



**387** TUNXIS HILL ROAD  
FAIRFIELD, CT  
06825

**MULTI-USE REDEVELOPMENT  
OPPORTUNITY**



2425 Post Road, Suite 303  
Southport, CT 06890  
[angelcommercial.com](http://angelcommercial.com)

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

**BROKER**

**Jon Angel, President**

[jangel@angelcommercial.com](mailto:jangel@angelcommercial.com)  
203.335.6600 Ext. 21

## \$466,000 PRICE REDUCTION: Multi-Use Redevelopment Opportunity on Route 58 for Sale Now at \$4,100,000

Angel Commercial, LLC, as the exclusive commercial real estate broker, is pleased to present **387 Tunxis Hill Road in Fairfield, CT**, now offered at the newly reduced price of **\$4,100,000—a \$466,000 price reduction.**

This exceptional property features 407 linear feet of frontage on Route 58 (Tunxis Hill Road) with prominent pole signage and three curb cuts for easy access. The offering includes three contiguous parcels totaling **1.37 acres**, anchored by a **21,921 SF** commercial building. **Two of the parcels, situated on 0.34 acres in a Residential B Zone, provide additional parking and may be sold separately.**

The two-story building sits on 1.03 acres and provides 87 on-site parking spaces. Interior highlights include:

- First Floor: 2,653 SF climate-controlled display room with floor-to-ceiling windows, 2,128 SF of office space, and an 11,360 SF service center with 24' ceiling height, four drive-in doors with drive-through access, an overhead storage platform, and a conveyor system.
- Second Floor: 5,780 SF of office space.

### Redevelopment Potential:

Located in a Neighborhood Designed Business District (NDD) with two adjoining parcels in a Residential B Zone, 387 Tunxis Hill Road offers exceptional flexibility for redevelopment. A developer could pursue a vibrant mixed-use project with street-level retail or restaurant space and residential or office units above, develop professional or medical offices, or use the Residential B parcels for additional parking, landscaped buffers, or new housing such as townhomes or duplexes. All plans are subject to Fairfield Planning & Zoning approval.

Strategically positioned, 387 Tunxis Hill Road is just 1.2 miles from I-95, 1.6 miles from the Fairfield Metro Black Rock Train Station, and located directly at a Greater Bridgeport Transit bus stop. Prominent neighboring retailers include TJ Maxx, Stop & Shop, Aldi, and Floor & Décor, ensuring strong consumer traffic and visibility.

This property represents a rare investment opportunity in a high-visibility Fairfield location with outstanding redevelopment potential.

### Financial Information

|                                |                      |                    |
|--------------------------------|----------------------|--------------------|
| <b>Sale Price:</b>             | <b>\$4,100,000</b>   |                    |
| <b>2026 Real Estate Taxes:</b> | 387 Tunxis Hill Road | \$51,447.04        |
|                                | 24 Soundview Avenue  | \$4,385.88         |
|                                | 42 Soundview Avenue  | \$2,252.72         |
|                                | <b>TOTAL</b>         | <b>\$58,085.64</b> |

### The Site

|                       |                                                                   |                   |
|-----------------------|-------------------------------------------------------------------|-------------------|
| <b>Rentable SF:</b>   | 21,921 SF                                                         |                   |
| <b>Building Size:</b> | 22,471 SF                                                         |                   |
| <b>Occupancy:</b>     | 0%                                                                |                   |
| <b>Land:</b>          | 387 Tunxis Hill Road                                              | 1.03 Acres        |
|                       | 24 Soundview Avenue                                               | 0.23 Acres        |
|                       | 42 Soundview Avenue                                               | 0.11 Acres        |
|                       | <b>TOTAL</b>                                                      | <b>1.37 Acres</b> |
| <b>Zoning:</b>        | Neighborhood Designed Business District (NDD) & Residential B (B) |                   |
| <b>Year Built:</b>    | 1930                                                              |                   |
| <b>Construction:</b>  | Concrete / Cinderblock                                            |                   |
| <b>Stories:</b>       | Two                                                               |                   |
| <b>Tenancy:</b>       | Single                                                            |                   |

### Features

|                        |                                                                                                   |
|------------------------|---------------------------------------------------------------------------------------------------|
| <b>Traffic Count:</b>  | 9,110 Average Daily Volume                                                                        |
| <b>Parking:</b>        | 139 Surface Spaces                                                                                |
| <b>Loading:</b>        | Two 10' W × 10' H Drive-In Doors, One 10' W × 9' H Drive-In Door, One 10' W × 12' H Drive-In Door |
| <b>Ceiling Height:</b> | 24' (Service Area)                                                                                |
| <b>Amenities:</b>      | Monument Signage, Oil/Water Separators, Underground Storage Tanks, Inclined Conveyor, 6 Restrooms |

### Utilities

|                    |                                              |
|--------------------|----------------------------------------------|
| <b>Water/Sewer</b> | City/City                                    |
| <b>A/C:</b>        | Central Air Conditioning (Office & Showroom) |
| <b>Heating:</b>    | Gas                                          |
| <b>Power:</b>      | 400 Amps                                     |

| <b>Demographics</b>      | <b>Three Miles</b> | <b>Five Miles</b> |
|--------------------------|--------------------|-------------------|
| <b>Population:</b>       | 197.2k             | 290.1k            |
| <b>Median HH Income:</b> | \$78.6k            | \$83.5k           |



## CONVENIENT LOCATION WITH NEARBY AMENITIES



Close to restaurants, big box retail stores, fitness gyms, daycare centers, hotels, and auto dealerships.



At a Bridgeport Transit Bus Stop, and Minutes to I-95 (Exit 24) and the Fairfield Black Rock Metro-North Train Station.

Aerial View

407' Frontage on Route 58



58

TUNXIS HILL ROAD

58

387  
Tunxis Hill  
Road

42  
Soundview  
Avenue

BEAVER STREET

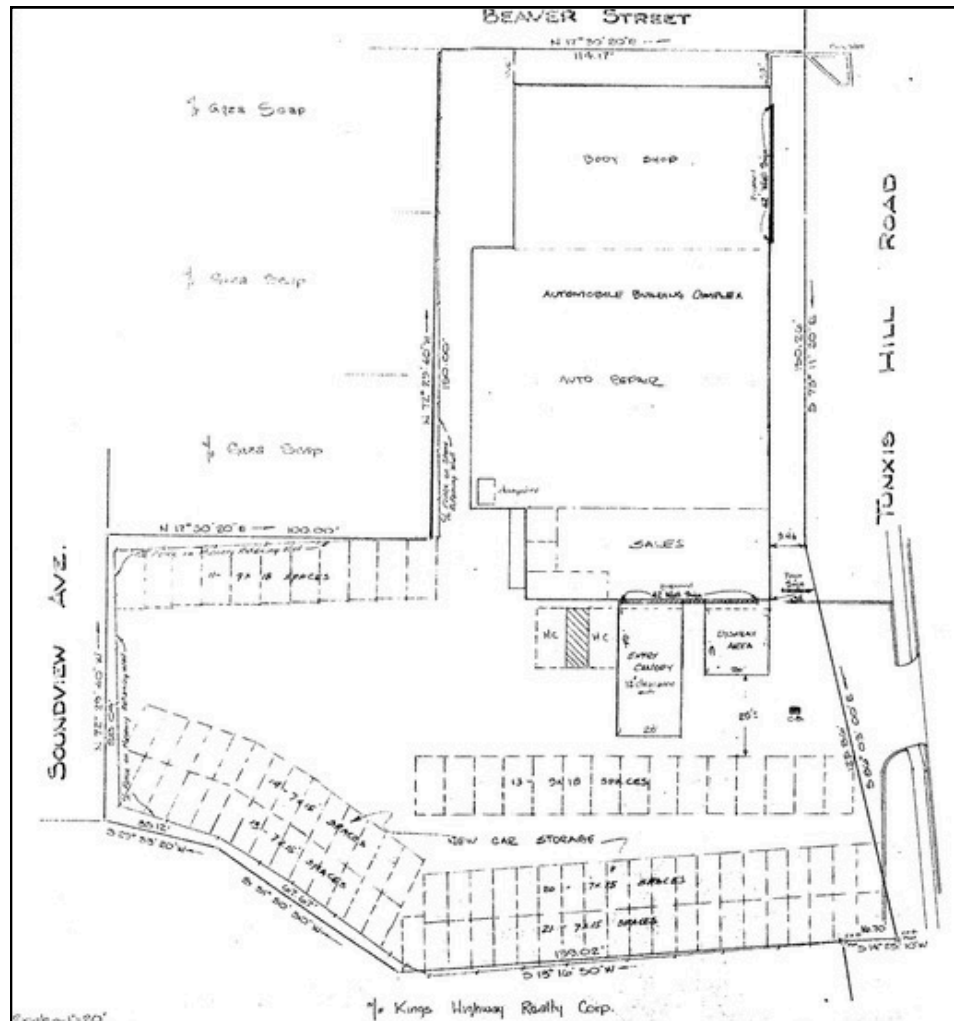
SOUNDVIEW AVENUE

24  
Soundview  
Avenue

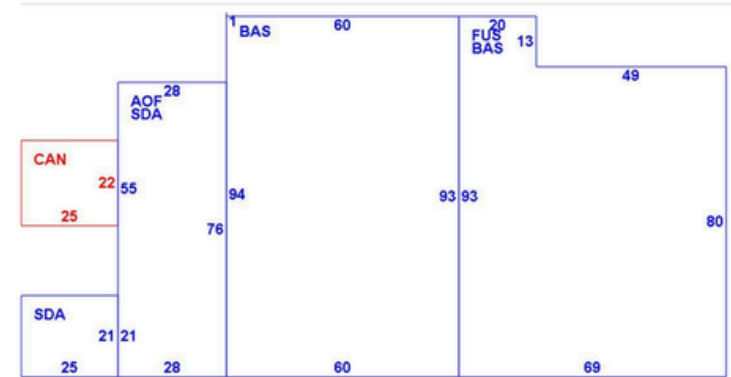
# Site Plan & Building Layout

**387** TUNXIS HILL ROAD  
FAIRFIELD, CT  
06825

**1.01 Acres**



## Building Layout



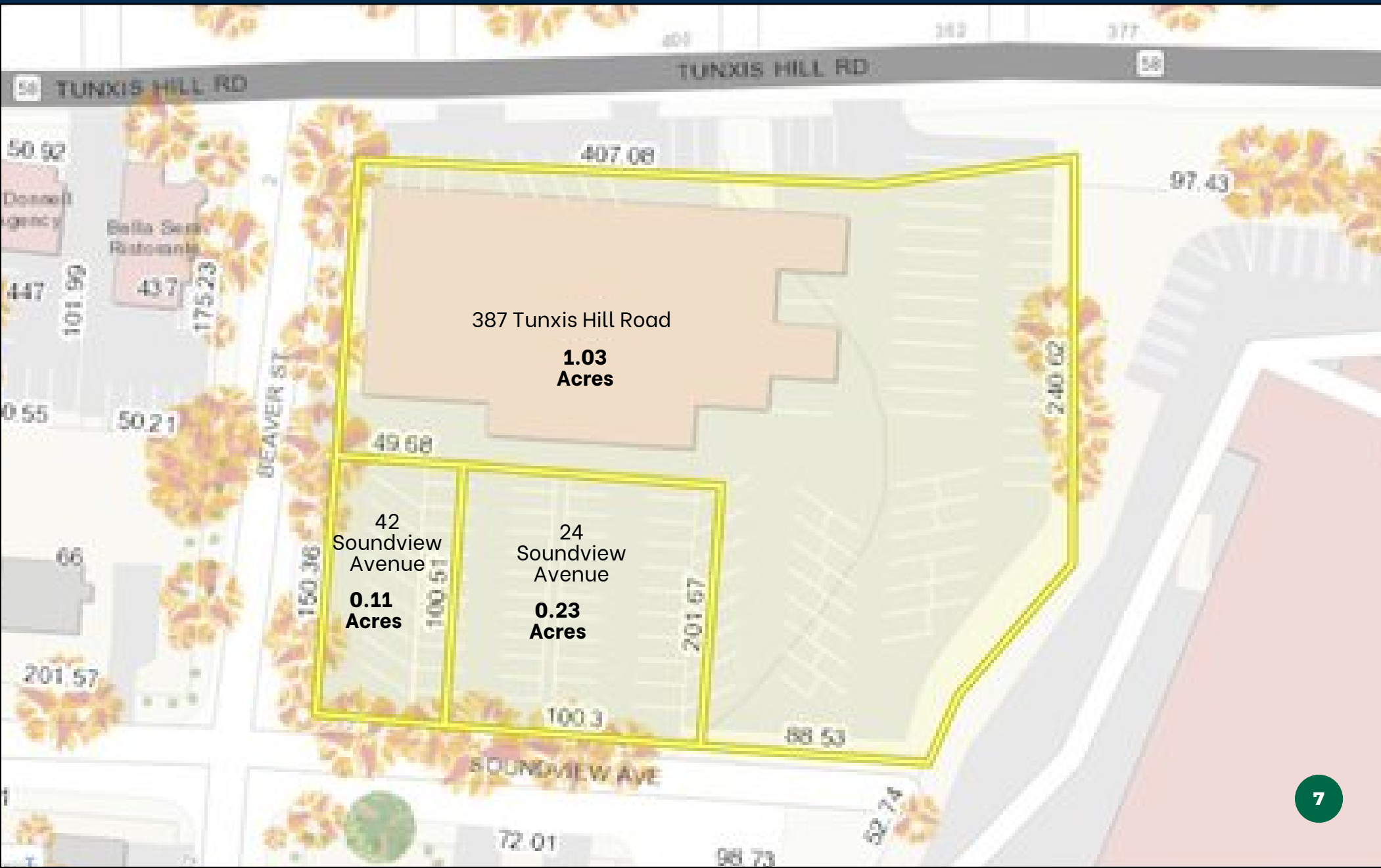
| Building Sub-Areas (sq ft) |                       |            |             |
|----------------------------|-----------------------|------------|-------------|
| Code                       | Description           | Gross Area | Living Area |
| BAS                        | First Floor           | 11,360     | 11,360      |
| FUS                        | Upper Story, Finished | 5,780      | 5,780       |
| SDA                        | Store Display Area    | 2,653      | 2,653       |
| AOF                        | Office                | 2,128      | 2,128       |
| CAN                        | Canopy                | 550        | 0           |
|                            |                       | 22,471     | 21,921      |

**24 & 42** SOUNDVIEW AVENUE  
FAIRFIELD, CT  
06825

[illegible]

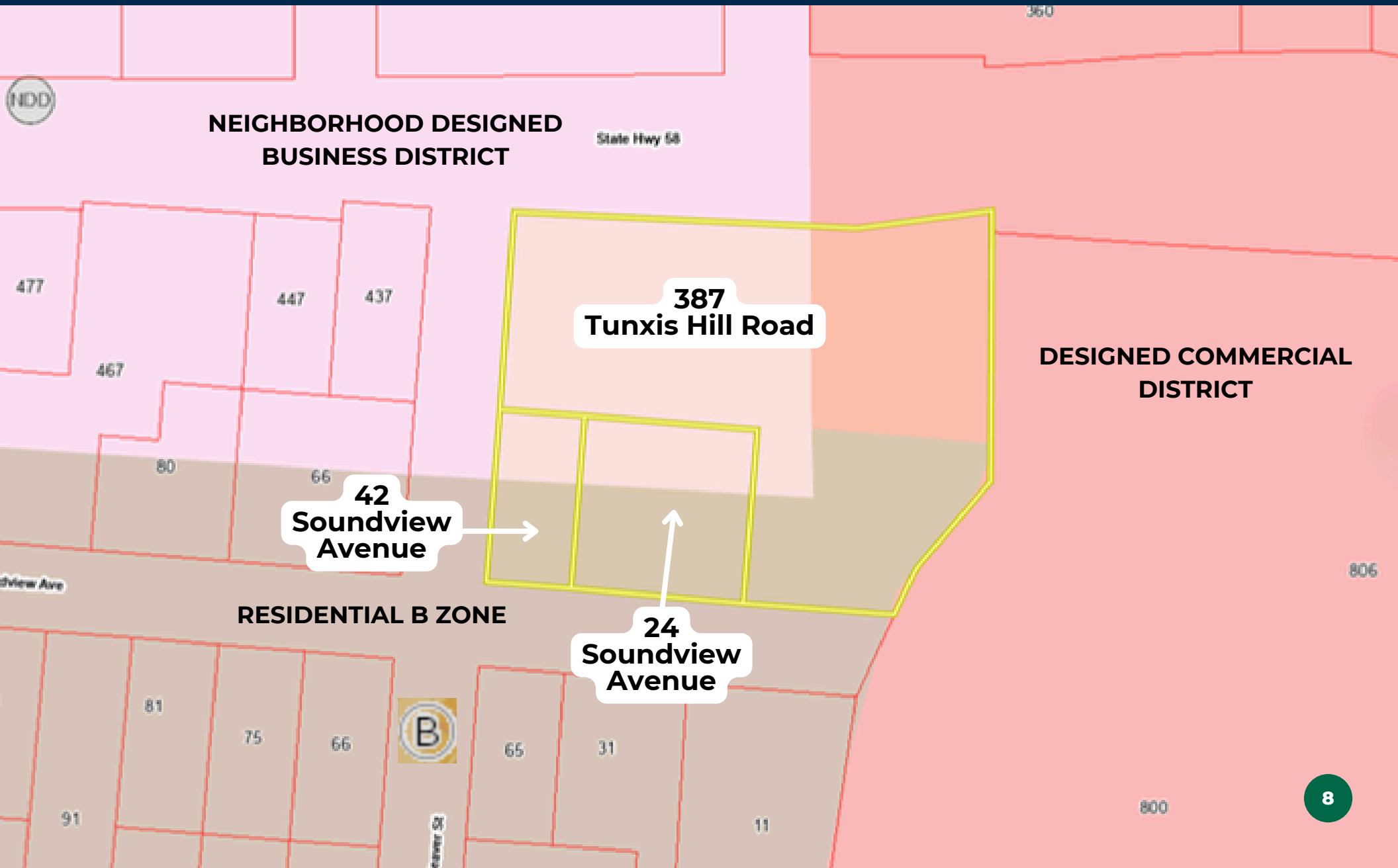
# Parcel Map

1.37 Acres



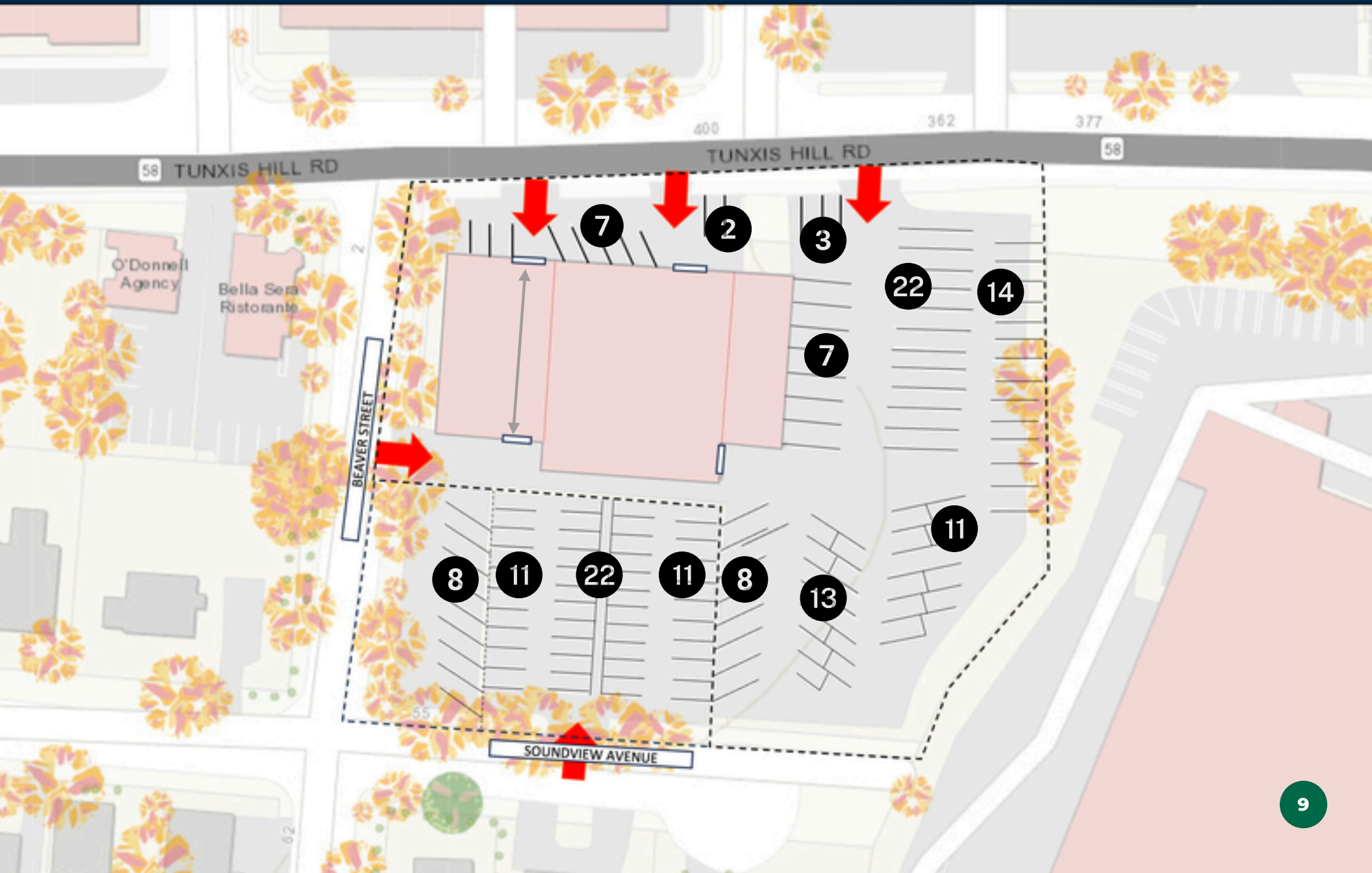
# Zoning Map

## Neighborhood Designed Business District (NDD) & Residential B



# Current Parking Plan

139 Spaces



# Photo Gallery

PROMINENT POLES SIGNAGE



SIDE ENTRANCE TO  
SERVICE AREA



407' FRONTAGE ON  
ROUTE 58



# Photo Gallery

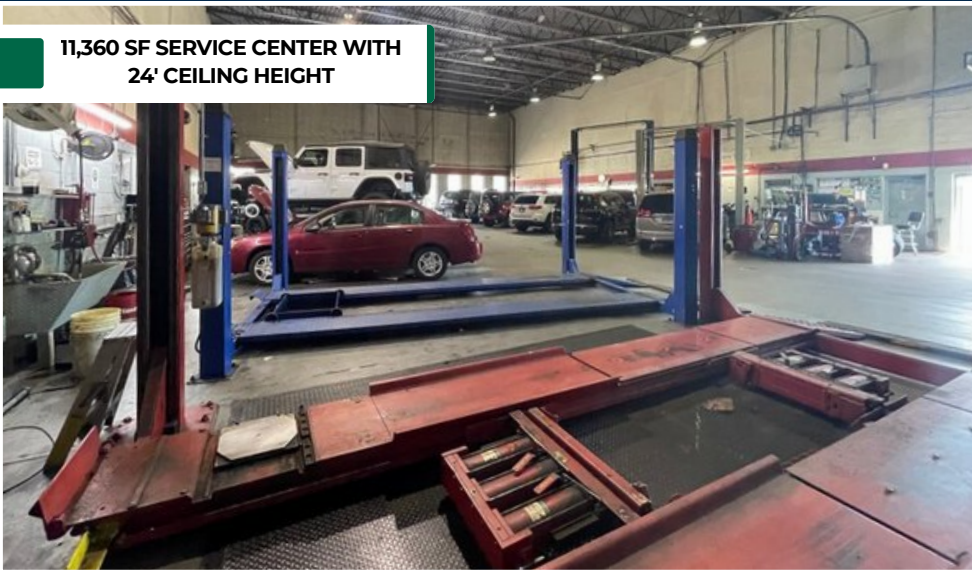
ADDITIONAL PARKING



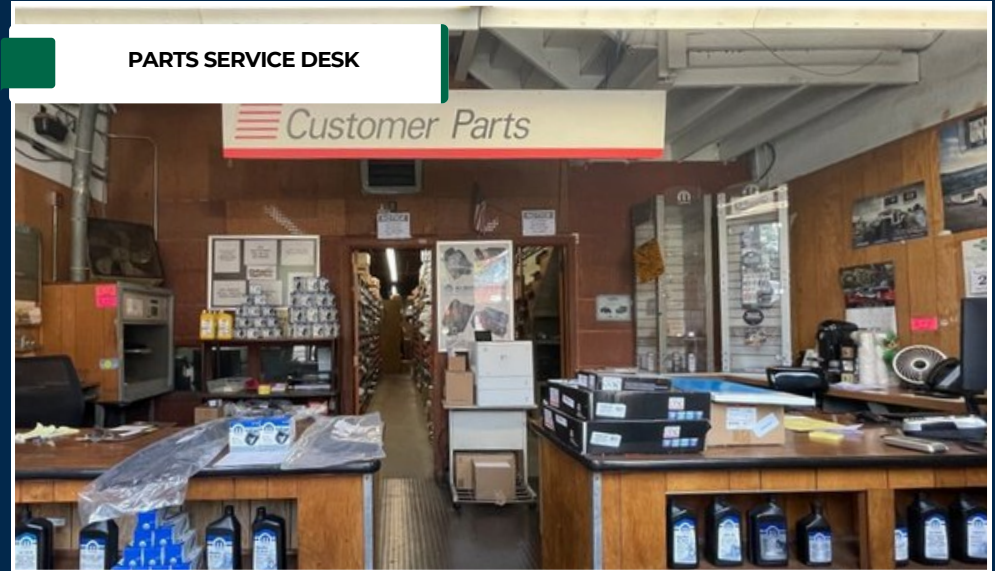
2,432 SF SHOWROOM



11,360 SF SERVICE CENTER WITH  
24' CEILING HEIGHT



PARTS SERVICE DESK



## Fairfield, CT Housing Market

**\$929,976**

↑ 1.2% 1-yr

The average Fairfield, CT home value is \$929,976, up 1.2% over the past year and goes to pending in around 10 days.



## Fairfield Key Takeaways

**Typical Home Values:** \$929,976

**1-year Value Change:** +1.2%

(Data through July 31, 2025)

## Fairfield Housing Market Overview

↑ -- 1-year Market Forecast

**141** For sale inventory (July 31, 2025)

**67** New listings (July 31, 2025)

**1.032** Median sale to list ratio (June 30, 2025)

**\$879,833** Median sale price (June 30, 2025)

**\$1,115,667** Median list price (July 31, 2025)

**66.2%** Percent of sales over list price (June 30, 2025)

**22.2%** Percent of sales under list price (June 30, 2025)

**10** Median days to pending (July 31, 2025)

(Metric availability is based on market coverage and data)

# Apartment Rental Market Trends

# Fairfield, CT

## What is the average rent in Fairfield, CT?

**\$2,977/month**  
Average Rent

**795 Sq Ft**  
Average Apartment Size

**+1.6%**  
Increase in the Last Year

As of September 2025, the average rent in Fairfield, CT is \$2,977 per month. This is 82% higher than the national average rent price of \$1,640/month, making Fairfield one of the most expensive cities in the US. When you rent an apartment in Fairfield, you can expect to pay about \$1,996 per month for a studio, \$2,977 for a one-bedroom apartment, and around \$3,833 for a two-bedroom apartment. If you opt for a three-bedroom rental, you could pay or more.

### Apartments

| Floor Plan Type | Average Rent  | Average Sq Ft |
|-----------------|---------------|---------------|
| Studio          | \$1,996/month | 527 Sq Ft     |
| One Bedroom     | \$2,977/month | 795 Sq Ft     |
| Two Bedroom     | \$3,833/month | 1,118 Sq Ft   |

## Rent Ranges in Fairfield, CT

© Last Updated September 2025

**Above \$2,000**  
Most rental prices fall within this range



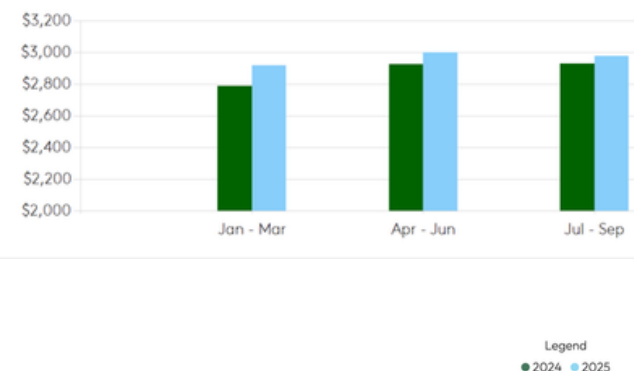
| Percentage* | Rent Range              |
|-------------|-------------------------|
| 0%          | Below \$700/month       |
| 0%          | \$700 - \$1,000/month   |
| 17%         | \$1,001 - \$1,500/month |
| 0%          | \$1,501 - \$2,000/month |
| 83%         | Above \$2,000/month     |

## How much has average rent changed in Fairfield, CT?

In the past year, rent has increased by 1.6%, which averages out to \$48 more per month.

### Market Trends Over Time ⓘ

© Last Updated September 2025

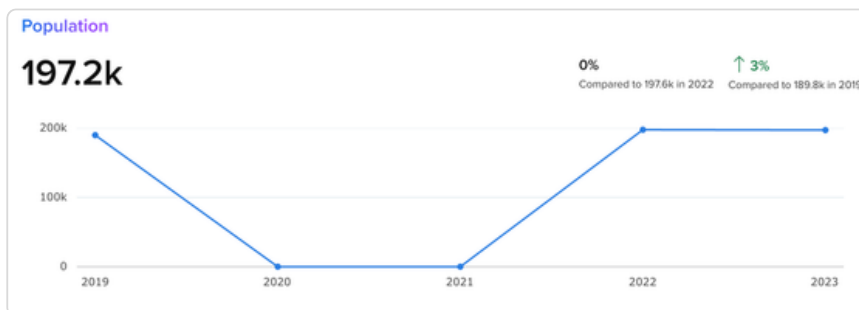
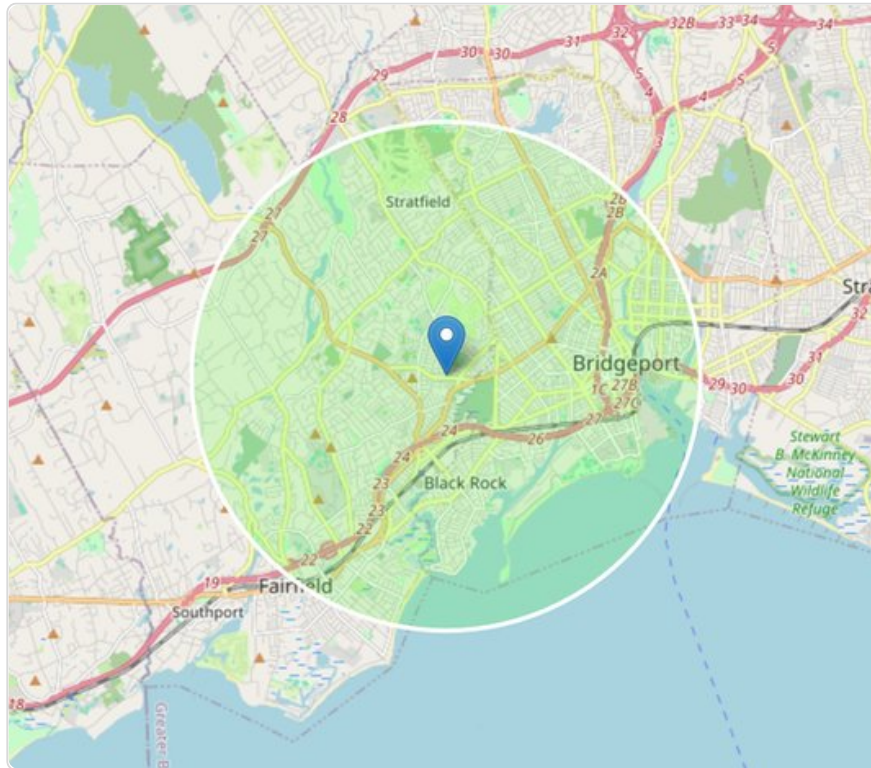


## What salary do I need to live comfortably in Fairfield, CT?

Because the average rent in Fairfield is \$2,977, you'll want to make about \$9,923 per month or \$119,076 per year. The general guideline is to pay no more than 30 percent of your monthly income on rent. However, you'll want to consider additional factors, such as your monthly bills and other expenses. Use our rent affordability calculator to help determine how much to budget for rent.

# DEMOGRAPHICS

## THREE MILES

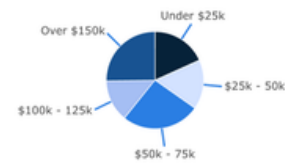


### Household Income

**\$78.6k**  
Median Income

**\$81.4k**  
2028 Estimate

↑ 4%  
Growth Rate

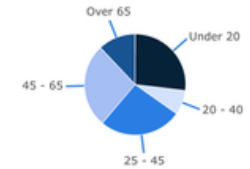


### Age Demographics

**38**  
Median Age

**38**  
2028 Estimate

↑ 0%  
Growth Rate



### Housing Occupancy Ratio

**14:1**  
16:1 predicted by 2028

Occupied

Vacant

### Renter to Homeowner Ratio

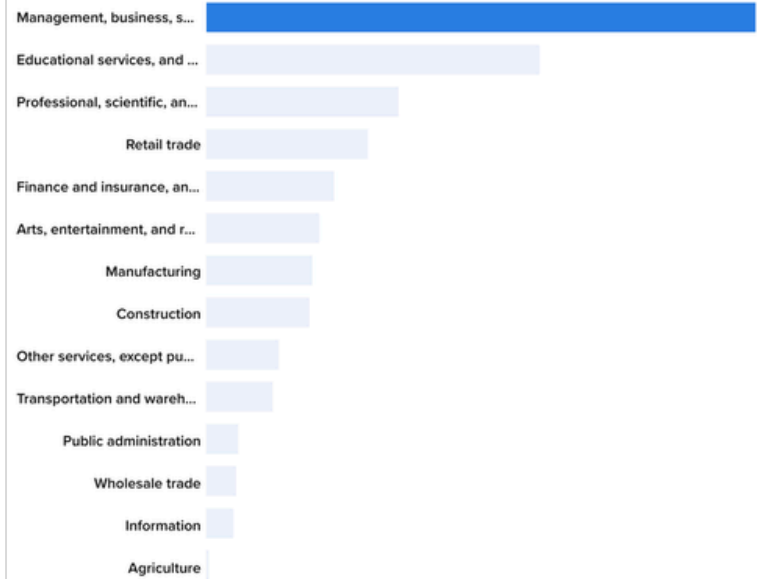
**1:1**  
1:1 predicted by 2028

Renters

Homeowner

### 158.9k

Top Employment Categories



# 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

**387** TUNXIS HILL ROAD  
FAIRFIELD, CT  
06825



VIEW ZONING REGULATIONS



VIEW FIELD CARD



VIEW TAX BILL



EMAIL BROKER



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.

**ANGEL**   
**COMMERCIAL, LLC**

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

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

**BROKER**

**Jon Angel, President**

jangel@angelcommercial.com  
203.335.6600 Ext. 21