



387 TUNXIS HILL ROAD
FAIRFIELD, CT
06825

**MULTI-USE REDEVELOPMENT
OPPORTUNITY**

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

**\$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. **The two adjoining parcels, totaling 0.34 acres and located in a Residential B Zone, provide additional parking (52 spaces) 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:

Anchored in the **Neighborhood Designed Business District (NDD)**, the site also spans **Designed Commercial (DCD)** and **Residential B zones**, offering versatile usage and development options. 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, 1.7 miles from the Fairfield Metro Black Rock Train Station**, and directly served by 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.

PROPERTY DETAILS & PARCEL MAP

FINANCIAL INFORMATION

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

THE SITE

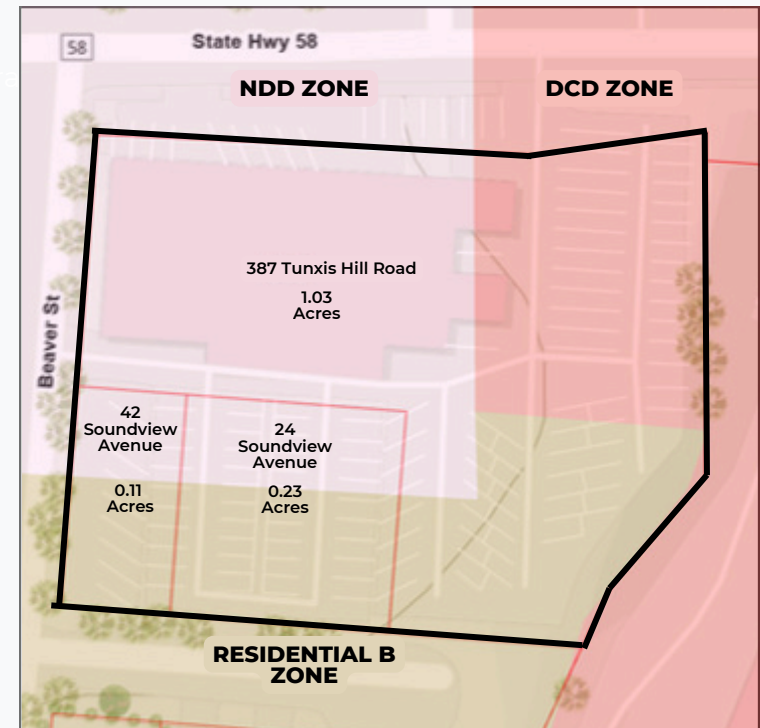
Rentable SF:	21,921 SF	
Building Size:	22,471 SF	
Occupancy:	0%	
Land:	387 Tunxis Hill Road	1.03 Acres
	24 Soundview Avenue	0.23 Acres
	42 Soundview Avenue	0.11 Acres
	TOTAL	1.37 Acres
Zoning:	Neighborhood Designed Business District (NDD), Designed Commercial District (DCD) & Residential B (B)	
Year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

UTILITIES

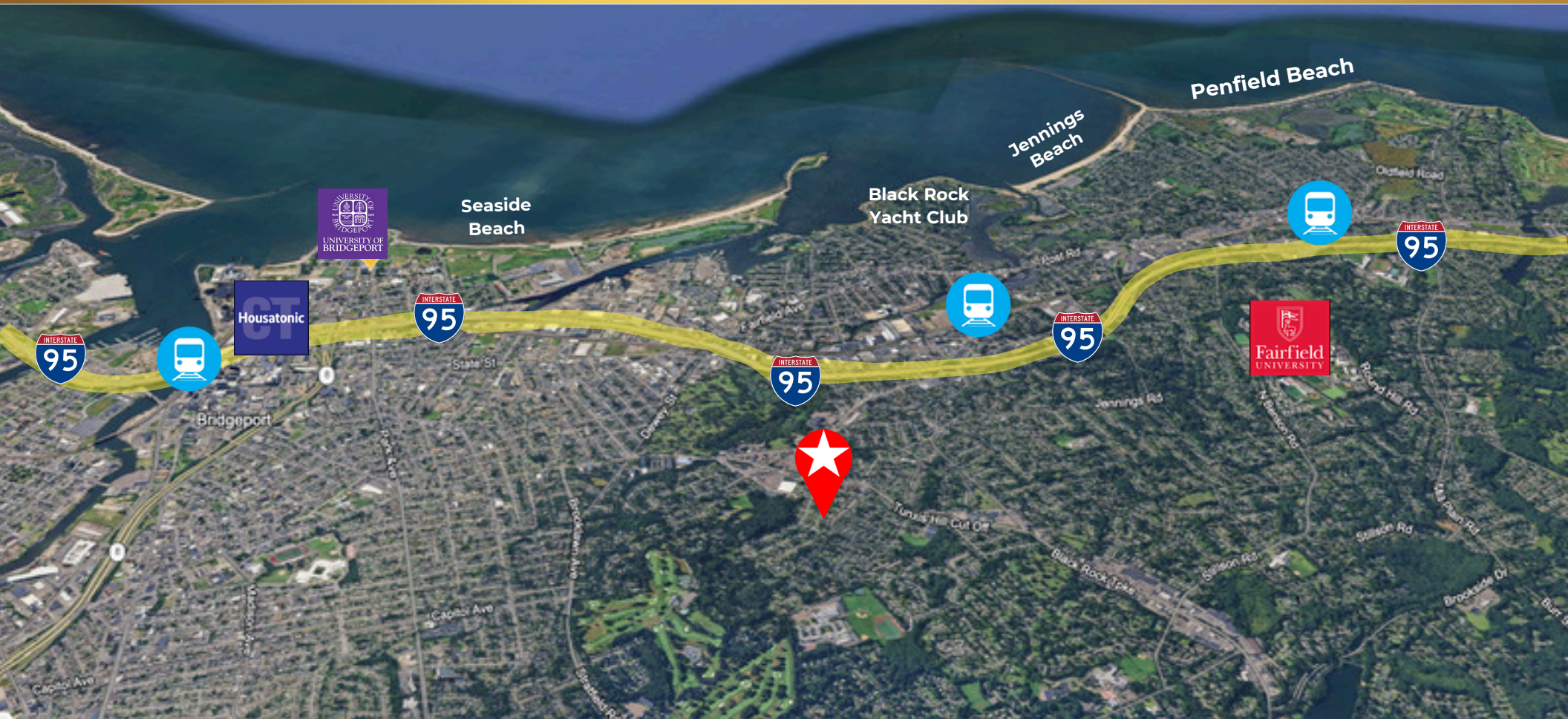
Water/Sewer:	Public Water/Public Sewer	
A/C:	Central Air Conditioning (Office & Showroom)	
Heating:	Gas	
Power:	400 Amps	

FEATURES

Traffic Count:	8,600 Average Daily Volume
Parking:	139 Total Surface Spaces
Loading:	Two 10' W x 10' H Drive-In Doors, One 10' W x 9' H Drive-In Door, One 10' W x 12' H Drive-In Door
Ceiling Height:	24' (Service Area)
Amenities:	Monument Signage, Oil/Water Separators, Underground Storage Tanks, Inclined Conveyor, Six Restrooms



LOCATED WITHIN CONNECTICUT'S AFFLUENT "GOLD COAST"



UNMATCHED CONNECTIVITY & LIFESTYLE



Near Universities & Institutions
of Higher Learning



1.2 Miles to
I-95 (Exit 24)



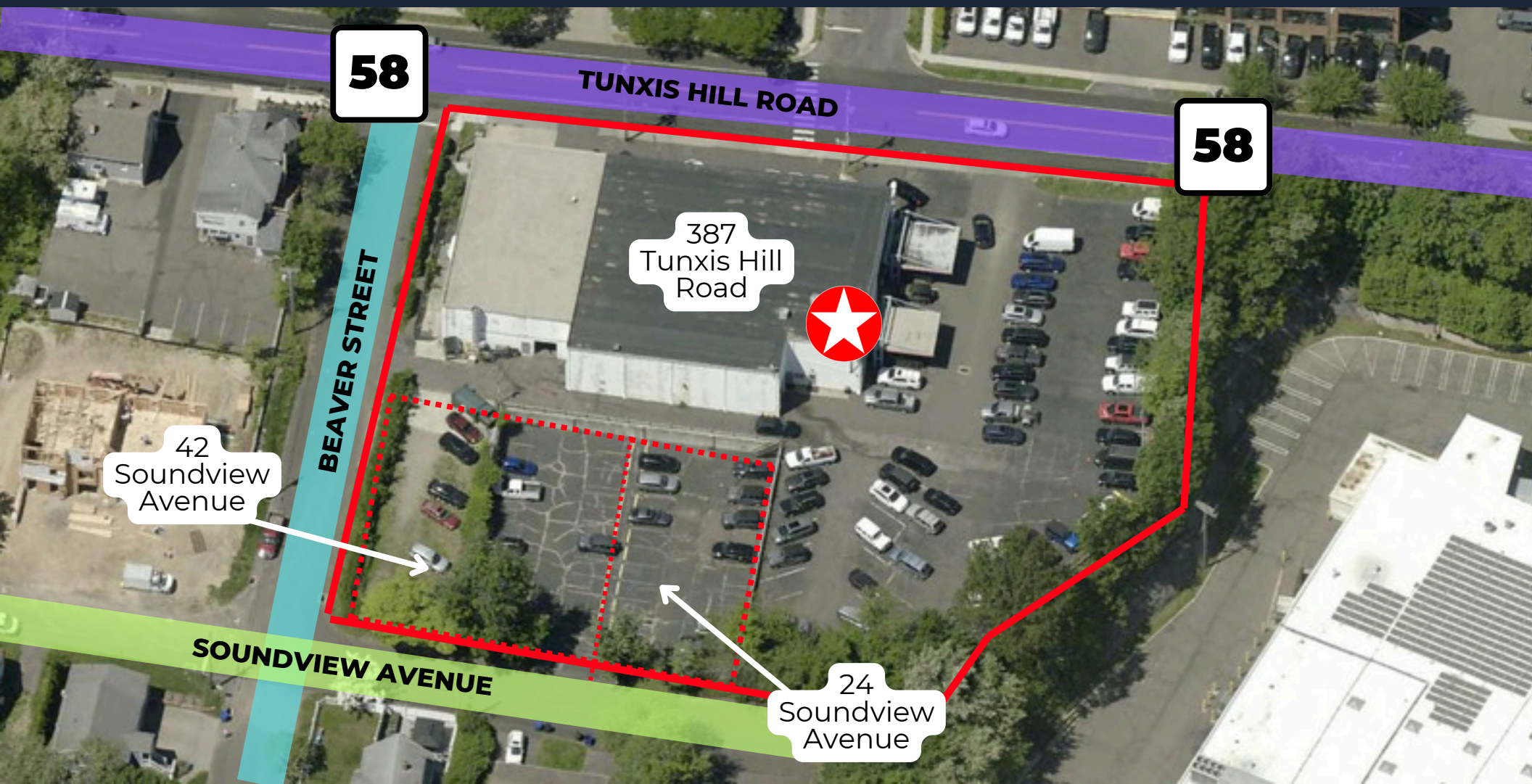
1.7 Miles to
Black Rock Train Station



2.8 Miles from
Black Rock Yacht Club



3.6 Minutes from
Jennings Beach



OPERATIONAL SITE SPECIFICATIONS



1.37-Acre Level
Corner Lot



8,600 Average
Daily Volume



407' Frontage on
Route 58



139 Parking
Spaces

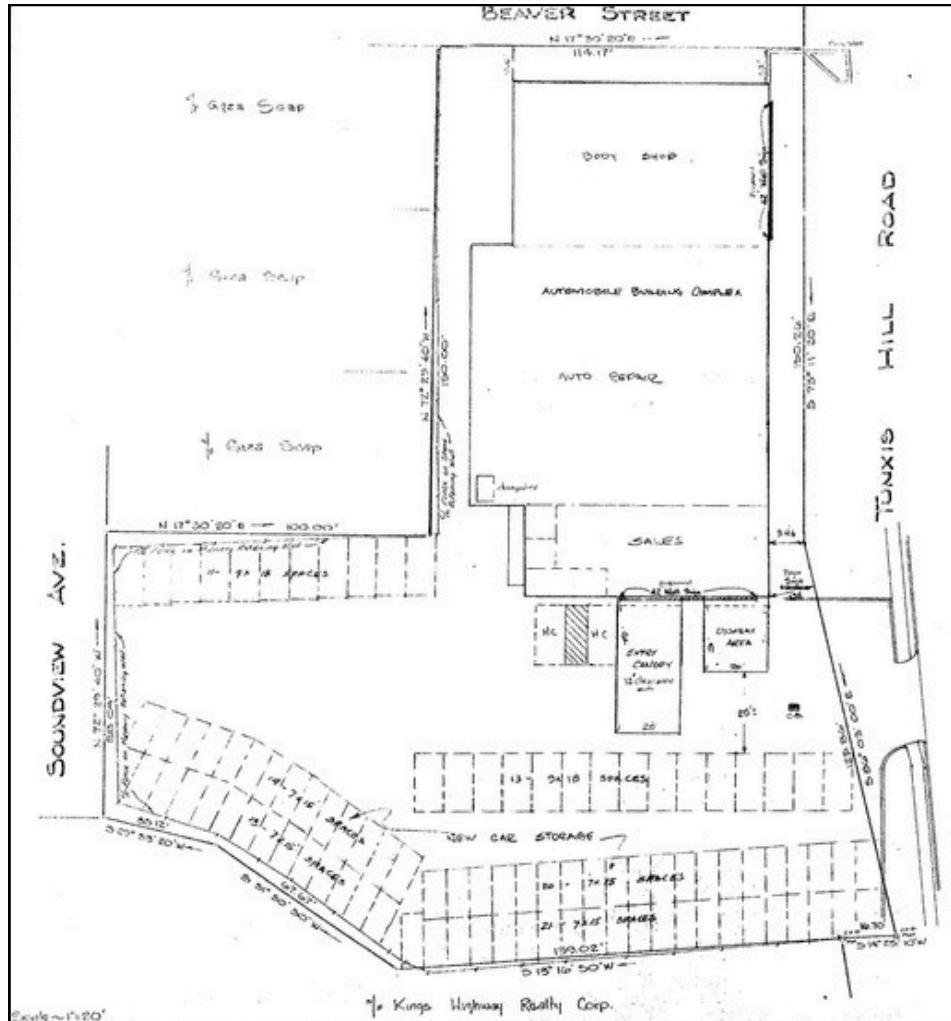


Four Drive-In
Doors

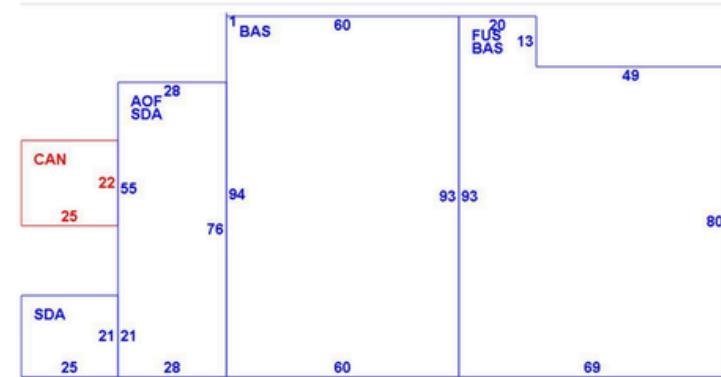
Site Plan & Building Layout

387 TUNXIS HILL ROAD
FAIRFIELD, CT
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1.01 Acres



Building Layout

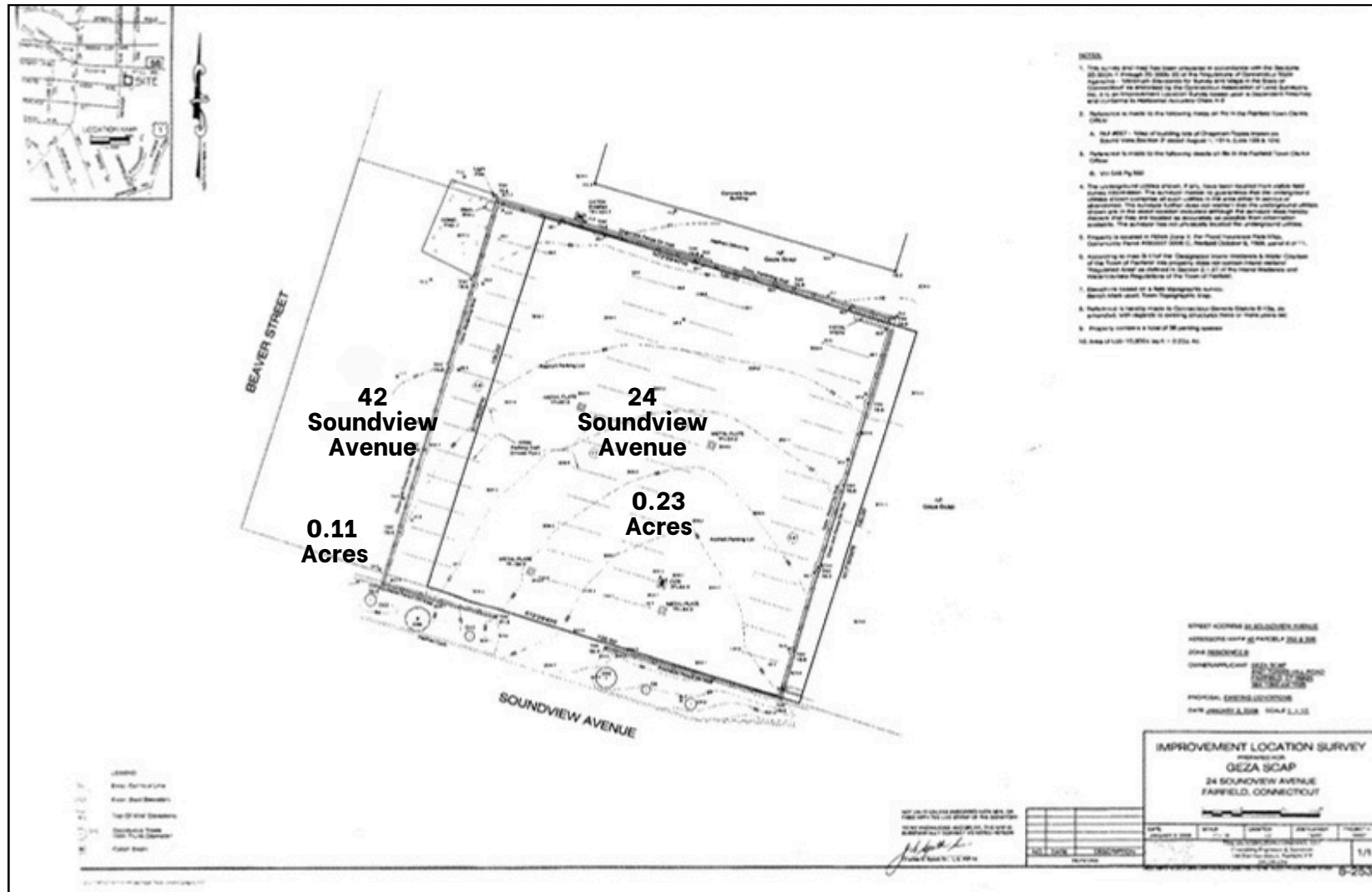


Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	11,360	11,360
FUS	Upper Story, Finished	5,780	5,780
SDA	Store Display Area	2,653	2,653
AOF	Office	2,128	2,128
CAN	Canopy	550	0
		22,471	21,921

Site Plan

24 & 42 SOUNDVIEW AVENUE FAIRFIELD, CT 06825

0.34 Acres



Current Parking Plan

139 Spaces

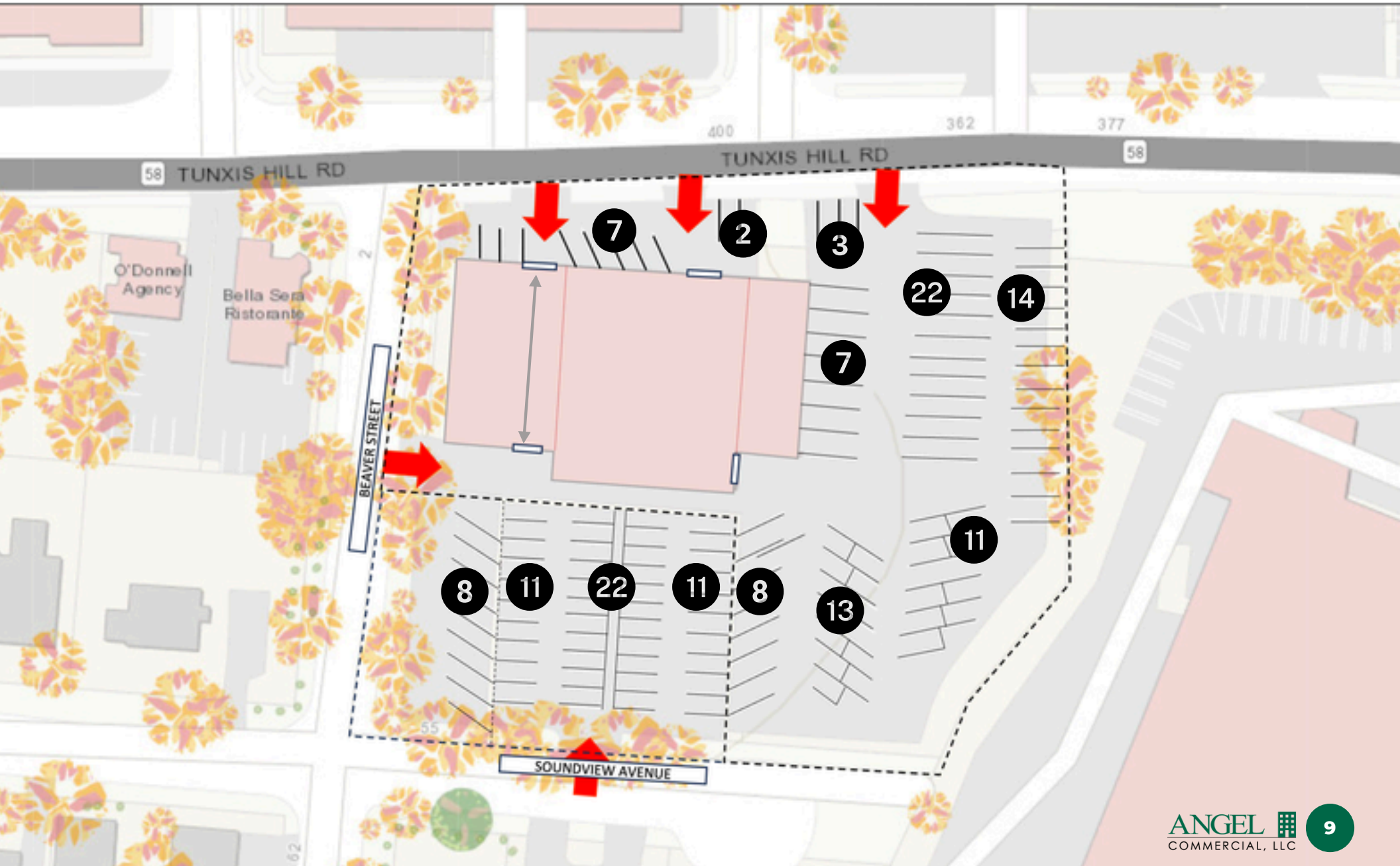


Photo Gallery



407' FRONTAGE ON ROUTE 58



PROMINENT POLE SIGNAGE



SIDE ENTRANCE TO SERVICE AREA

Photo Gallery



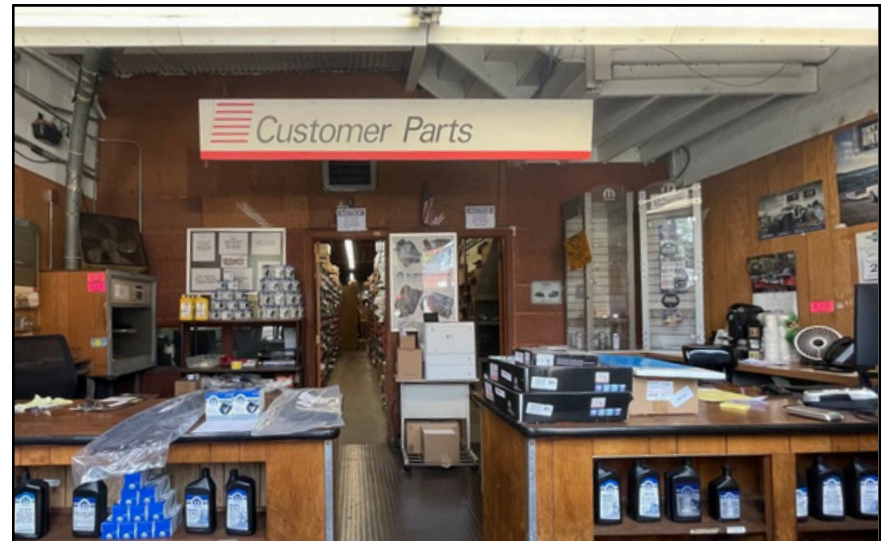
ADDITIONAL PARKING



2,653 SF SHOWROOM



11,360 SF SERVICE CENTER WITH 24' CEILING HEIGHT

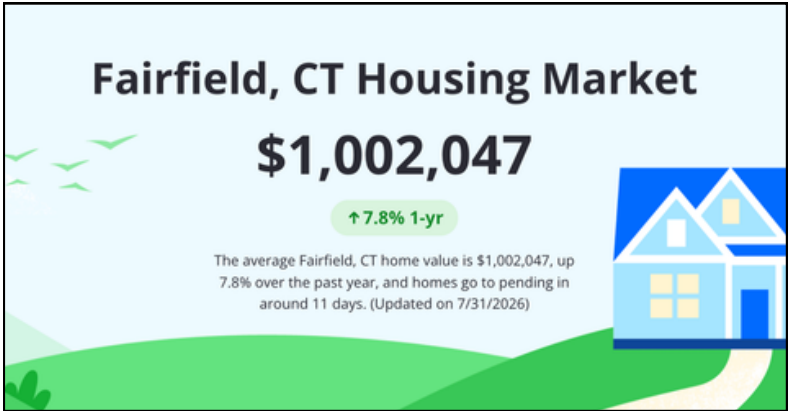


PARTS & SERVICE DESK

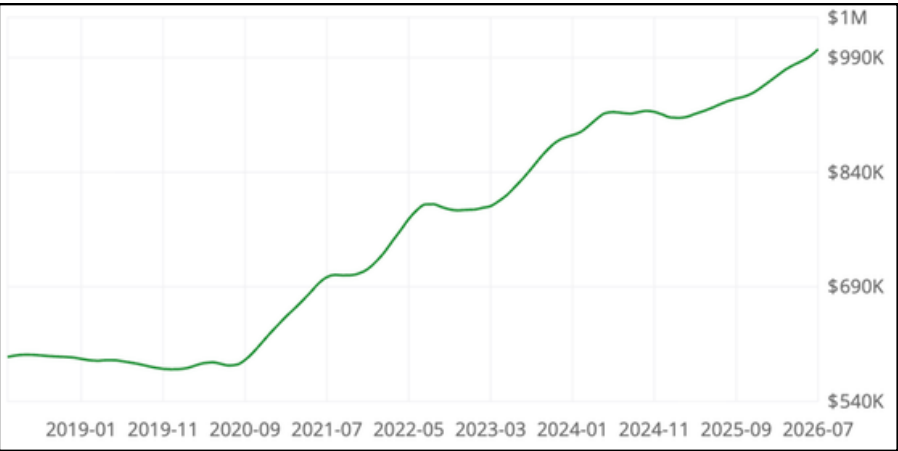
Housing Market Overview

Fairfield, CT

Data Updated: September 2026
Source: www.zillow.com



Zillow Home Value Index



1-YEAR MARKET FORECAST		
Market Metric	Statistics (Fairfield, CT)	Data Date
For Sale Inventory	169	July 31, 2026
New Listings	87	July 31, 2026
Median Sale-to-List Ratio	1.037	June 30, 2026
Median Sale Price	\$957,333	June 30, 2026
Median List Price	\$997,817	July 31, 2026
Percent of Sales Over List Price	63.4%	June 30, 2026
Percent of Sales Under List Price	30.8%	June 30, 2026
Median Days to Pending	11 Days	July 31, 2026

Apartment Rental Market Trends

Fairfield, CT

Data Updated: September 2026

Source: www.apartments.com

Fairfield, CT Rental Market Overview

As of September 2026, the average apartment rent in Fairfield, CT is \$1,934 for a studio, \$2,859 for one bedroom, \$4,364 for two bedrooms, and \$5,509 for three bedrooms.

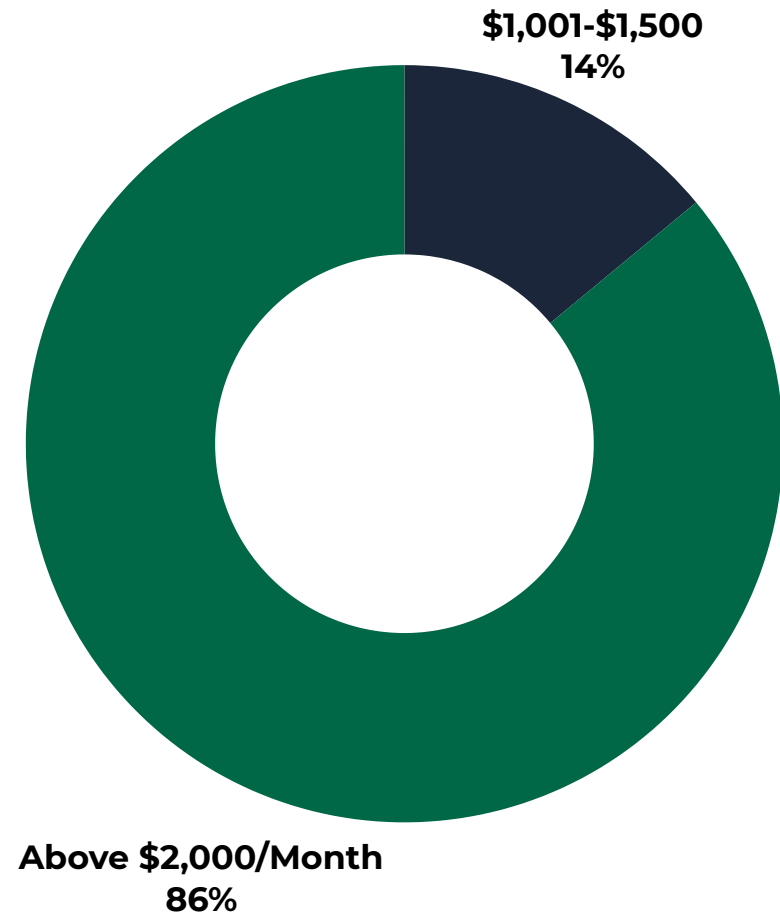
Floor Plan Type	Average Rent	Average Sq Ft
Studio	\$1,934/month	527 SF
One Bedroom	\$2,859/month	797 SF
Two Bedroom	\$4,364/month	1,190 SF
Three Bedroom	\$5,509/month	1,987 SF

Income Needed to Live Comfortably in Fairfield, CT

Because the average rent in Fairfield is \$2,859, renters typically need to earn about \$9,530 per month or \$114,360 per year. The general guideline is to spend no more than 30 percent of monthly income on rent. However, tenants must also consider additional factors, such as monthly bills and other expenses. A rent affordability calculator can help determine an appropriate budget.

Rent Ranges in Fairfield, CT

Most rental prices are above \$2,000 per month.



DEMOGRAPHIC EXECUTIVE SUMMARY

387 Tunxis Hill Road presents a premier mixed-use redevelopment opportunity situated within one of Fairfield's most established commercial corridors. Supported by an affluent demographic profile and a highly professional white-collar workforce, the site offers exceptional flexibility for a vibrant project combining street-level retail or restaurant space with modern residential units above.

METRIC	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Total Population	19,758	146,310	249,075
Daytime Population	17,125	133,535	223,534
Total Households	7,547	53,992	90,642
Average Household Income	\$137,798	\$126,890	\$134,193
Median Household Income	\$89,529	\$78,500	\$83,916

EDUCATION & WORKFORCE



Highly Educated: Approximately **44% of local residents hold a college, graduate, or professional degree.** This well-educated population provides a strong customer base for high-end businesses and commercial projects.



Professional Workforce: The area features a strong **63% white-collar** employment rate, supported by a diverse local economy with a low **4.3% unemployment rate.**



Business Environment: The local community is economically active, with a balanced mix of service-sector (16%) and blue-collar (21%) employment alongside the dominant professional workforce.

HOUSING CHARACTERISTICS



High Homeownership: The immediate area maintains a balanced housing market with a **53.6% owner-occupied rate**, ensuring a consistent and diverse consumer base.



Household Composition: The neighborhood is characterized by stable residency, with **two-person households (31%)** and **one-person households (30%)** making up the majority of the local consumer units.

*Source: ESRI Business Analyst
(Key Metrics Based on 1-Mile Radius)*

Fairfield, CT: A Premier Corporate Ecosystem



A Prime Location

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 New York City Metropolitan area, home to 20.3 million people.



Thriving Business Environment

Fairfield is home to successful enterprises across various industries. One example is the Bigelow Tea Company, America's No. 1 specialty tea company, which has been headquartered in Fairfield since its inception. This diversity contributes to a vibrant economic environment conducive to business prosperity.



Excellent Infrastructure

Fairfield's well-maintained infrastructure is another asset. The property sits less than two miles from the Fairfield Black Rock Train Station and is within 75 miles of four major airports, including Westchester County (HPN), 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, 66% of Fairfield's population holds a bachelor's degree or higher, more than double the national average of 32%.

Elite Demographics & Business Vitality



Quality of Life

Positioned in a highly desirable area, the surrounding community boasts strong purchasing power and a prosperous standard of living. Fairfield enhances this appeal by offering beautiful beaches, top-rated schools, and world-class restaurants.



Supportive Government

Fairfield fosters a business-friendly environment through streamlined registration and incentives like tax abatements and loan programs. Notably, the town is a **2023 CEDAS Gold Certified Community**, recognized for its exceptional economic development practices.



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 ecosystem fosters business development and growth.



Safety and Security

Fairfield has **94% fewer violent crimes** and **23% fewer property crimes** than the national average, providing a safe and secure environment for its residents and visitors.

Source: NeighborhoodScout (8/12/2026)

NEXT STEPS

387 TUNXIS HILL ROAD
FAIRFIELD, CT
06825



VIEW ZONING REGULATIONS



VIEW FIELD CARD



EMAIL BROKER



VIEW
ONLINE LISTING



VIEW TAX BILL



CALL BROKER

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