

**Investment or
Owner Occupant Opportunity**

226 KINGS HIGHWAY EAST
FAIRFIELD, CT 06825



BROKER:

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ANGEL 
COMMERCIAL, LLC

226 KINGS HIGHWAY EAST
FAIRFIELD, CT 06825

**Investment or Owner
Occupant Opportunity
with Income Stream
from Multi-Family
Residential for Sale**

8,207 SF

SALE PRICE

\$2,200,000



Investment or Owner Occupant Opportunity with Income Stream from Multi-Family Residential for Sale at \$2,200,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer an investment or owner-occupant opportunity with an income stream from multi-family residential at 226 Kings Highway East in Fairfield, CT, for sale at \$2,200,000. The two-story building 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. This is a unique opportunity for a retail tenant to become a property owner while supplementing their income and building equity.

The 8,207 SF building has a new roof with a 20-year warranty. On the first floor, a vacant 4,115 SF retail store is currently for lease at \$25/SF NNN (\$102,875/year NNN). This store includes an additional 930 SF of space in the unfinished basement, which has a second egress from the exterior of the building via an overhead door. On the second floor, there are five fully leased residential apartments generating \$80,400 gross per annum. There is abundant parking with 47 shared parking spaces on the 0.63-acre property.

A second opportunity, located at 735-737 Villa Avenue, is a fully leased multi-use building with a retail store on the first floor and an office suite on the second floor. It is also currently for sale at \$1,200,000.

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.

226 Kings Highway East 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.

226

KINGS HIGHWAY EAST
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Financial Information

Sale Price:	\$2,200,000
Real Estate Taxes:	\$23,146* (2023)
Common Charges:	\$5,202* (2023)
Occupancy:	50%

**Estimated*

The Site

Space Available:	4,115 SF
Total Building Size:	8,207 SF
Land:	0.63 Acres
Zoning:	Designed Commercial District (DCD)
Year Built:	Completely Renovated 2012
Construction:	Brick/Masonry
Stories:	Two
Tenancy:	Multiple
Floor:	First

Features

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

Utilities

Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas

Demographics

	Three Miles	Five Miles
Population:	147k	250k
Median HH Income:	\$63k	\$68.5

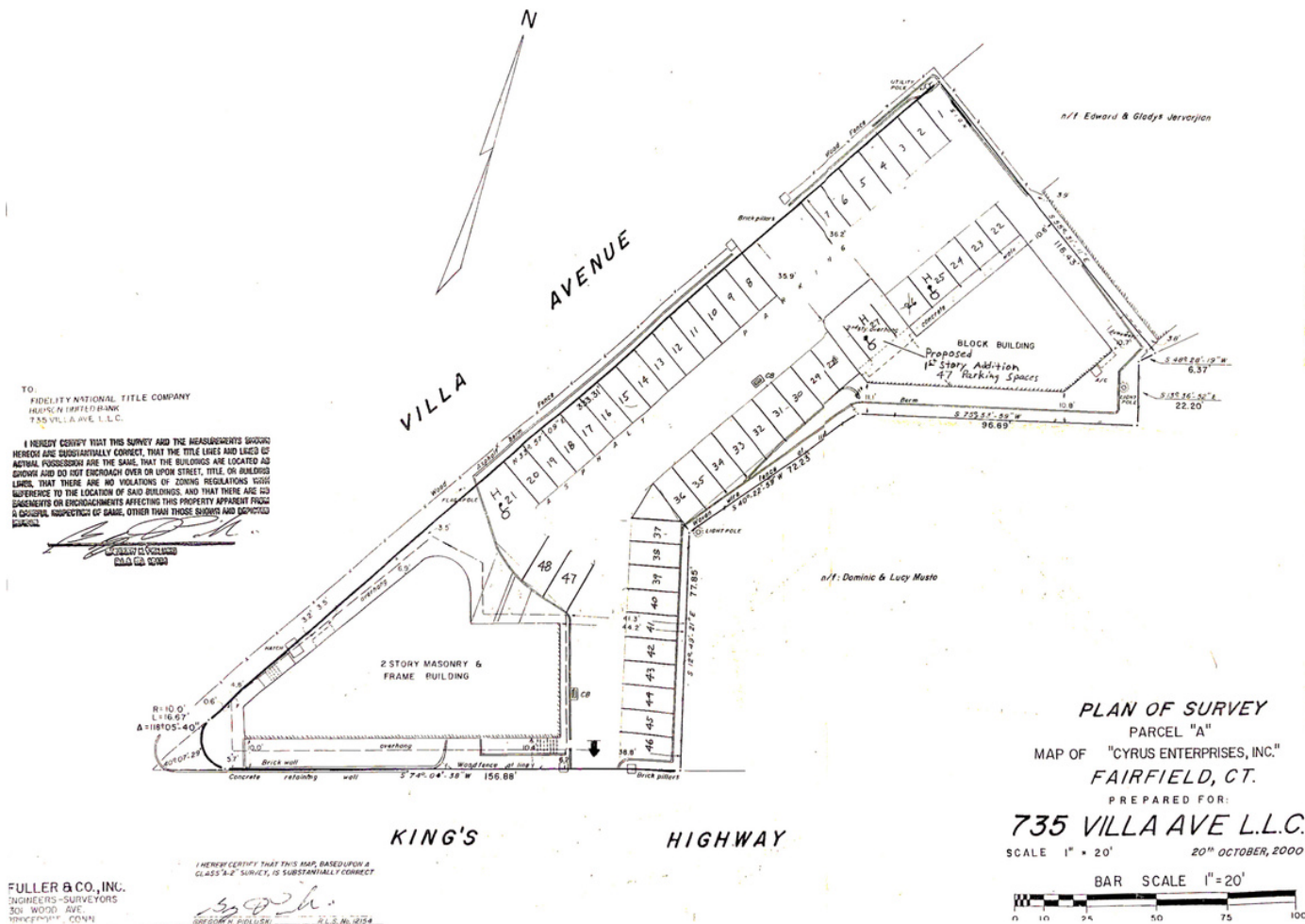
Aerial View

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Site Plan

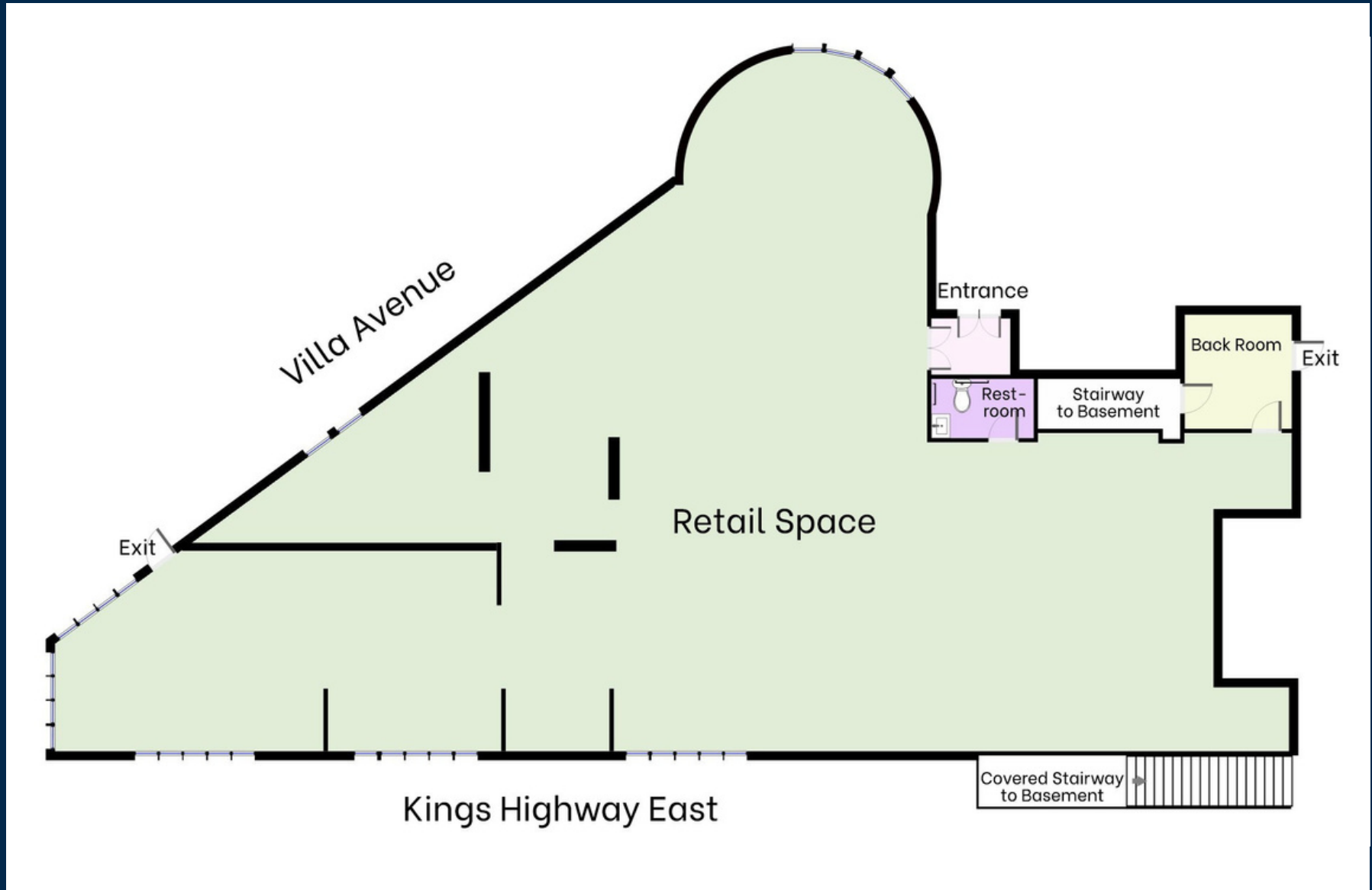
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Floor Plan: 4,115 SF

NOT TO SCALE

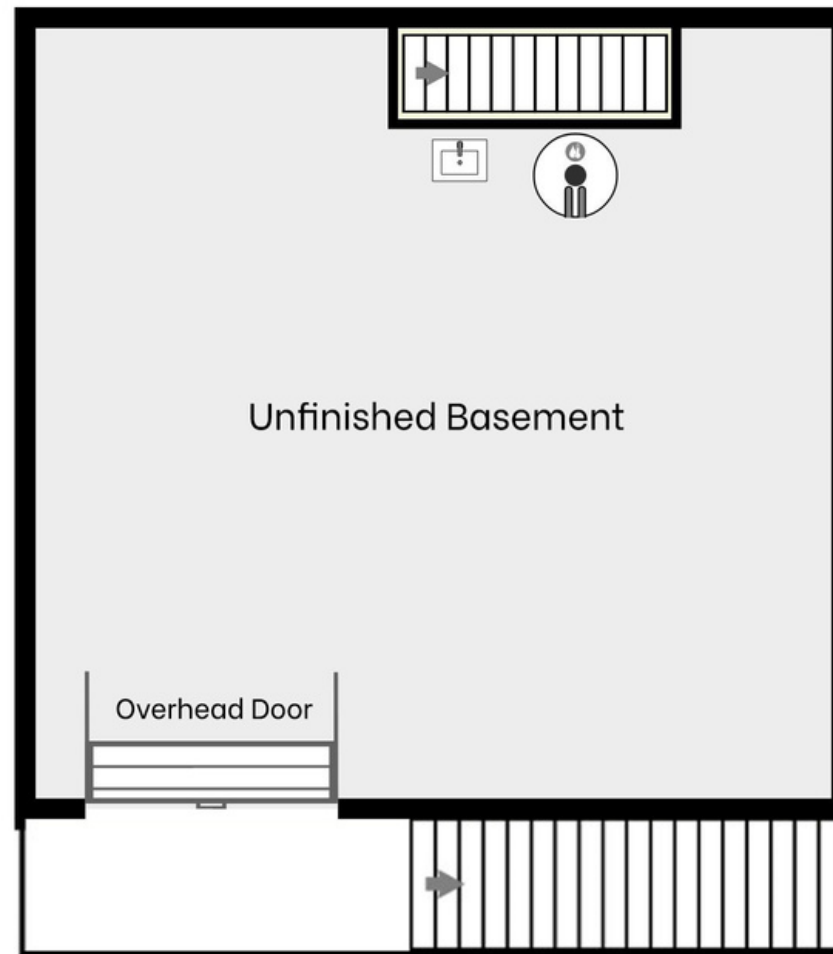
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Floor Plan: Basement – 930 SF

NOT TO SCALE

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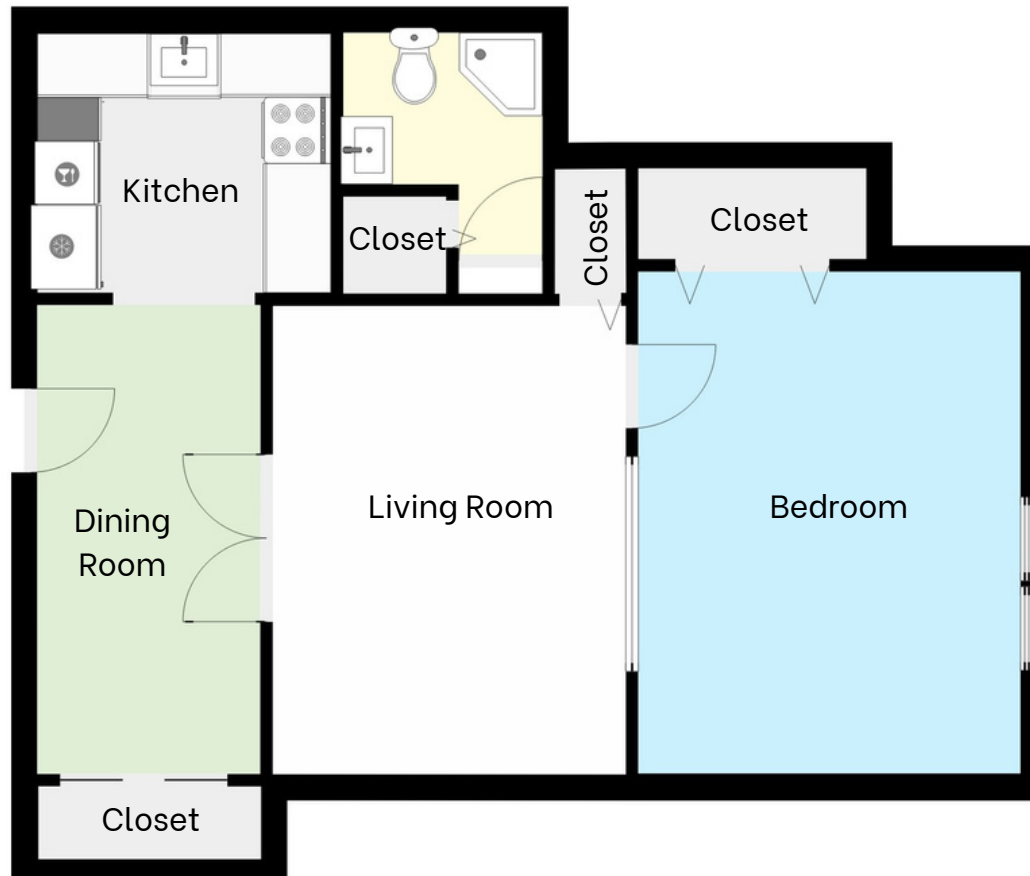
Kings Highway East

Floor Plan: Sample Apartment

NOT TO SCALE

Closet

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Entrance & Retail Counter



Retail Counter & Open Space



Retail Space & Emergency Exit

Photo Gallery

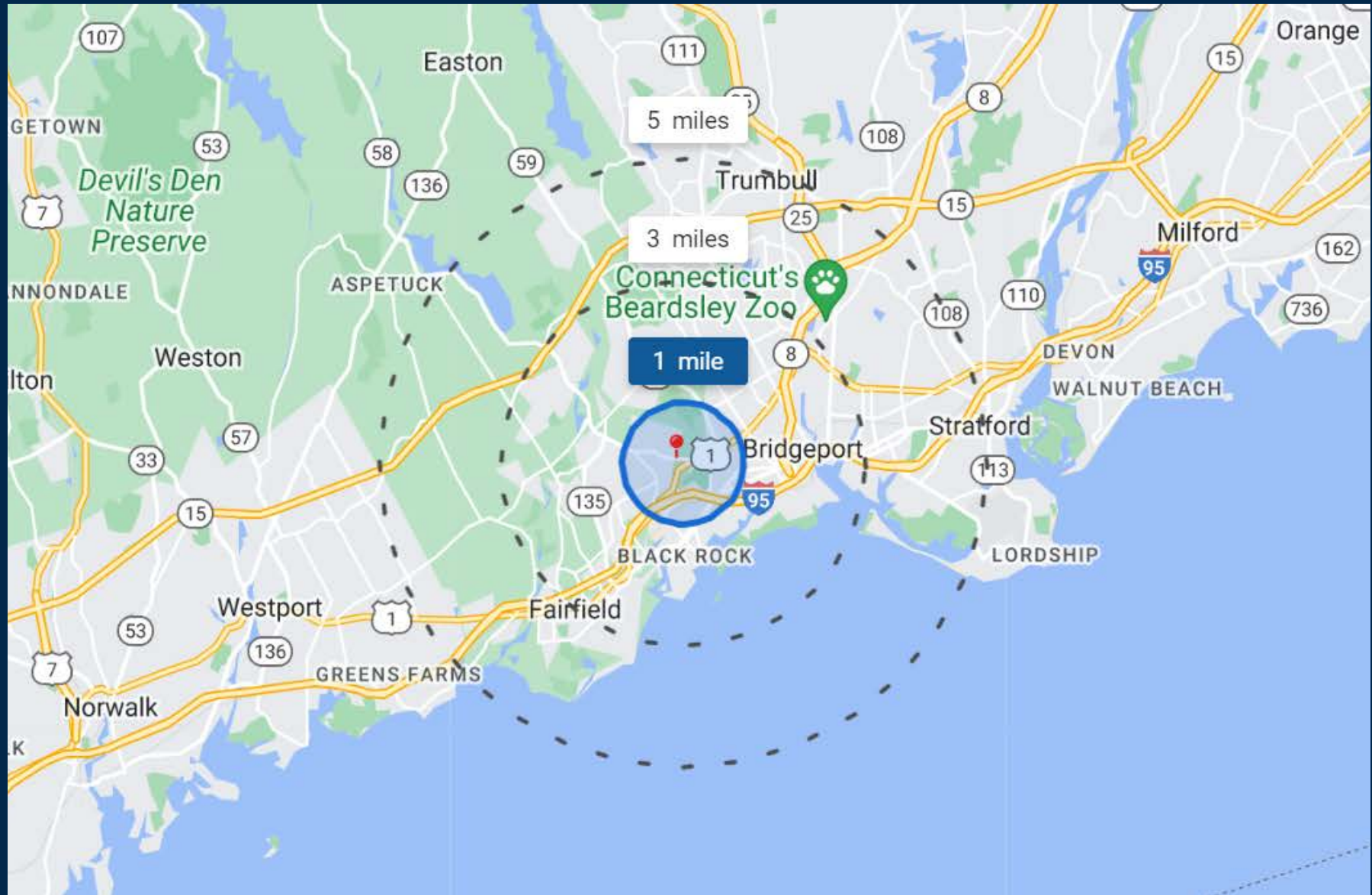
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Sample Apartment

Demographic Map

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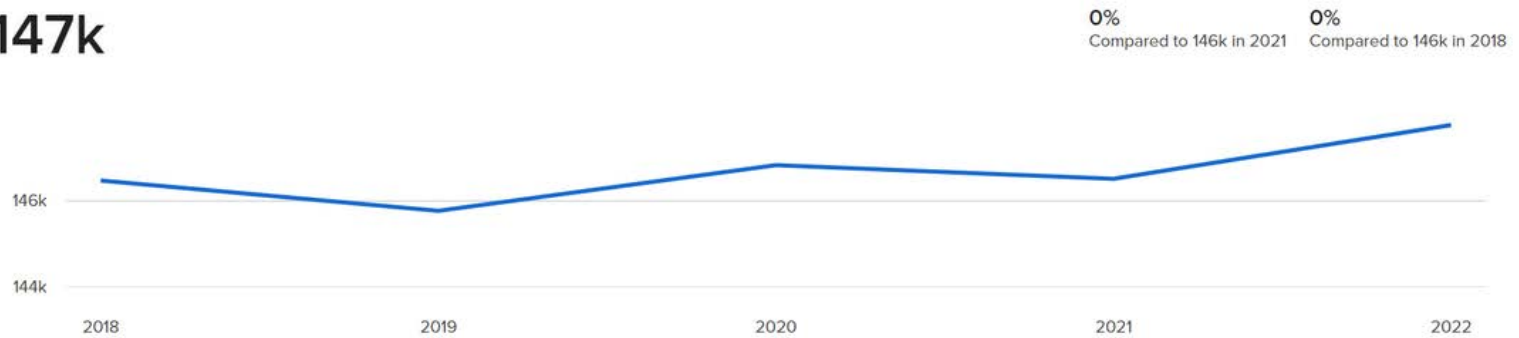


Demographics: Three Miles

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POPULATION

147k



HOUSEHOLD INCOME

\$63k

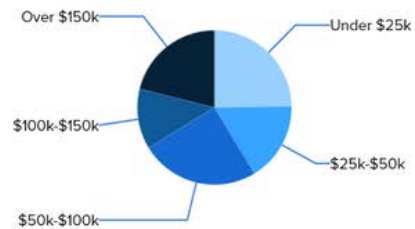
Median Income

\$71.3k

2026 Estimate

↑ 3%

Growth Rate



AGE DEMOGRAPHICS

35

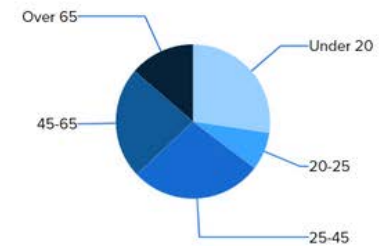
Median Age

36

2026 Estimate

↑ 3%

Growth Rate



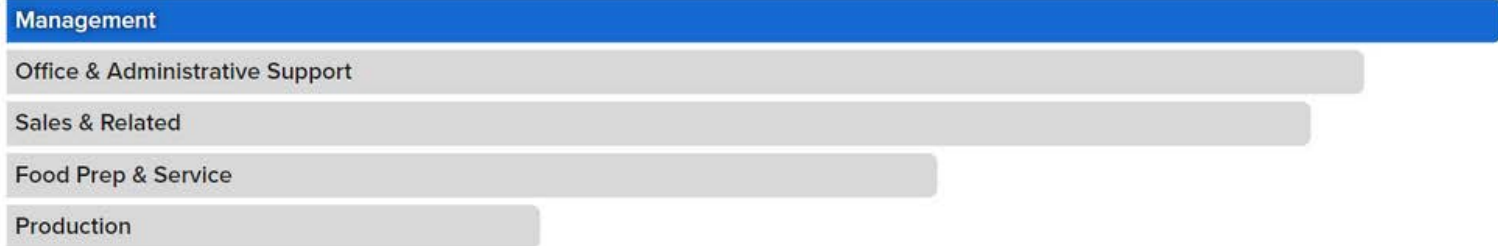
Demographics: Three Miles

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61.6k

NUMBER OF
EMPLOYEES

Top 5 Employment Categories



HOUSING OCCUPANCY RATIO

13:1

12:1 predicted by 2026



RENTERS TO HOMEOWNER RATIO

1:1

1:1 predicted by 2026



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.



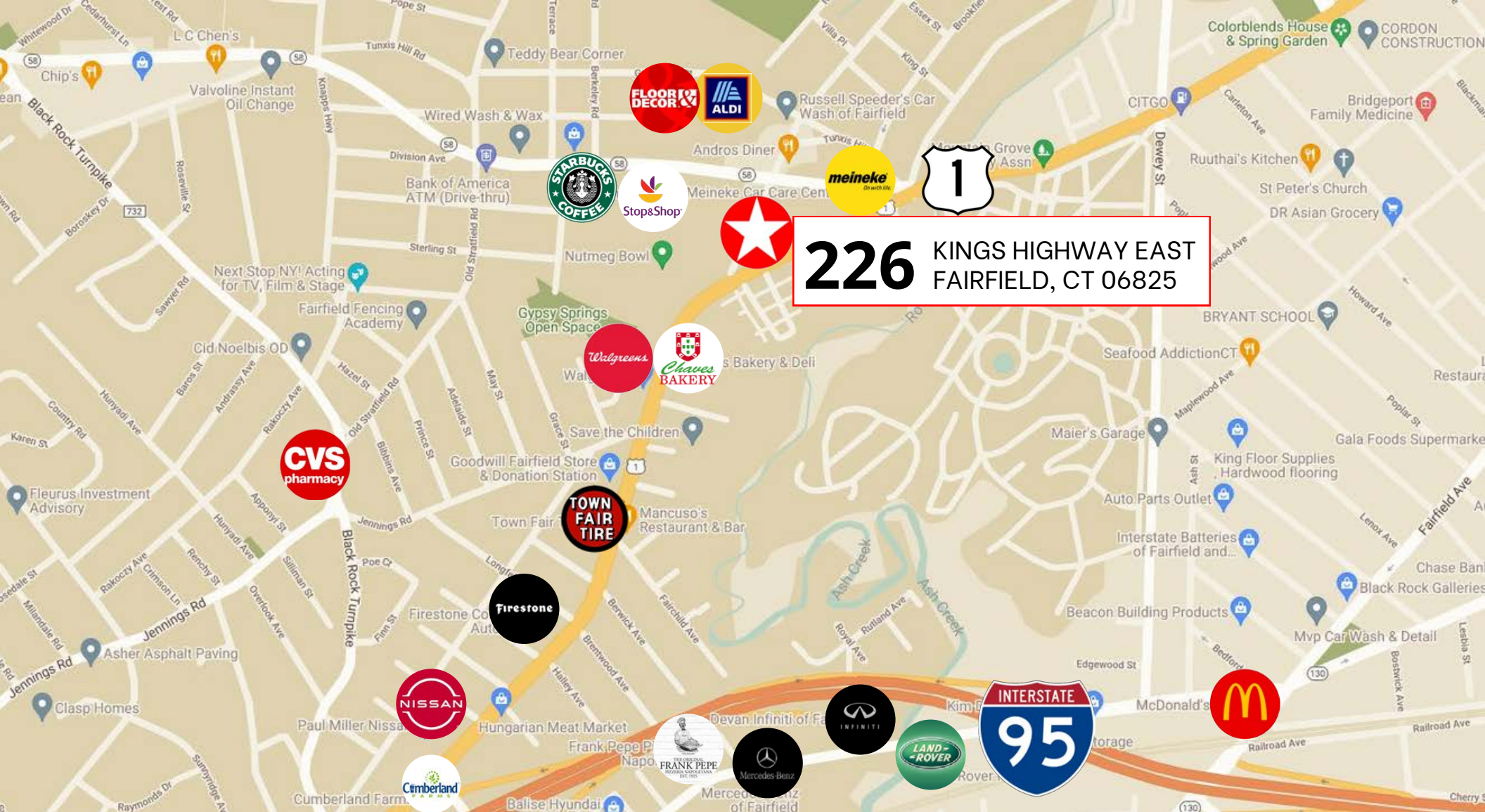
Business Incubators and Networking Opportunities

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.



Conveniently Located

226 Kings Highway East 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...

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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 Designed Commercial District (DCD). Regulations regarding this zone begin on Page 60.

[View Zoning Regulations](#)

To gain access to financial information, please sign our online Confidentiality Agreement.

[Confidentiality Agreement](#)

To schedule a tour of this property, please contact
Jon Angel at (203) 335-6600 Ext. 21
or jangel@angelcommercial.com,
or click a button below:

[Email to Schedule a Tour](#)

[Call to Schedule a Tour](#)

BROKER:

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