

143 TUNXIS HILL ROAD
FAIRFIELD, CT
06825



RETAIL BUILDING IN A
NEIGHBORHOOD SHOPPING
DESTINATION
FOR SALE AT \$400,000

Angel Commercial, LLC, acting as the exclusive real estate broker, is pleased to offer a 3,750 SF retail building near Route 1 on 0.12 acres for sale at \$400,000 at **143 Tunxis Hill Road in Fairfield, CT**. In a neighborhood shopping destination next to Andros Diner, the building is designed for two tenants and will be delivered vacant. It includes a canopied entrance, a 1,963 SF retail area, a 1,419 SF unfinished basement, a 336 SF storage shed, and four parking spaces.

This property offers a value-add opportunity suitable for the right developer or owner occupant. Improving the property’s physical condition could boost its market appeal, thus increasing its rental or resale value.

The property’s strategic location just 1.2 miles from I-95 (Exit 24) and 1.6 miles from the Fairfield Metro Train Station, along with its proximity to popular establishments such as TJ Maxx, Stop & Shop, Aldi, and Floor & Décor, enhances its appeal.

FINANCIAL INFORMATION

Sale Price:	\$400,000
Real Estate Taxes:	\$9,140.04 (2024)

THE SITE

Gross Building Size:	3,750 SF
Retail Area SF:	1,963 SF
Land:	0.12 Acres
Zoning:	Designed Commercial District (DCD)
Year Built:	1946
Construction:	Concrete / Cinderblock
Stories:	One
Tenancy:	Two

FEATURES

Traffic Count:	9,592 Average Daily Volume (Tunxis Hill Road @ Villa Avenue)
Parking:	4 Spaces
Amenities:	336 SF Storage Shed

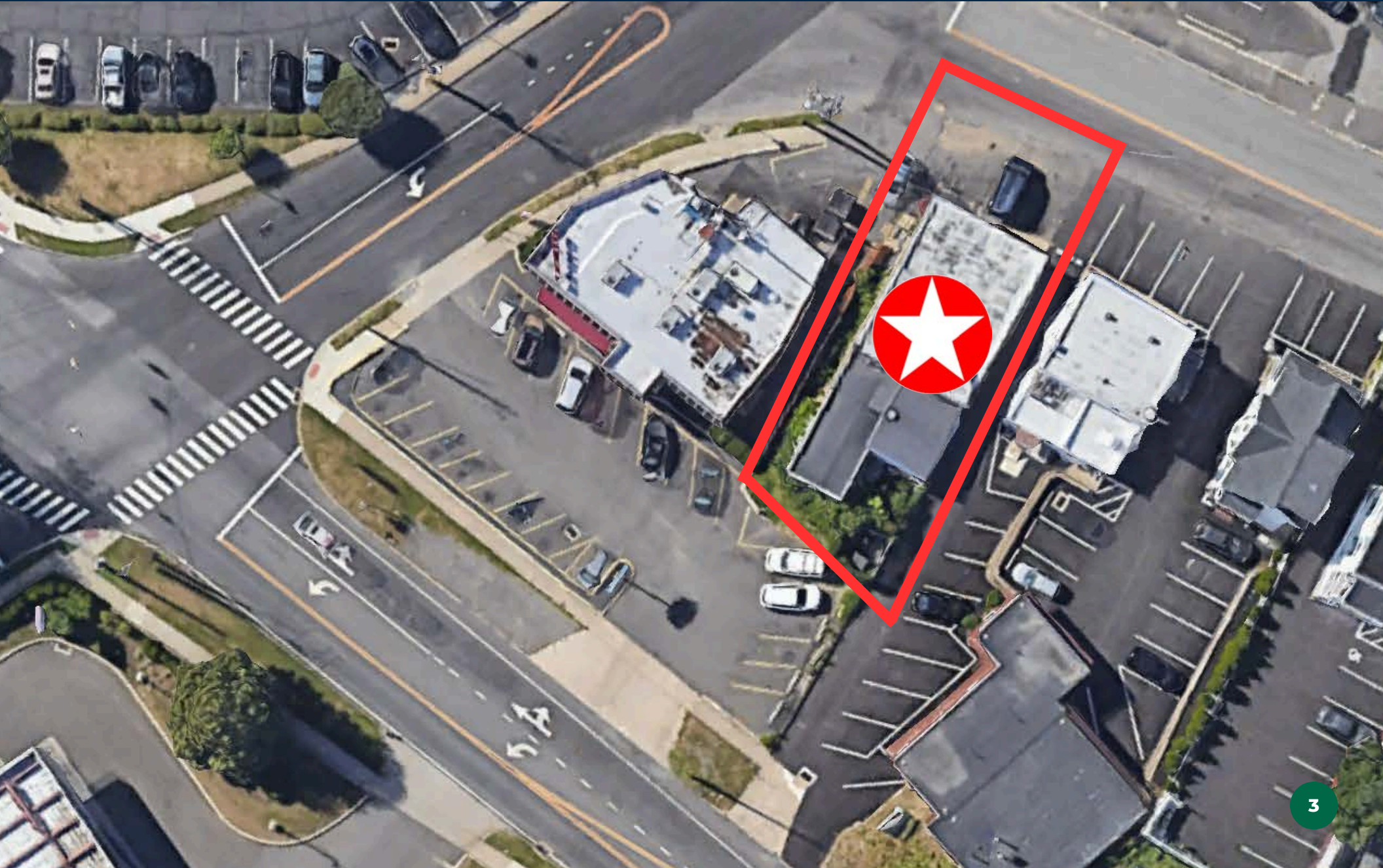
UTILITIES

Water/Sewer:	City/City
Heating:	Gas

DEMOGRAPHICS	ONE MILE	THREE MILES
Population:	49.8k	198k
Median HH Income:	\$65.9k	\$66.9k

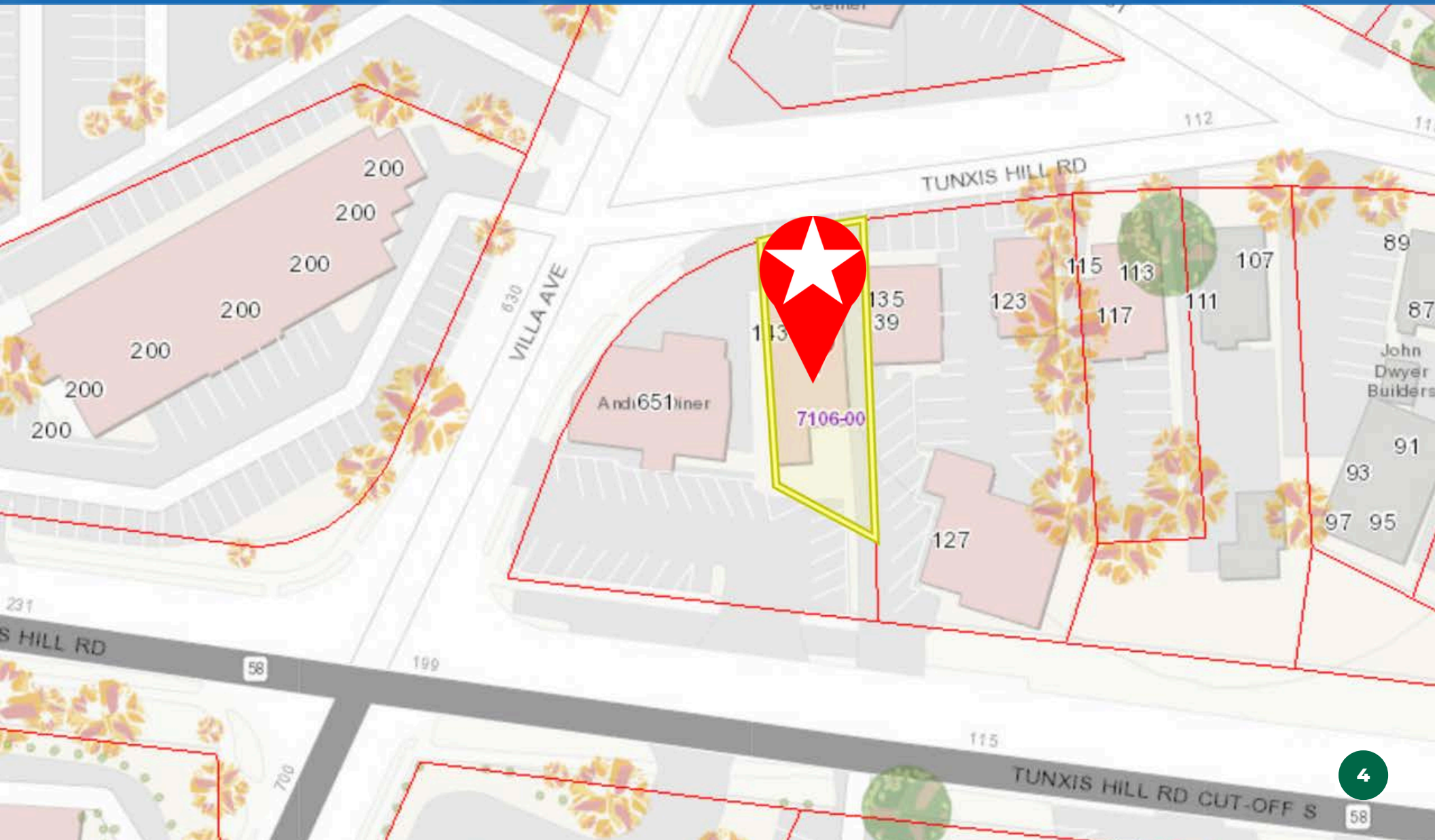
AERIAL MAP

143 TUNXIS HILL ROAD
FAIRFIELD, CT
06825



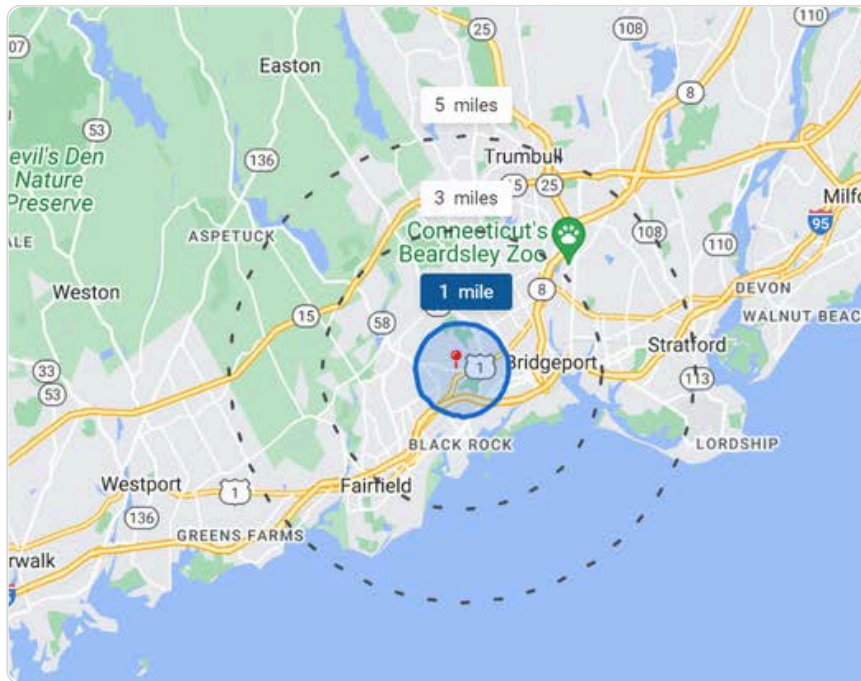
PARCEL MAP

3,750 SF
0.12 ACRES



DEMOGRAPHICS

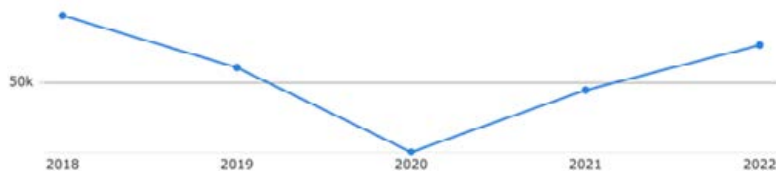
ONE MILE



Population

50.7k

↑ 1% Compared to 49.8k in 2021
↓ -1% Compared to 51.2k in 2019



Household Income

\$68.9k
Median Income

\$74.3k
2028 Estimate

↑ 8%
Growth Rate

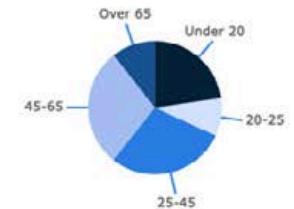


Age Demographics

37
Median Age

37
2028 Estimate

↓ -2%
Growth Rate



Number of Employees

41.2k

Top Employment Categories



Housing Occupancy Ratio

14:1

14:1 predicted by 2028

Occupied
Vacant

Renter to Homeowner Ratio

1:1

1:1 predicted by 2028

Renters
Homeowner

NEXT STEPS

143 TUNXIS HILL ROAD
FAIRFIELD, CT
06825



REVIEW ZONING
REGULATIONS



VIEW ONLINE
LISTING



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.