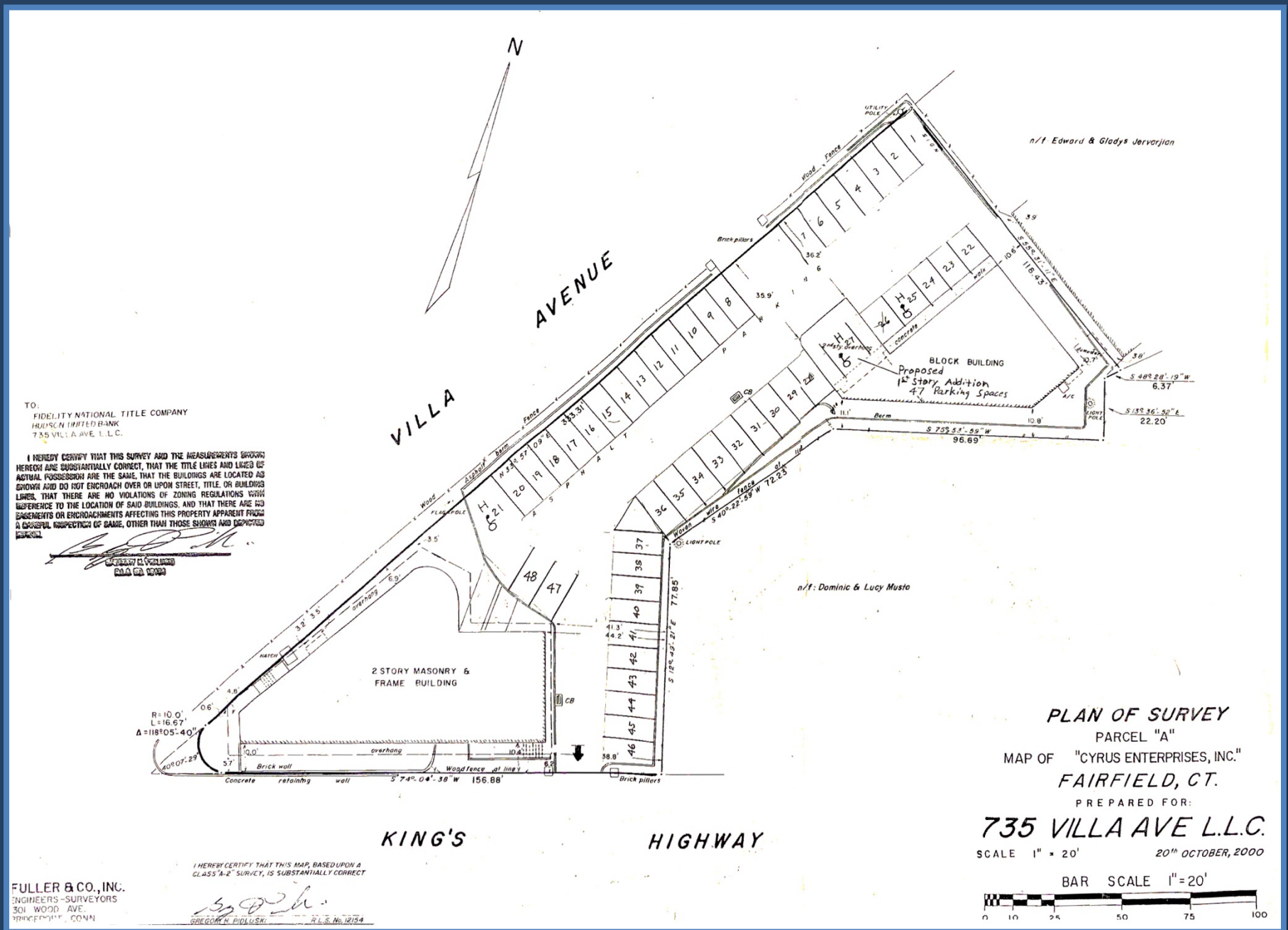
Parcel Map

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A2 Survey

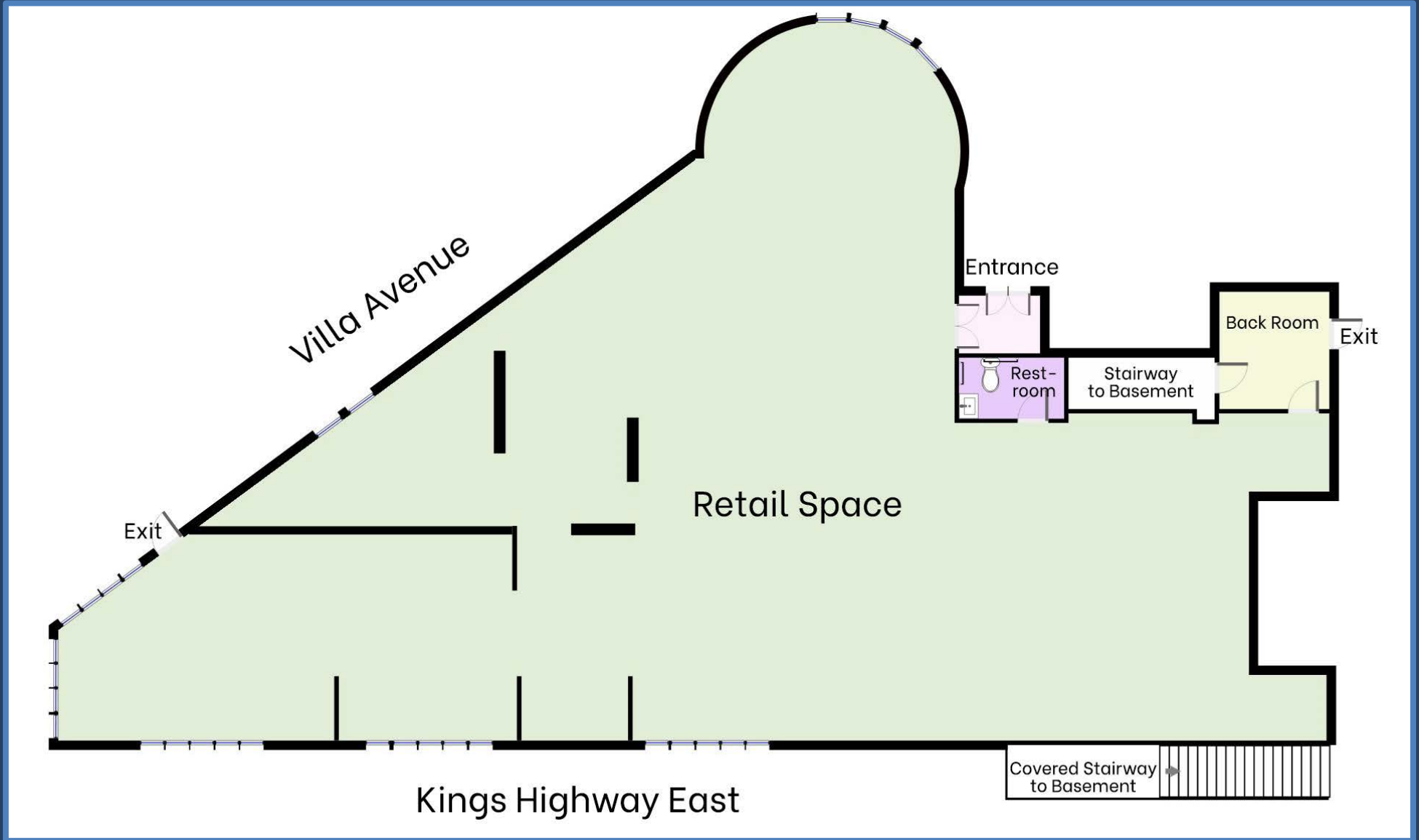
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Floor Plan: 4,115 SF Available Retail Store

NOT TO SCALE

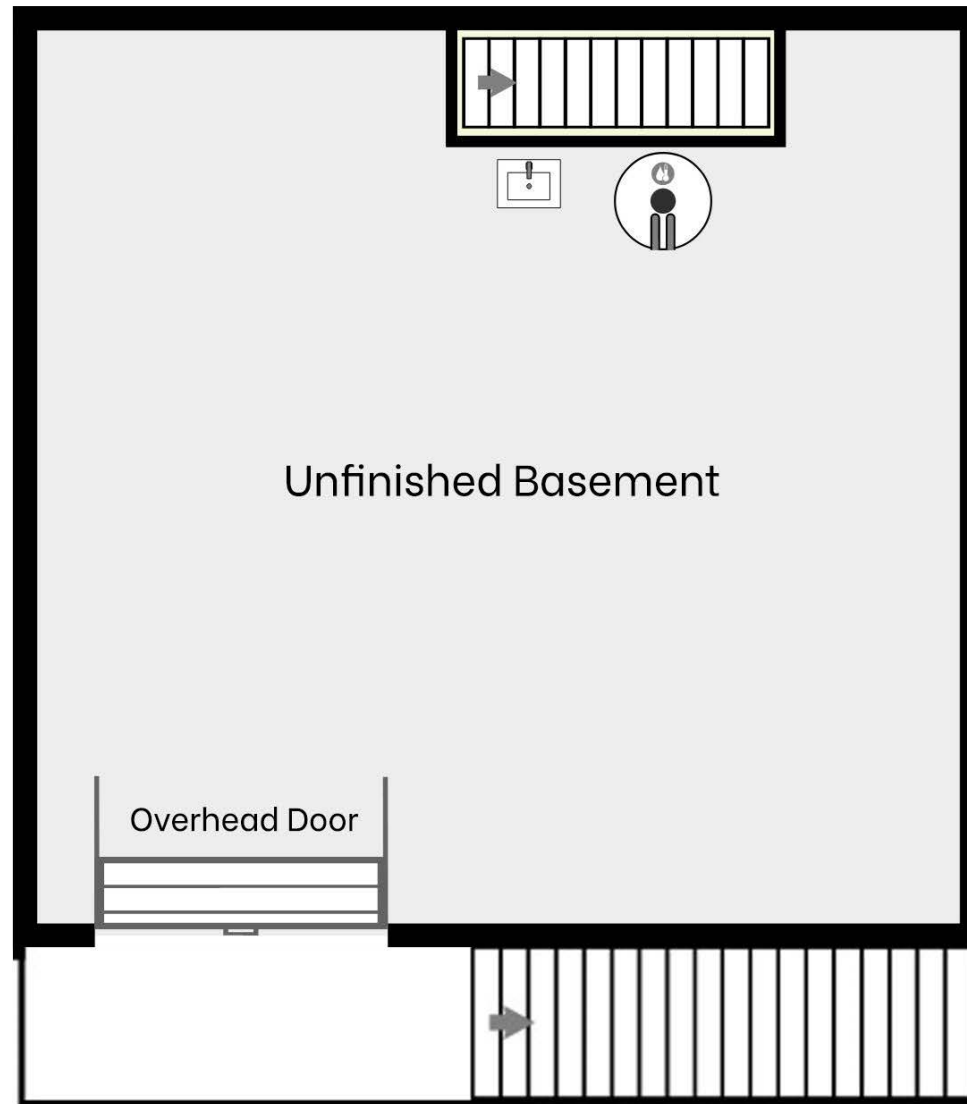
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Floor Plan: 930 SF Available Retail Store

Basement – NOT TO SCALE

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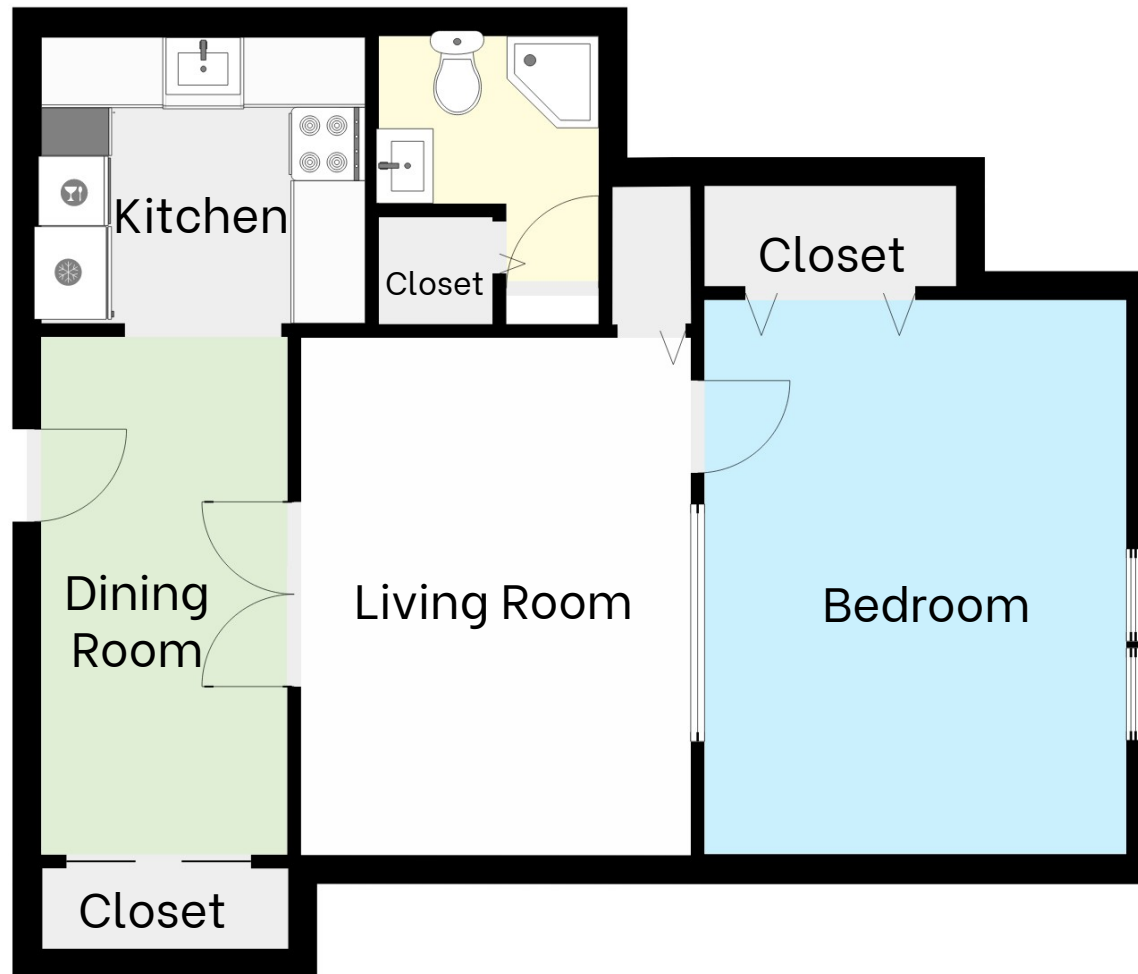


Kings Highway East

Floor Plan: Leased Apartment #4

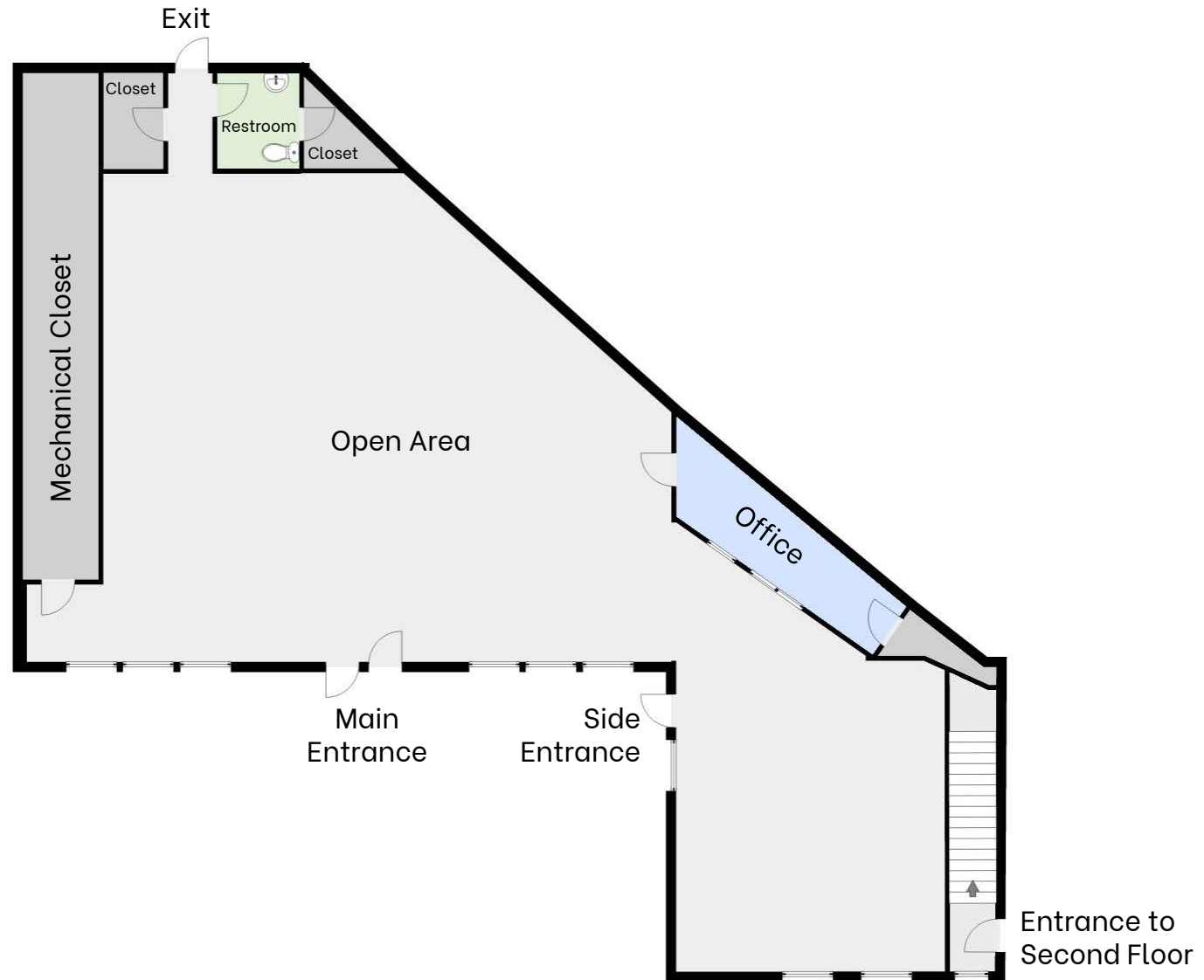
NOT TO SCALE

226 KINGS HIGHWAY EAST
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Floor Plan: Leased Retail Store (NOT TO SCALE)

735-737 VILLA AVENUE
FAIRFIELD, CT 06825



Floor Plan: 840 SF Leased Office Suite (NOT TO SCALE)

735-737 VILLA AVENUE
FAIRFIELD, CT 06825

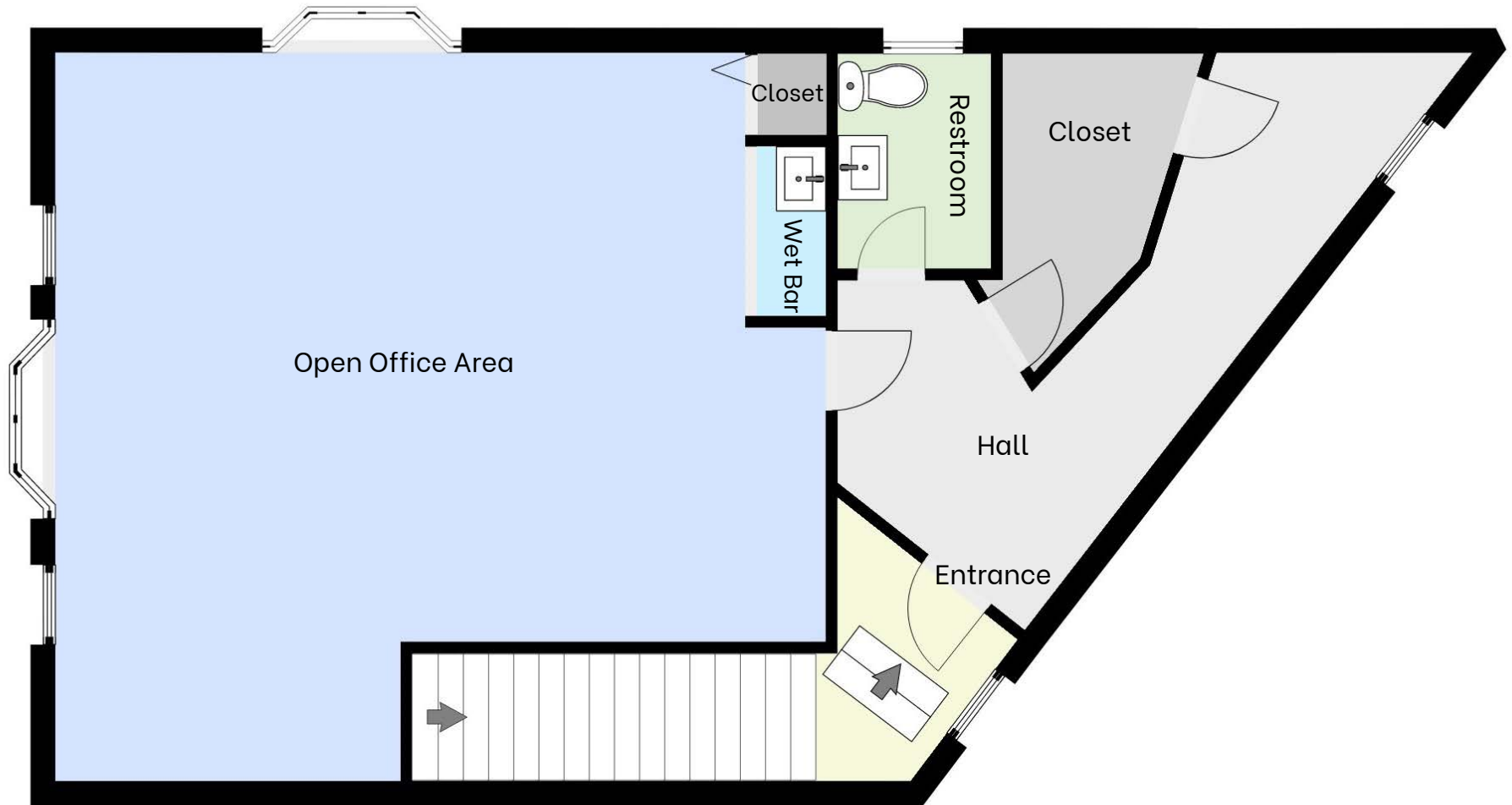


Photo Gallery: Retail Store

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FAIRFIELD, CT 06825



Entrance to Retail Store & Apartments

Photo Gallery: Retail Store

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Entrance to 4,115 SF Retail Store



Retail Counter & Open Space



Retail Space & Emergency Exit

Photo Gallery: Apartment #4

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3,625 SF Fully Leased Retail Building

Photo Gallery: Retail Store

735-737 VILLA AVENUE
FAIRFIELD, CT 06825



Entrance to First Floor Retail Space

Photo Gallery: Retail Store

735-737 VILLA AVENUE
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First Floor Leased to SoapBox Laundromat



Open Retail Area with Tile Flooring



First Floor Retail Space with Second Story Above



Entrance to Office Suite, Closet & Wet Bar

Photo Gallery: Office Suite

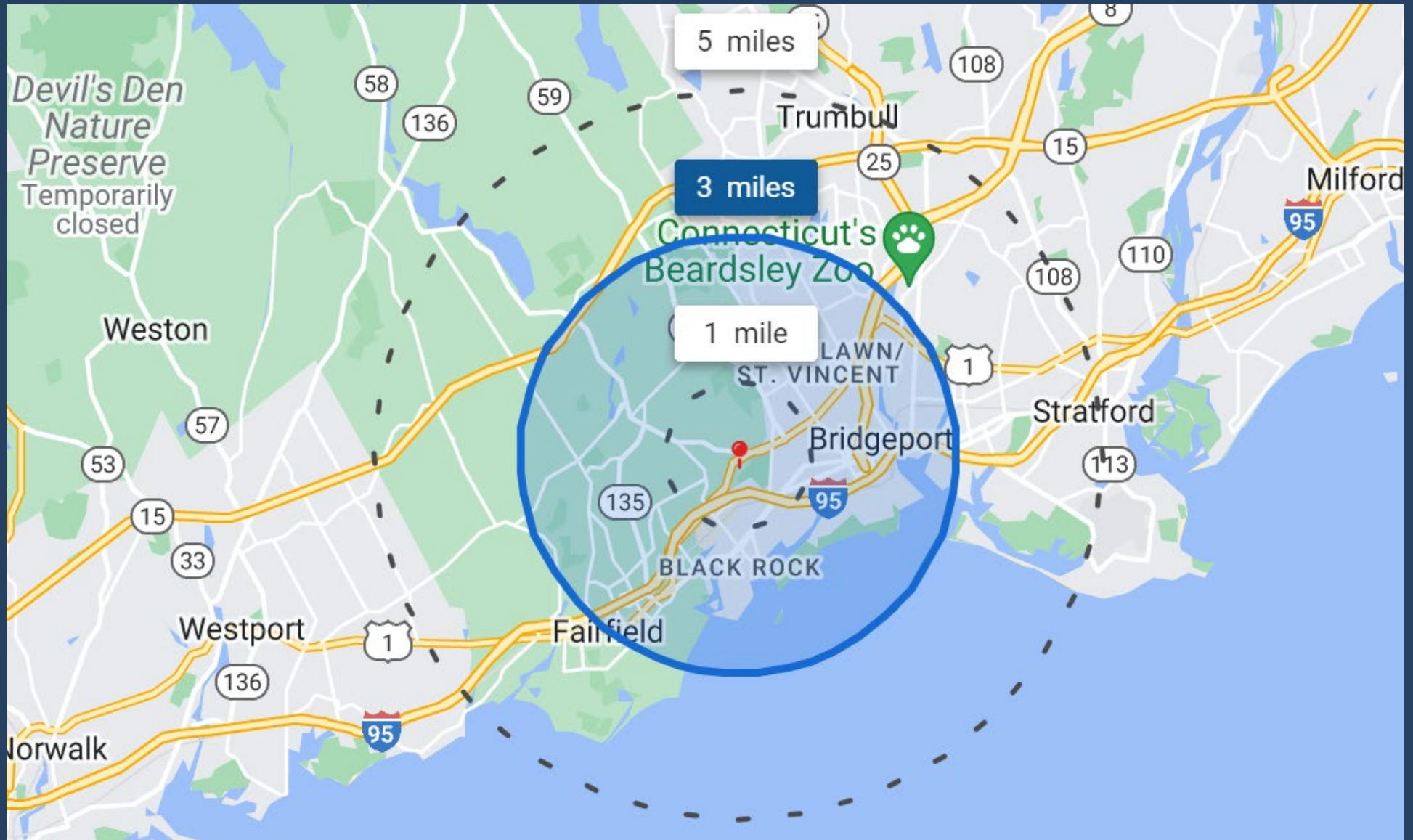
735-737 VILLA AVENUE
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Bright Open Office Space with Two Bay Windows

Demographic Map

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Demographics: Three Miles

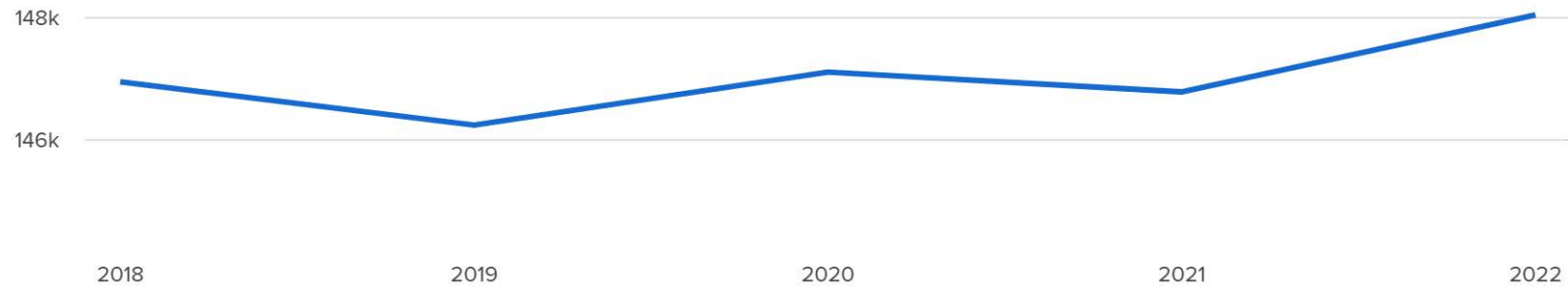
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Population

148k

0%
Compared to 146k in 2021

0%
Compared to 146k in 2018



Household Income

\$63k

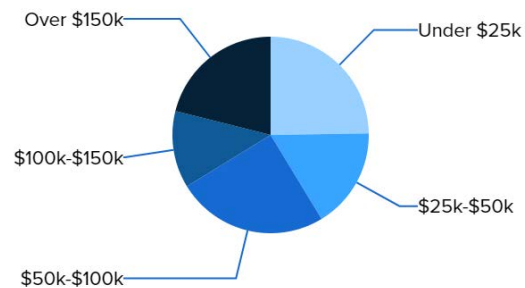
Median Income

\$71.2k

2026 Estimate

↑ 2%

Growth Rate



Age Demographics

35

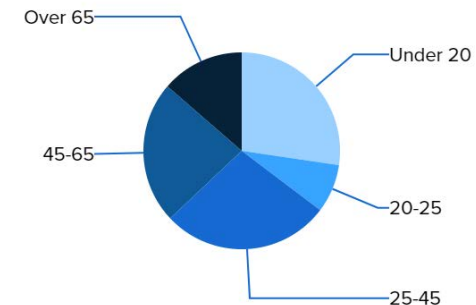
Median Age

36

2026 Estimate

↑ 3%

Growth Rate



Demographics: Three-Miles

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Number of Employees

61.7k

Top 5 Employment Categories



Housing Occupancy Ratio

13:1

12:1 predicted by 2026

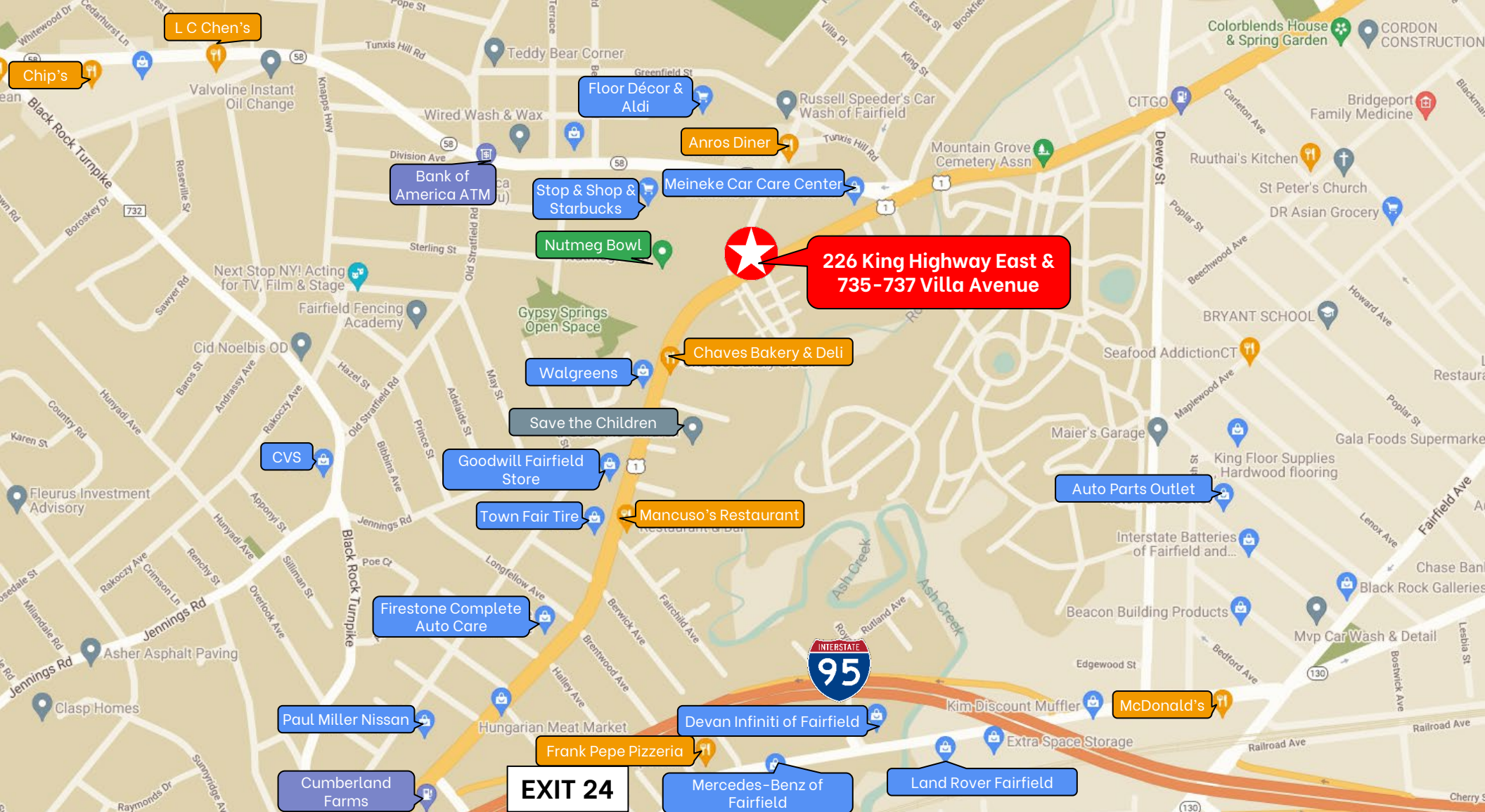


Renter to Homeowner Ratio

1:1

1:1 predicted by 2026





Conveniently Located

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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 gain access to confidential financial information, please click the button below to sign our online confidentiality agreement.

[Sign Confidentiality Agreement](#)

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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