

Offering Brochure

735-737 Villa Avenue

FAIRFIELD, CT 06825



BROKER:

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ANGEL 
COMMERCIAL, L.L.C.



**INVESTMENT OPPORTUNITY:
Fully Leased Retail/Office Building for Sale**

3,625 SF

SALE PRICE
\$1,200,000

INVESTMENT OPPORTUNITY: Fully Leased Retail/Office Building for Sale at \$1,200,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a fully leased retail/office building at 735-737 Villa Avenue in Fairfield, CT, for sale at \$1,200,000. The 3,625 SF building is in a prime commuter location, minutes from I-95 and the Fairfield Metro Train Station. The first floor is leased to SoapBox Laundromat and the second floor is leased to MavinGreen LLC, an accounting firm. The Projected 2023 Net Operating Income is \$83,874 and the Cap Rate is 6.99%.

There is abundant parking with 47 shared spaces on the 0.63-acre property. A second opportunity, located at 226 Kings Highway East, is a multi-use building with a retail store on the first floor and five fully leased residential apartments on the second floor. It is also currently for sale at \$2.2 million.

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.

735-737 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.

735-737 VILLA AVENUE
FAIRFIELD, CT 06825

Financial Information

Sale Price:	\$1,200,000
Real Estate Taxes:	\$10,222* (2023)
Common Charges:	\$2,298* (2023)
Projected NOI:	\$83,874* (2023)
Cap Rate:	6.99%
Occupancy:	100%

*Estimated

The Site

Total Building Size:	3,625 SF
Land:	0.63 Acres (Shared)
Zoning:	Designed Commercial District (DCD)
Construction:	Brick Veneer & Vinyl Siding
Year Built:	1992, Renovated 2023
Stories:	Two
Tenancy:	Multiple

Features

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

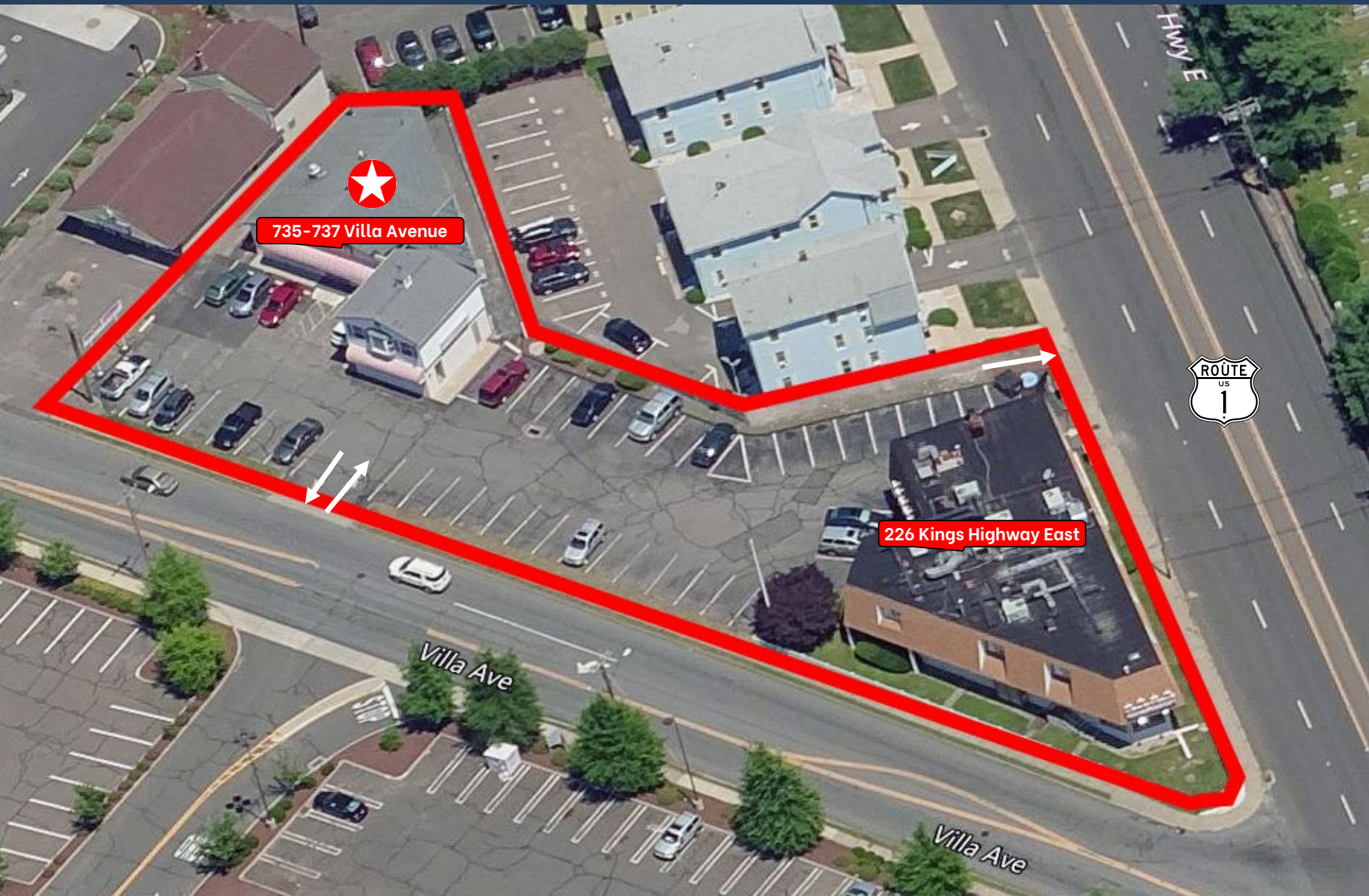
Utilities

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

735-737 VILLA AVENUE
FAIRFIELD, CT 06825



735-737 Villa Avenue

226 Kings Highway East

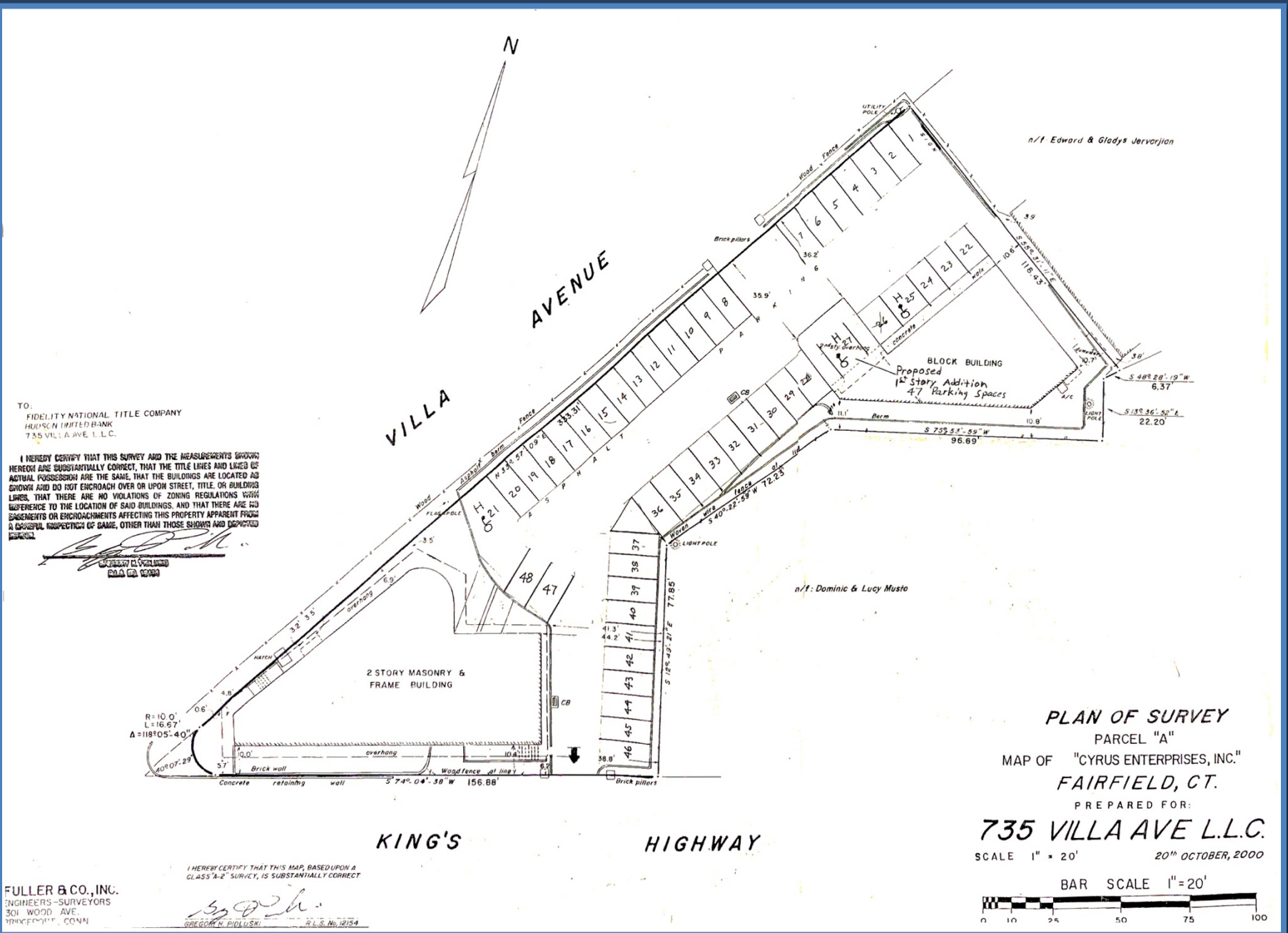


Villa Ave

Villa Ave

A2 Survey

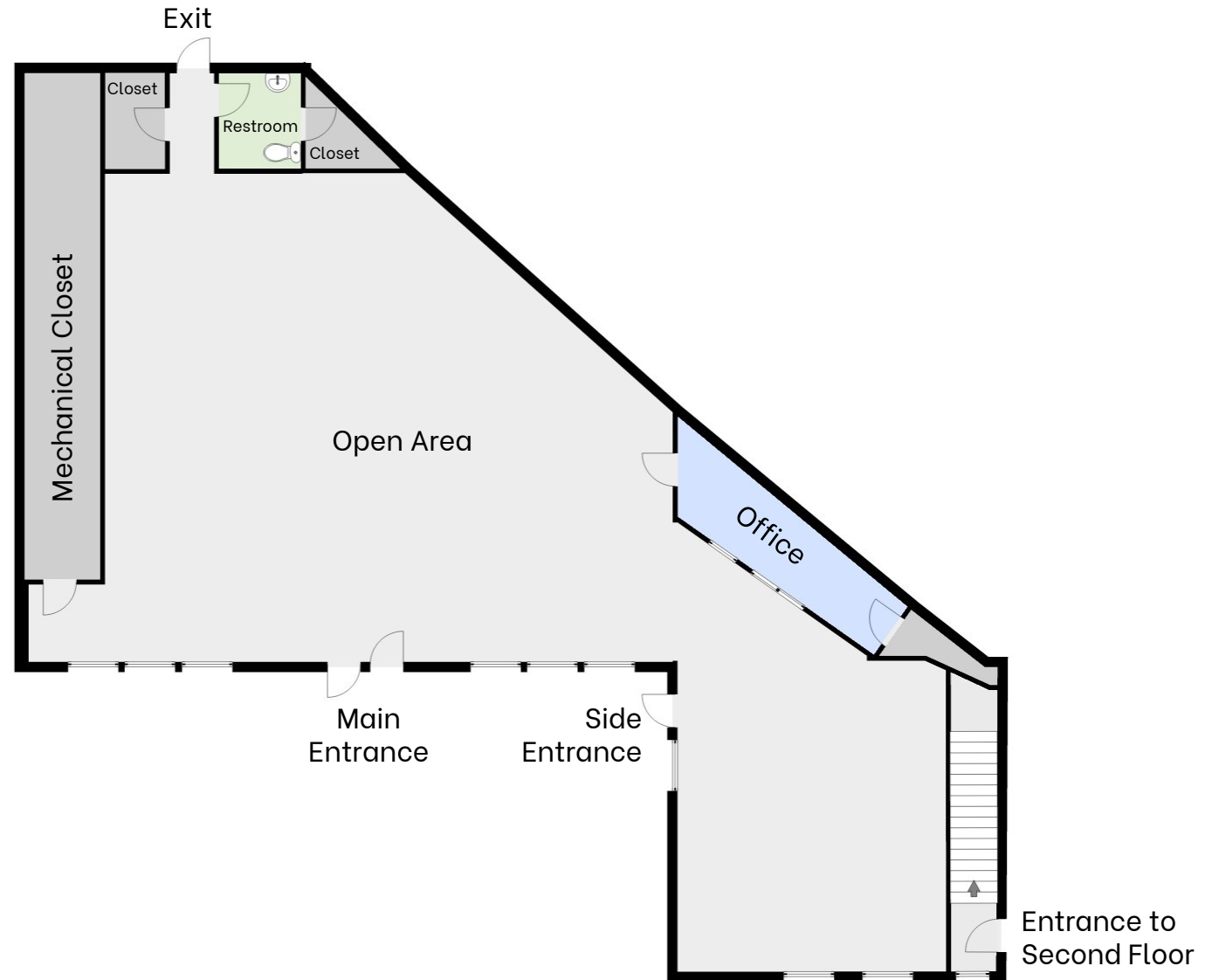
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Floor Plan: First Floor

(NOT TO SCALE)

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Floor Plan: Second Floor

(NOT TO SCALE)

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FAIRFIELD, CT 06825

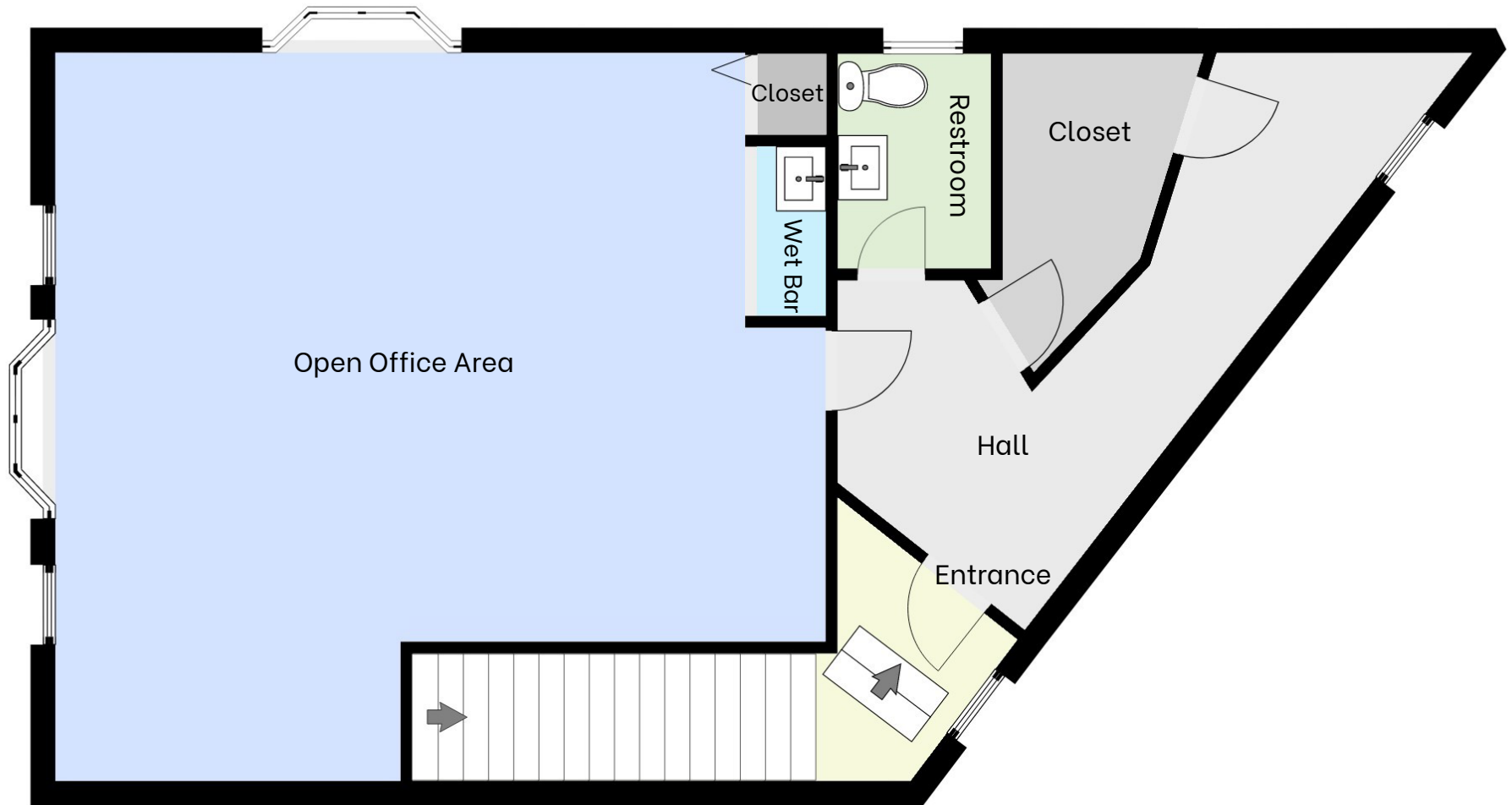


Photo Gallery

735-737 VILLA AVENUE
FAIRFIELD, CT 06825



3,625 SF Fully Leased Retail/Office Building

Photo Gallery

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Entrance to First Floor Retail Space

Photo Gallery

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First Floor Leased to SoapBox Laundromat



Open Retail Area with Tile Flooring

Photo Gallery

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First Floor Retail Space with Second Story Above



Entrance to Office Space, Closet & Wet Bar

Photo Gallery

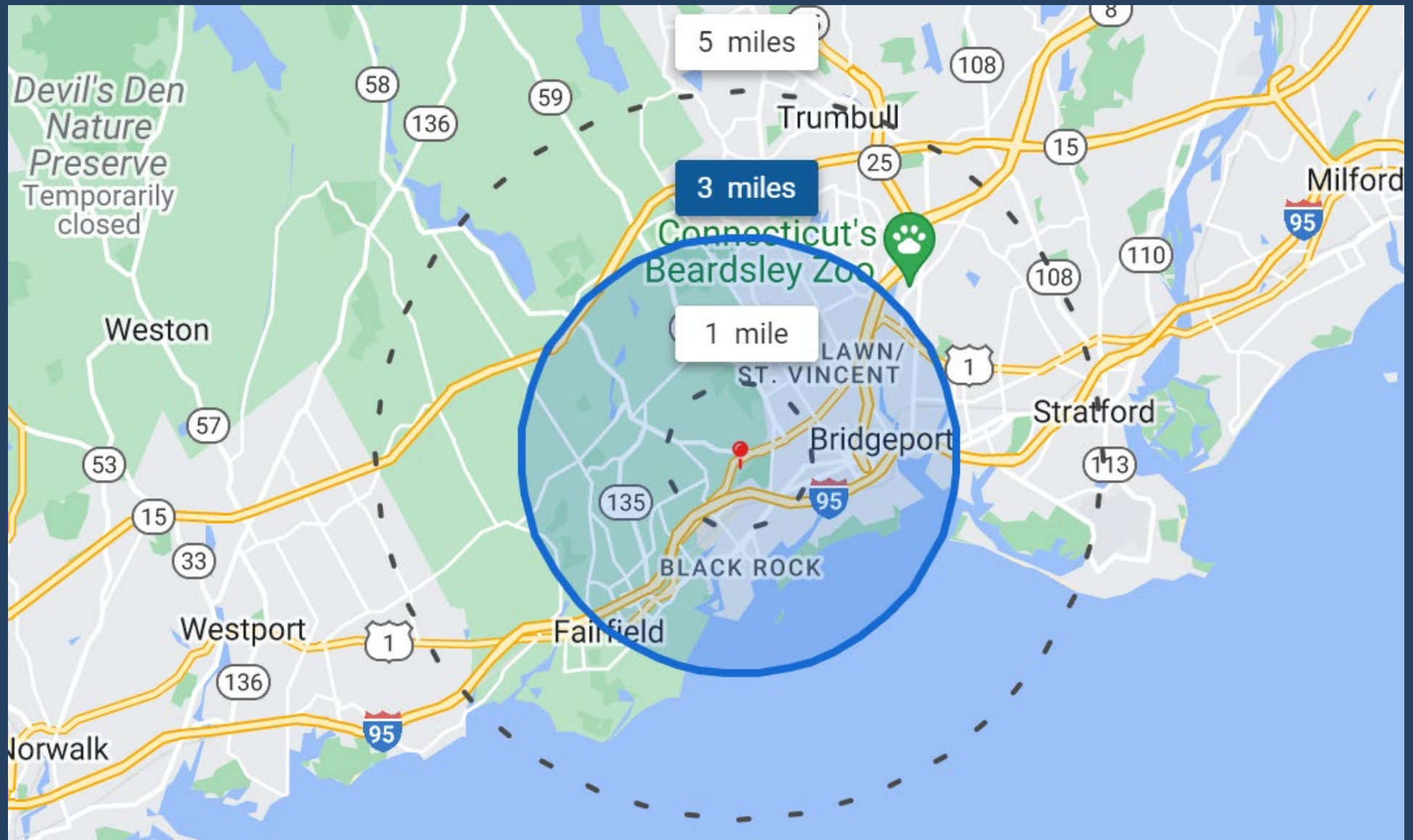
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Bright Open Office Space with Two Bay Windows

Demographic Map

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Demographics: Three Miles

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FAIRFIELD, CT 06825

Population

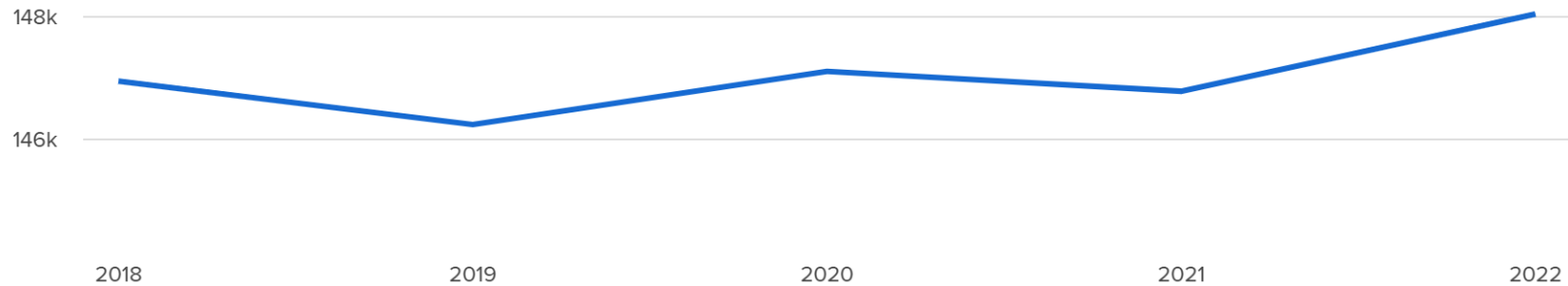
148k

0%

Compared to 146k in 2021

0%

Compared to 146k in 2018



Household Income

\$63k

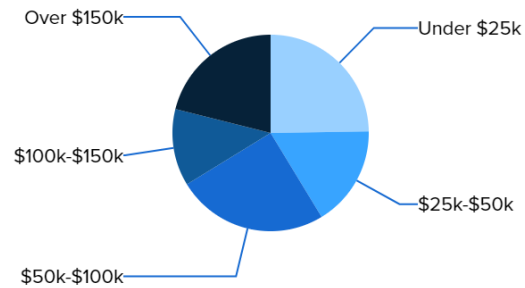
Median Income

\$71.2k

2026 Estimate

↑ 2%

Growth Rate



Age Demographics

35

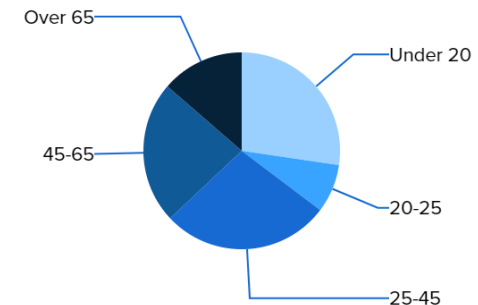
Median Age

36

2026 Estimate

↑ 3%

Growth Rate



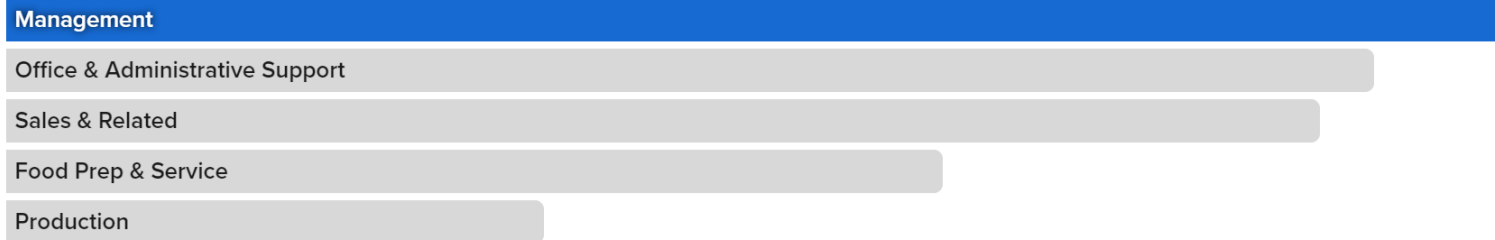
Demographics: Three-Miles

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Number of Employees

61.7k

Top 5 Employment Categories



Housing Occupancy Ratio

13:1

12:1 predicted by 2026

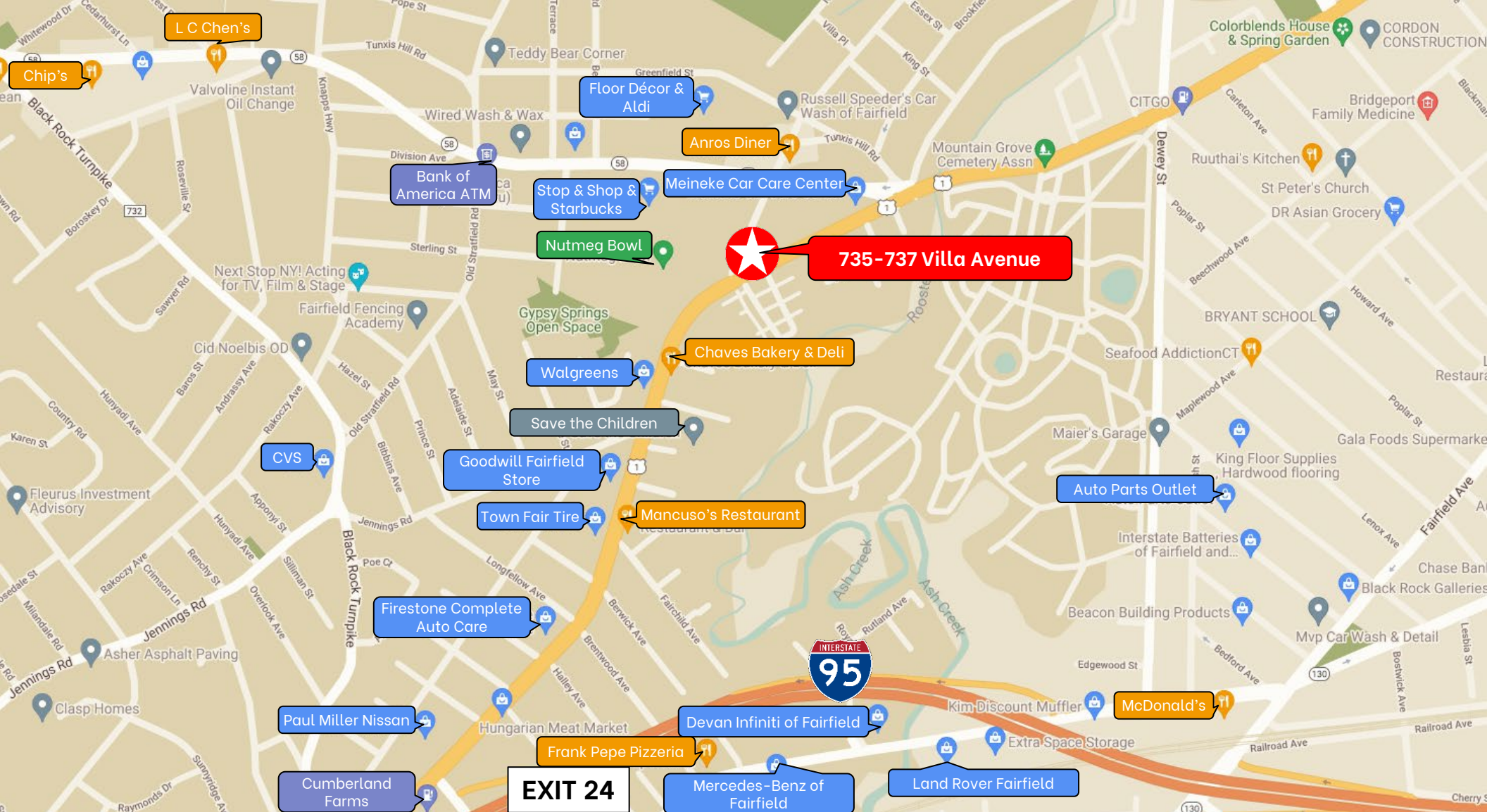


Renter to Homeowner Ratio

1:1

1:1 predicted by 2026





Conveniently Located

735-737 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 building 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.

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:

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[Email to Schedule a Tour](#)

CONTACT: Jon Angel, President
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