

Commercial Property for Sale

531 TUNXIS HILL ROAD
FAIRFIELD, CT 06825



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ANGEL 
COMMERCIAL, LLC



531 TUNXIS HILL ROAD
FAIRFIELD, CT 06825

Commercial Property for Sale - Ideal for a Variety of Uses

SALE PRICE

\$500,000

Commercial Property for Sale @ \$500,000 Ideal for a Variety of Uses

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to present a commercial property at 531 Tunxis Hill Road in Fairfield, CT, for sale at \$500,000. The 1,710 SF building on 0.19 acres is conveniently located at a signalized four-way intersection at the corner of Tunxis Hill Cut Off (Route 58) and Tunxis Hill Road in the Black Rock section of Fairfield, CT. The property is easily accessible, with four curb cuts and 122 linear feet of frontage on Tunxis Hill Cut Off.

The one-story building features a clear open area with 15' ceilings, accessible by four drive-in doors (three 10' H x 9' 11" W and one 8' H x 7' 11" W). There is also a small office and a restroom. The property is in a Neighborhood Designed Business District (NDBD) Zone, which permits many uses, including retail, office, restaurants, bakeries, and barber shops. The existing use as an auto garage is permitted, provided the existing structure is not modified.

531 Tunxis Hill Road is located amid a mix of small businesses and restaurants, residences, and large retailers. It is also less than one mile from Black Rock Turnpike shopping and dining establishments. The property is steps from a Bridgeport Transit Bus Stop, one mile from I-95 (Exit 24 - Black Rock Turnpike), and 1.5 miles to the Fairfield Metro Train Station.

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Financial Information

Sale Price:	\$500,000
Rel Estate Taxes:	\$9,286.12 (2022)

The Site

Space Available:	1,710 SF
Building Type:	Garage
Total Building Size:	1,710 SF
Land:	0.19 Acres
Zoning:	Neighborhood Designed Business District (NDBD)
Year Built:	1954
Construction:	Vinyl Siding
Stories:	One
Tenancy:	Single

Features

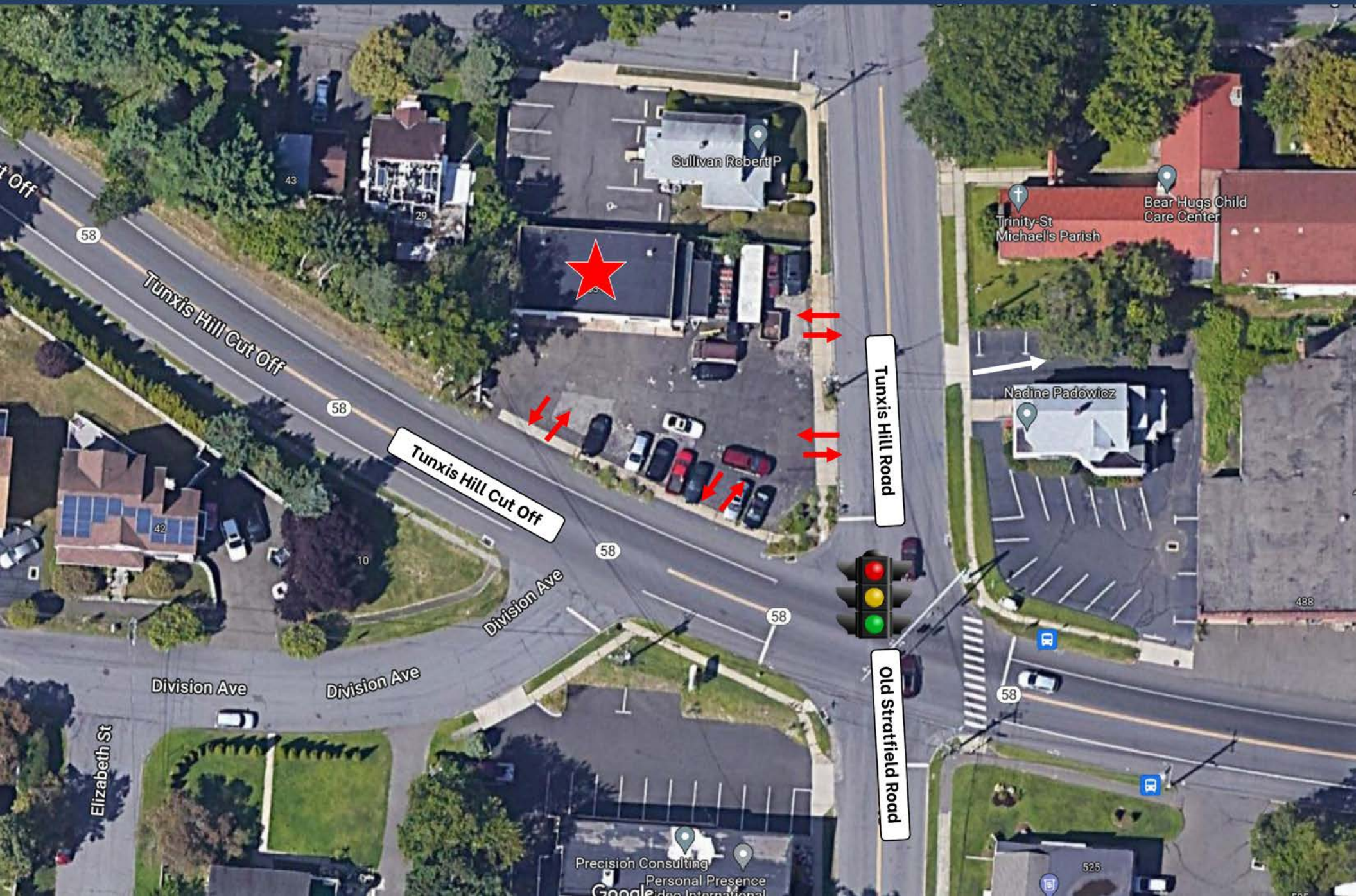
Traffic Count:	9,017 Average Daily Volume
Parking:	Potential for 9 Surface Spaces
Ceiling Height:	15'
Loading:	Four Drive-in Doors (Three 10' H x 9' 11" W & One 8' H x 7' 11.5" W)

Utilities

Water/Sewer:	City/City
A/C:	None
Heating:	Oil

Aerial View

531 TUNXIS HILL ROAD
FAIRFIELD, CT 06825



Plot Plan

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[illegible]

REFER TO LOTS 77 & 45 ON MAP OF SOUK VIEW
ON FILE AT THE FAIRFIELD TOWN CLERK'S OFFICE
ET. ROW MAP 269

10 PARKING SPACES AND 3 BAYS.

DEPENDENT RESERVE

THE SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THE INFORMATION AND RENDERS THE PREPARERS DECLARATION NULL & VOID.

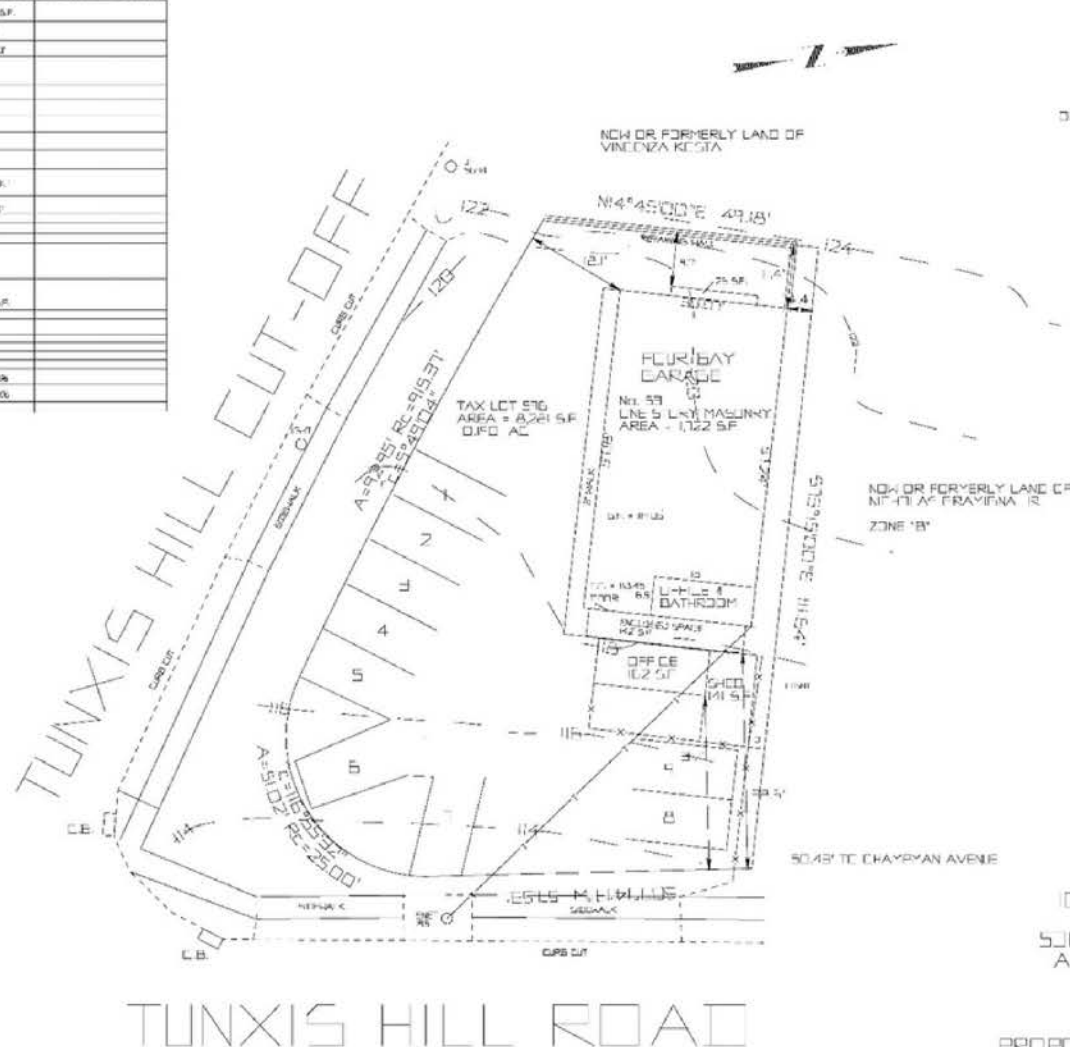
THE PREPARERS MAKE NO REPRESENTATION OR WARRANTY OF ANY KIND, INCLUDING MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, AND THE PREPARERS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THE INFORMATION.

THE SURVEY AND DECLARATION SHOWN HEREIN IS NULL AND VOID WITHOUT THE SIGNED SURVEYORS' ORIGINAL SIGNATURE AND SEAL.

THIS MAP DOES NOT CONSTITUTE EITHER A SURVEY OR A RESUBDIVISION UNDER THE TERMS OF SECTION 4-A OF THE CONNECTICUT GENERAL STATUTES.

EVERY EFFORT TO IMPROVE MY KNOWLEDGE AND BELIEVE THAT THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A "CLASS A" SURVEY" AS SET FORTH IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS ADOPTED JUNE 20, 1916, AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS IN 1934 (H&H).

MICHAEL L. McELROY, U.S. No. 1250



LOCATION MAP

SCALE: 1" = 500'

FLOT PLAN

FOR
00 C7A207 LLC

531 TUNXIS HILL ROAD
AX MAI '42 LJI 516
ZONE "NED"
TRACY CARLUCCI
531 TUNXIS HILL ROAD
(277) 520-4156

PROPOSED SCHOOL OF MUSIC
MARCH 31, 2022 SCALE 1" = 1'
REV. 4-01, 2022 FAIRFIELD CONNECTICUT
BLACK ROCK SURVEYORS
1081 CHURCH HILL ROAD
FAIRFIELD, CONNECTICUT
07077-0000

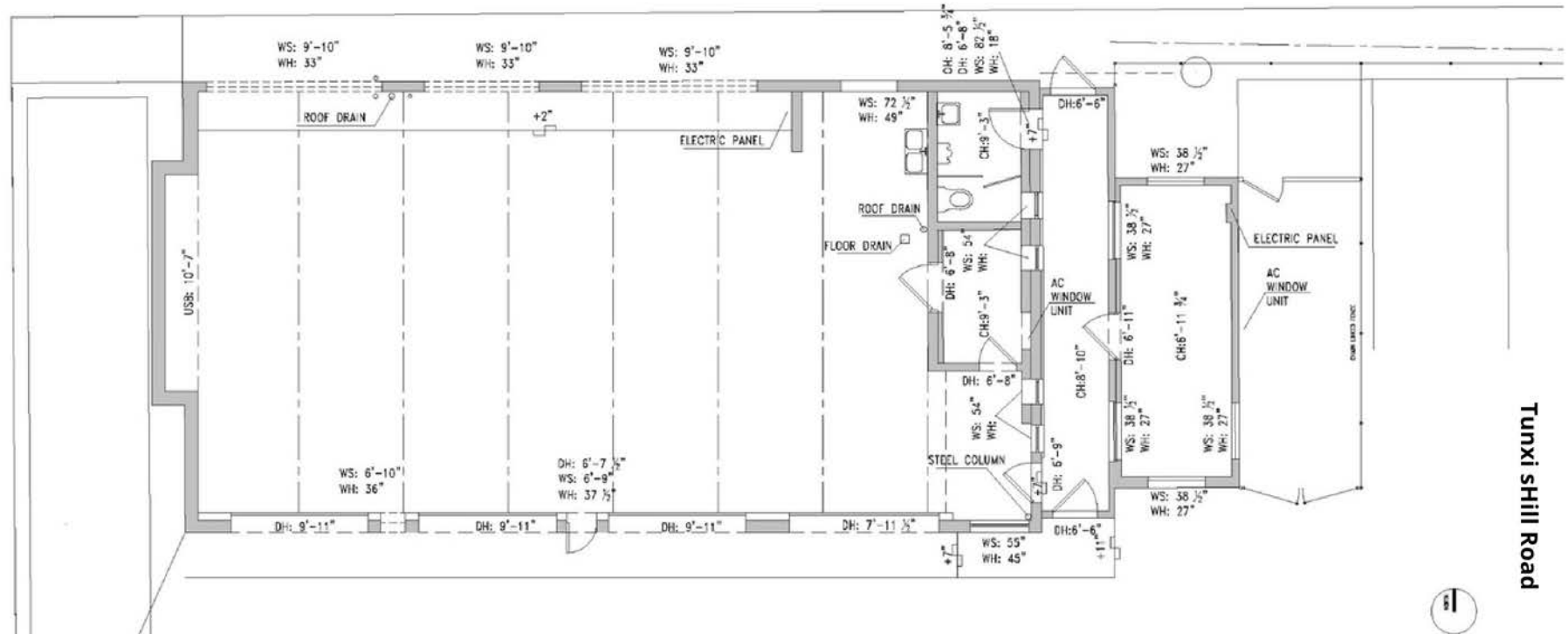
FROM: ATHEANL@WPA.ACCENT.COM

SIGNATURE OF APPLICANT _____

0 10 20

Floor Plan

531 TUNXIS HILL ROAD
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1 Existing Conditions Plan
SCALE: 1/8"=1'-0"

Tunxis Hill Cut Off

Photo of Interior

531 TUNXIS HILL ROAD
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Demographics

531 TUNXIS HILL ROAD
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Population

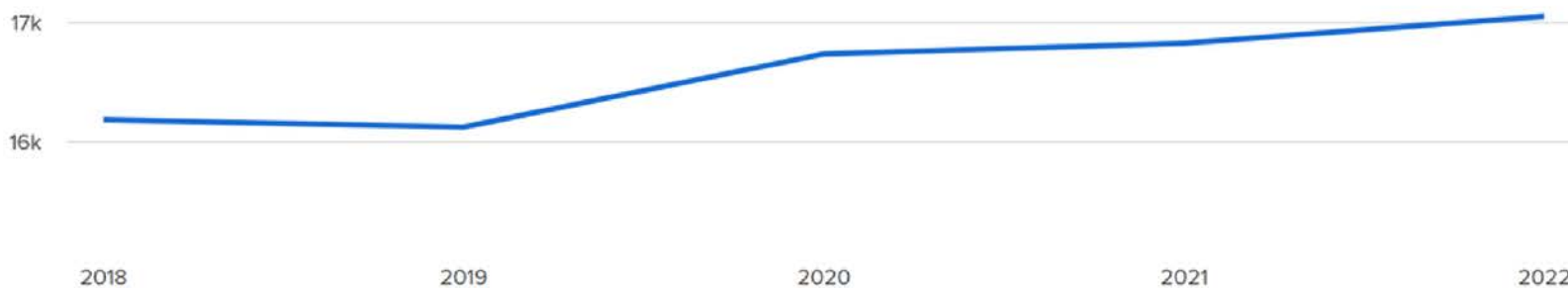
17k

↑ 1%

Compared to 16.8k in 2021

↑ 5%

Compared to 16.1k in 2018



Household Income

\$85.4k

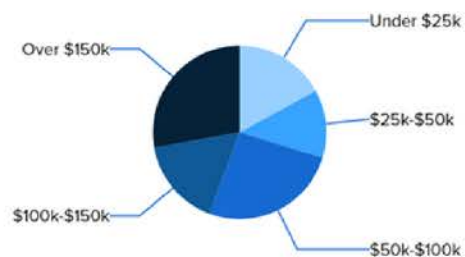
Median Income

\$100k

2026 Estimate

↑ 3%

Growth Rate



Age Demographics

39

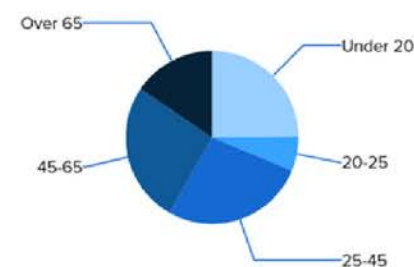
Median Age

39

2026 Estimate

↑ 1%

Growth Rate



Demographics

531 TUNXIS HILL ROAD
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Number of Employees

8,004

Top 5 Employment Categories



Housing Occupancy Ratio

18:1

17:1 predicted by 2026

Occupied

Vacant

Renter to Homeowner Ratio

1:1

1:2 predicted by 2026

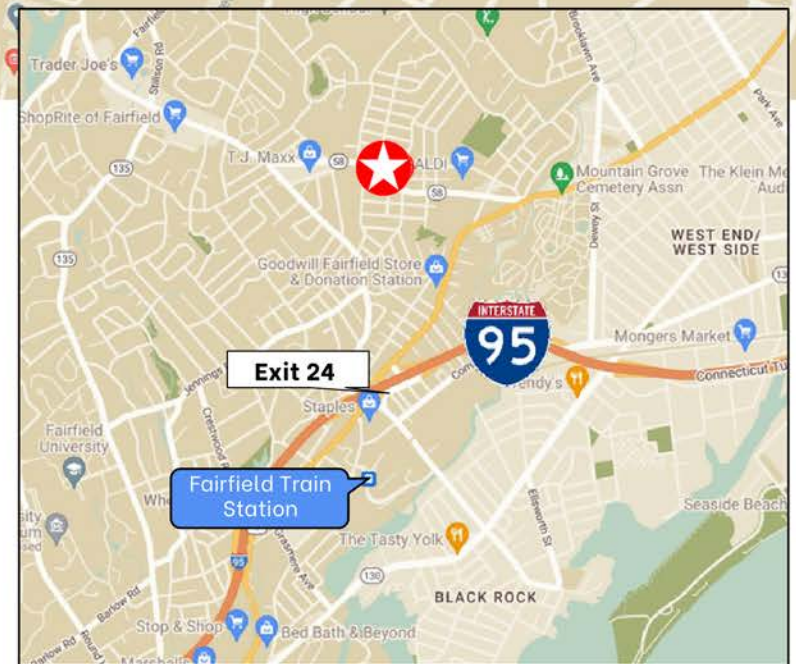
Renters

Homeowner



Conveniently Located

531 Tunxis Hill Road is one block away from the Scap Auto Group and Fairfield Mitsubishi and near T.J. Maxx, Wired Wash & Wax Car Wash, Stop & Shop, Aldi, and Floor & Decor. The property is steps from a Bridgeport Transit Bus Stop, one mile from I-95 (Exit 24 -Black Rock Turnpike), and 1.5 miles to the Fairfield Metro Train Station.



Next Steps...

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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 Neighborhood Designed Business District (NDBD).

[View Zoning Regulations](#)

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

[Call to Schedule a Tour](#)

[Email to Schedule a Tour](#)

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