

1817

BLACK ROCK TURNPIKE
FAIRFIELD, CT
06825



ANGEL 
COMMERCIAL, LLC

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

2425 Post Road, Suite 303
Southport, CT 06890
angelcommercial.com

BROKER

Jon Angel, President

jangel@angelcommercial.com

203.335.6600 Ext. 21

Prime Medical Office Suite on Route 58 in Fairfield, CT, for Sublease at \$27/RSF NNN

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a premier medical office suite for sublease in a professional office building at **1817 Black Rock Turnpike, Fairfield, CT**, offering a blend of convenience and efficiency for medical professionals. The suite is situated right at the building's main entrance making it easily accessible.

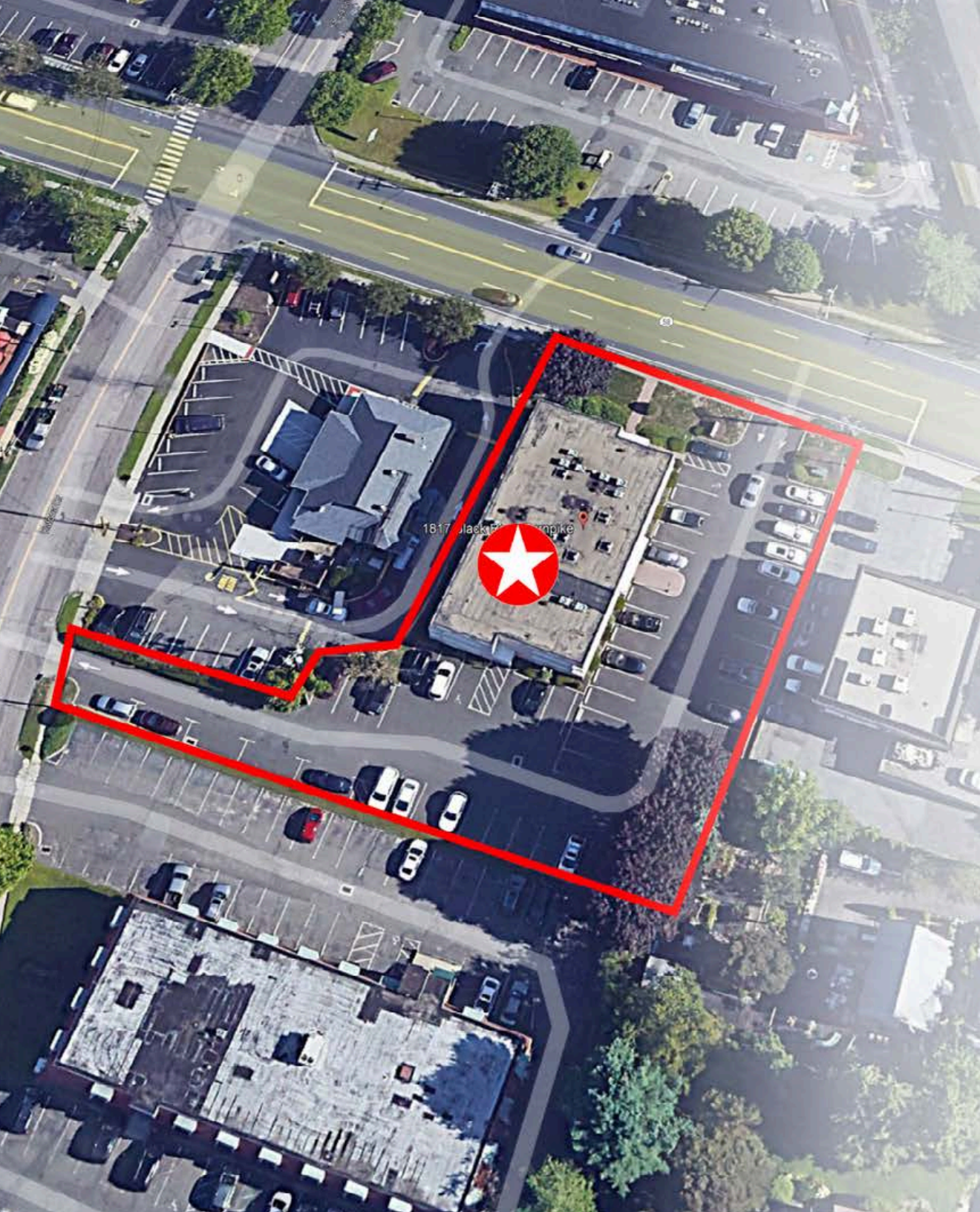
Suite 101 spans 1,194 RSF and includes a reception area, a waiting room, three treatment rooms with sinks, a laboratory, a private office, and an additional exit for ease of access. The sublease rate is \$27/RSF NNN. The current tenant's lease expires on February 28, 2029 but there is potential to extend the lease directly with the landlord.

The property offers ample parking with 55 shared spaces, catering to both staff and visitors' needs, and guarantees accessibility with handicap-friendly features. Recent upgrades underscore the Landlord's commitment to sustainability and comfort, with a comprehensive energy-efficient program enhancing HVAC and lighting systems, complemented by a newly installed roof.

Strategically positioned in a Designated Commercial District (DCD) Zone, the building hosts a diverse array of medical and dental practices, including Black Rock Pediatrics, Fairfield-Monroe Orthodontics, Northeast Ophthalmic Plastic & Reconstructive Surgeons, and several more, creating a collaborative and professional environment.

Located amidst a vibrant shopping area, 1817 Black Rock Turnpike benefits from its proximity to major retailers such as ShopRite, McDonald's, CVS, Starbucks, T.J. Maxx, Old Navy, and more, ensuring high visibility and convenience. Its accessibility is further enhanced by its close distance to major transportation hubs and educational institutions, including I-95, the Merritt Parkway, Fairfield Metro Train Station, Fairfield University, and nearby public transit options, making it an exceptional location for medical practitioners seeking to grow their practice in Fairfield, CT.





Financial Information

Sublease Rate: \$27/RSF NNN (#101)

Real Estate Taxes: \$4.42/RSF (2024)

Lease Expiration Date: 02/28/2029

The Site

Space Available: 1,194 (#101)

Total Building Size: 12,806 SF

Land: 0.67 Acres

Zoning: Designed Commercial District (DCD)

Year Built: 1984, Renovated 2022

Construction: Stucco Masonry

Stories: Two

Tenancy: Multiple

Floor: First

Features

Traffic Count: 18,270 Average Daily Volume

Parking: 55 Spaces in Common

Amenities: Handicap Accessible, Elevator, Wet Sprinkler System

Utilities

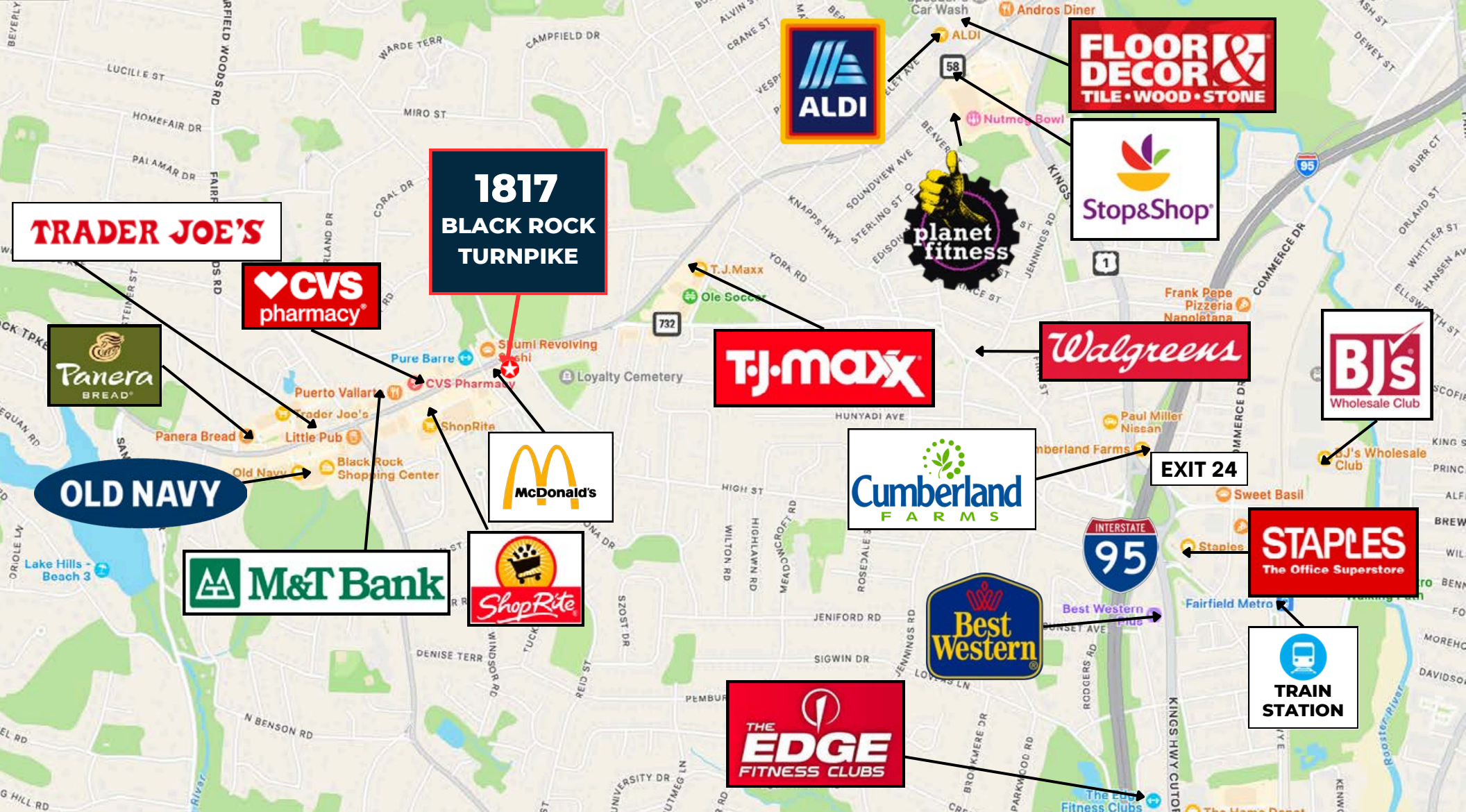
Water/Sewer: City/City

A/C: Central Air Conditioning

Heating: Electric

Demographics

	Three Miles	Five Miles
Population:	168.5k	272.3k
Median HH Income:	\$82.2k	\$84k



IN A NEIGHBORHOOD SHOPPING DESTINATION



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



Minutes to I-95, Exit 24, and the Fairfield Metro Train Stations.

FLOOR PLAN:
Suite 101 - 1,194 RSF

\$27/RSF NNN

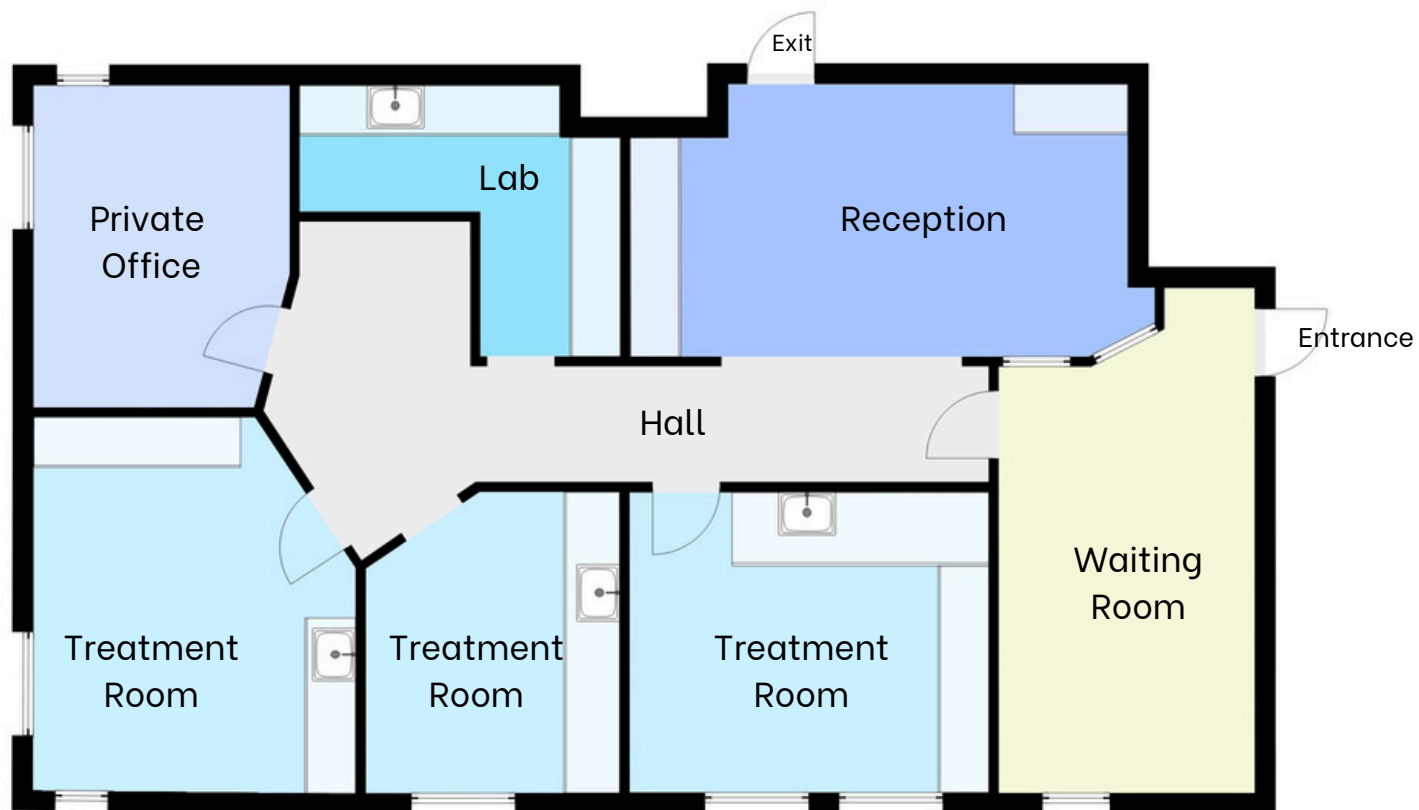
1 RECEPTION

1 WAITING ROOM

3 TREATMENT ROOMS

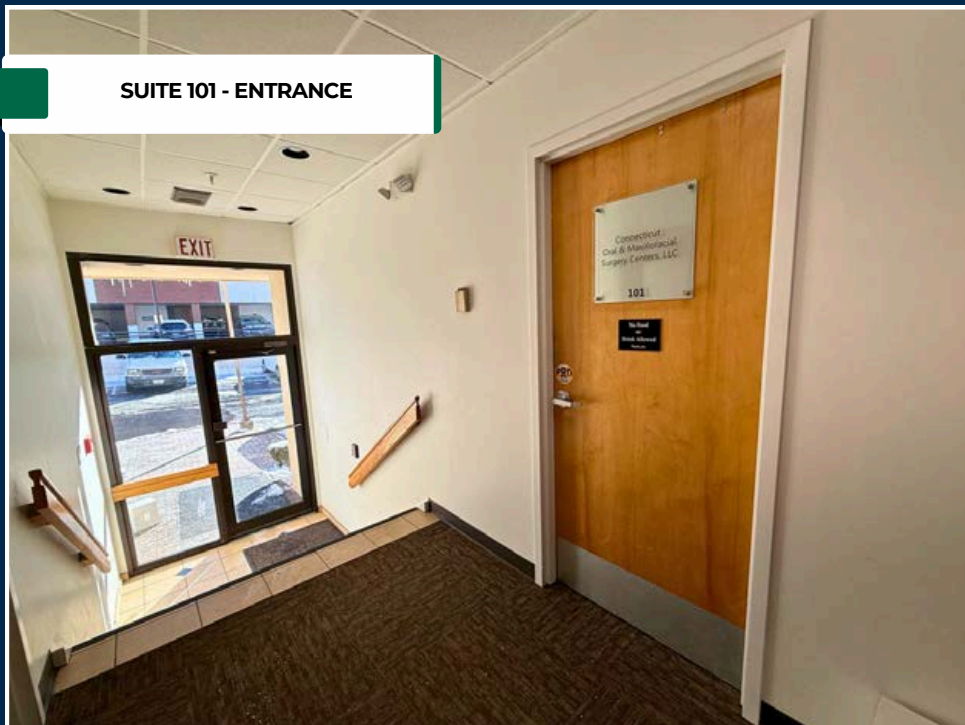
1 PRIVATE OFFICE

1 LAB

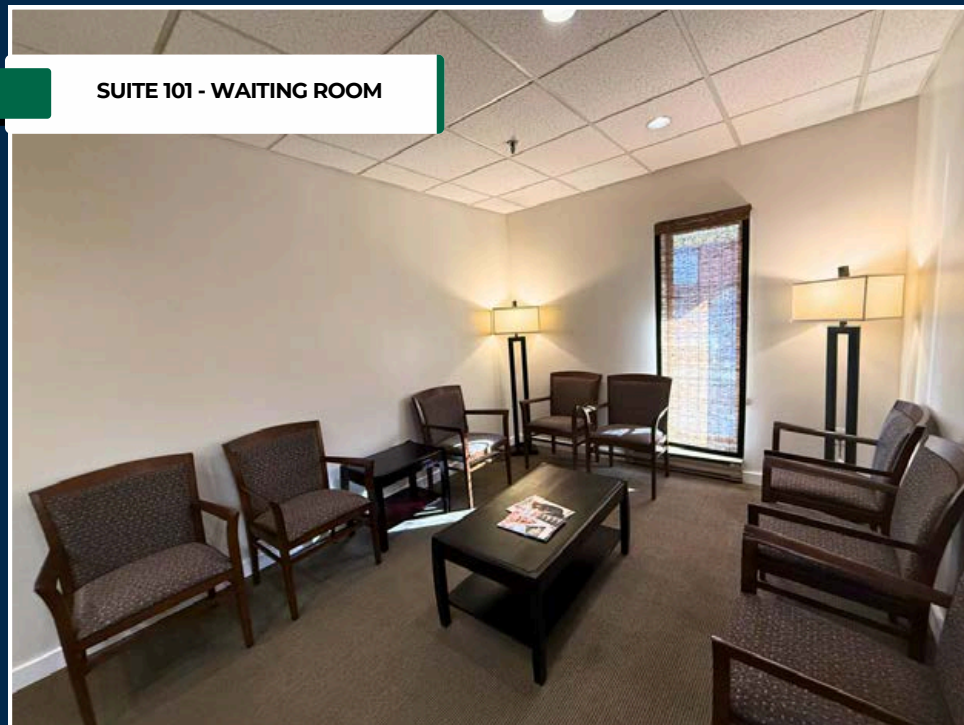


NOT TO SCALE

SUITE 101 - ENTRANCE



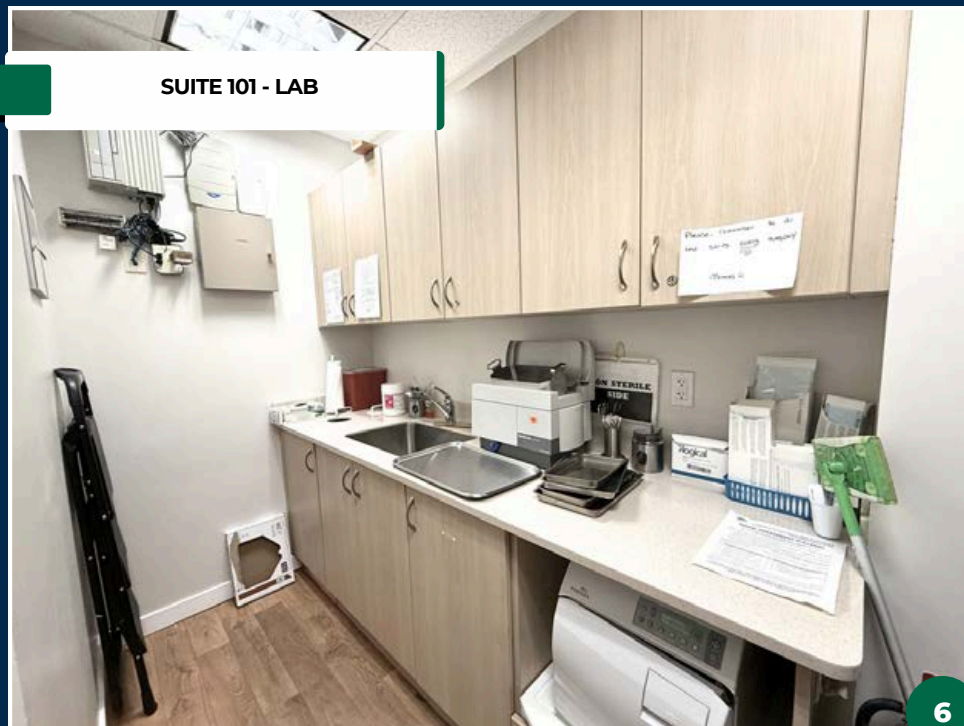
SUITE 101 - WAITING ROOM



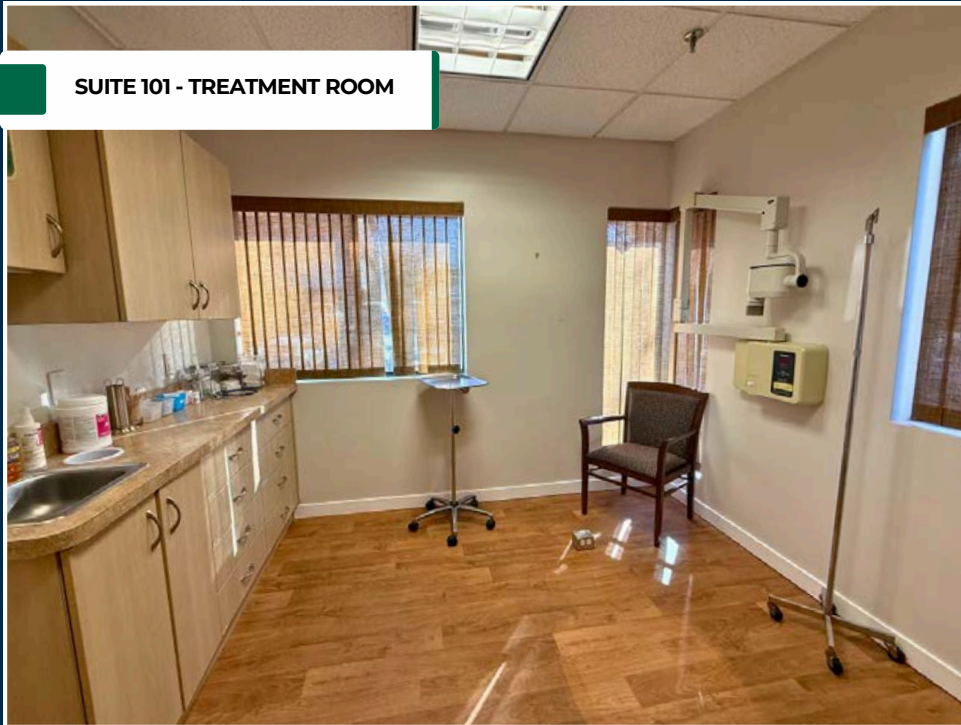
SUITE 101 - RECEPTION



SUITE 101 - LAB



SUITE 101 - TREATMENT ROOM



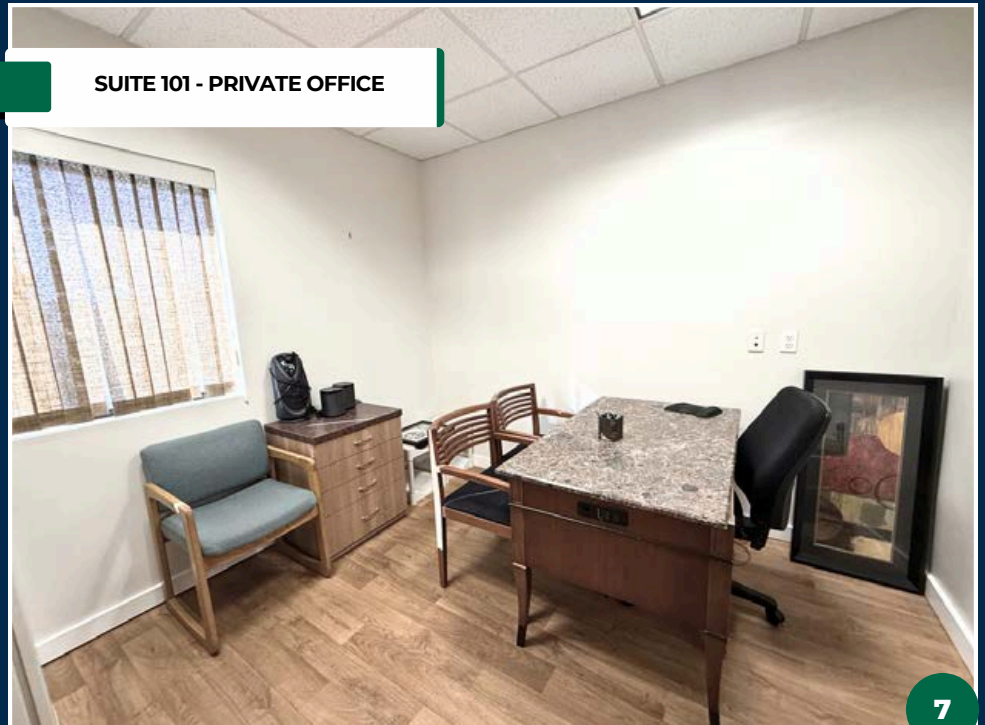
SUITE 101 - TREATMENT ROOM



SUITE 101 - TREATMENT ROOM

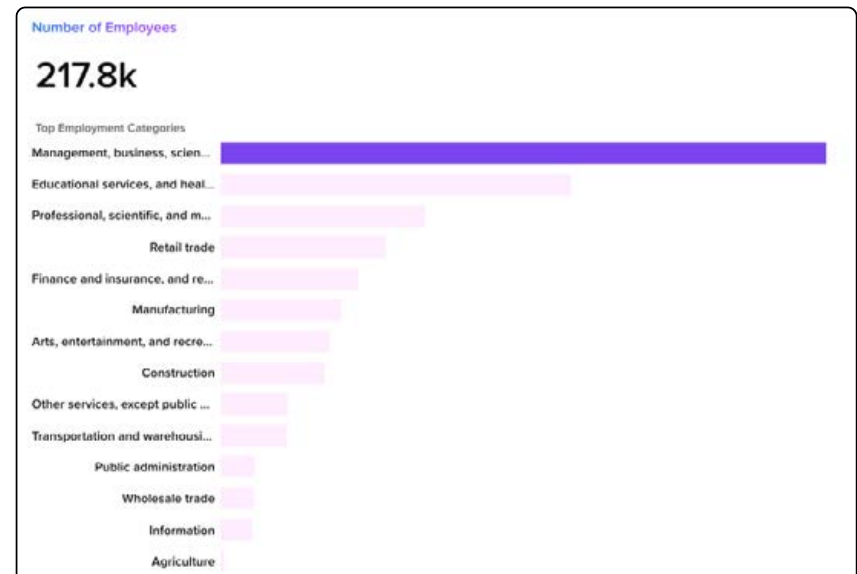
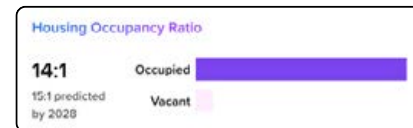
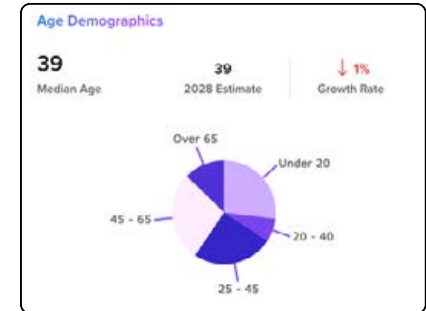
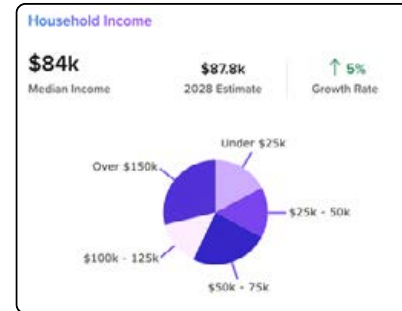
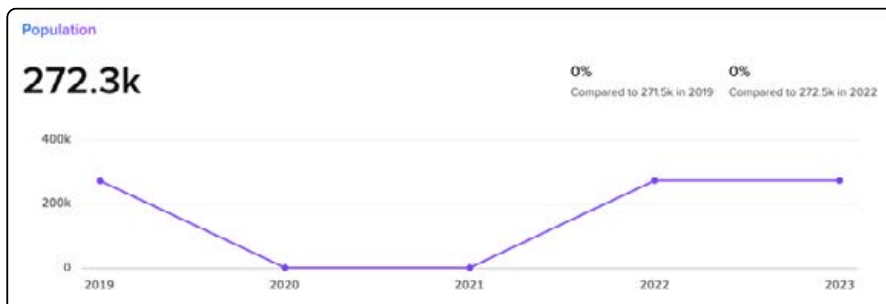
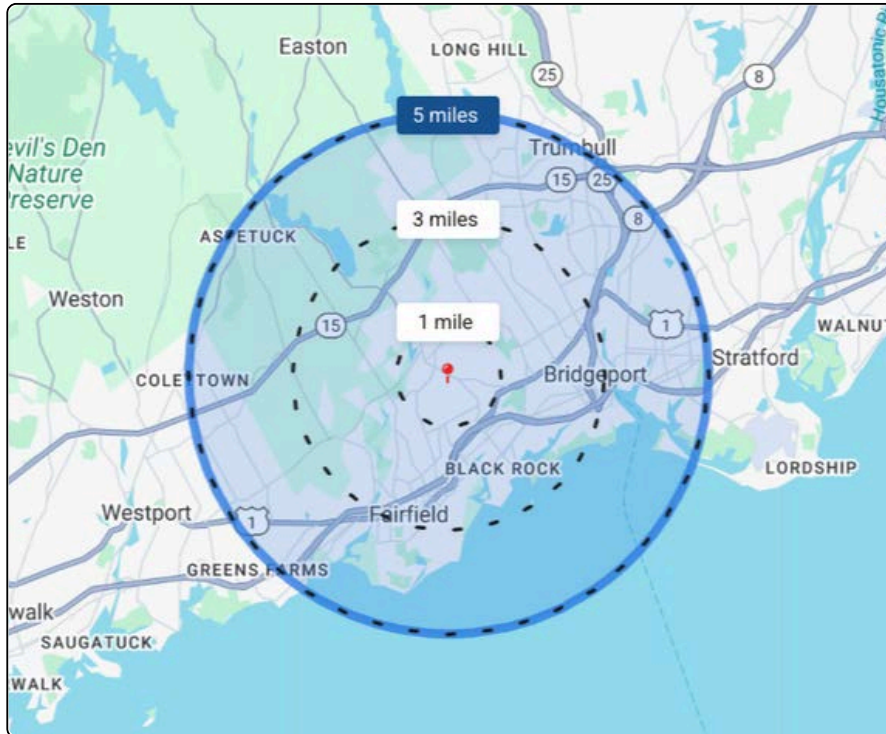


SUITE 101 - PRIVATE OFFICE



DEMOGRAPHICS

FIVE 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's 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

1817 BLACK ROCK TURNPIKE
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VIEW ZONING
REGULATIONS



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CALL BROKER

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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