

575-585 Villa Avenue FAIRFIELD, CT 06825



Retail Store and Office Space for Lease in Tunxis Hill Neighborhood & Shopping Area Starting at \$3,500/Month Gross + Electric

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a 1,400 SF retail store and a 1,700 SF mirrored studio/office space at **575-585 Villa Avenue in Fairfield, CT**. Both units are in a 6,344 SF centrally air-conditioned two-story commercial building with 29 shared parking spaces at the four-way intersection of Tunxis Hill Road and Villa Avenue.

- The 1,400 SF retail store on the first floor features an open office area, a full basement area, and a restroom. The lease rate for this space is \$3,500/Month Gross + Electric.
- The 1,700 SF bright mirrored studio/office space on the top floor features a large mirrored studio, reception room, two private offices, and a restroom. There are hardwood floors throughout, making it ideal for a yoga studio. The lease rate for this space is \$3,600/Month Gross + Electric.

75-585 Villa Avenue is easily accessible and conveniently located one mile from I-95 (Exit 24), one mile from Black Rock Turnpike, 3.3 miles from Route 15 (Merritt Parkway), and 1.5 miles from the Fairfield Metro Train Station. In the Tunxis Hill residential neighborhood of Fairfield, the property is near Floor & Décor, Aldi's Supermarket, Dunkin', Stop & Shop with Starbucks, Walgreens, CVS, a U. S. Post Office, TJ Maxx, Andros Diner, Mancuso's Restaurant, McDonald's, and Frank Pepe Pizzeria.

For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

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.

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Financial Information

Lease Rate:	First Floor: \$3,500/Month Gross + Electric
	Second Floor: \$3,600/Month Gross + Electric

The Site

Space Available:	First Floor: 1,400 SF Second Floor: 1,700 SF
Total Building Size:	6,344 SF
Land:	0.32 Acres
Zoning:	Designed Commercial District (DCD)
Year Built:	1984
Construction:	Brick/Masonry
Stories:	Two
Floor:	First & Second
Tenancy:	Multiple

Features

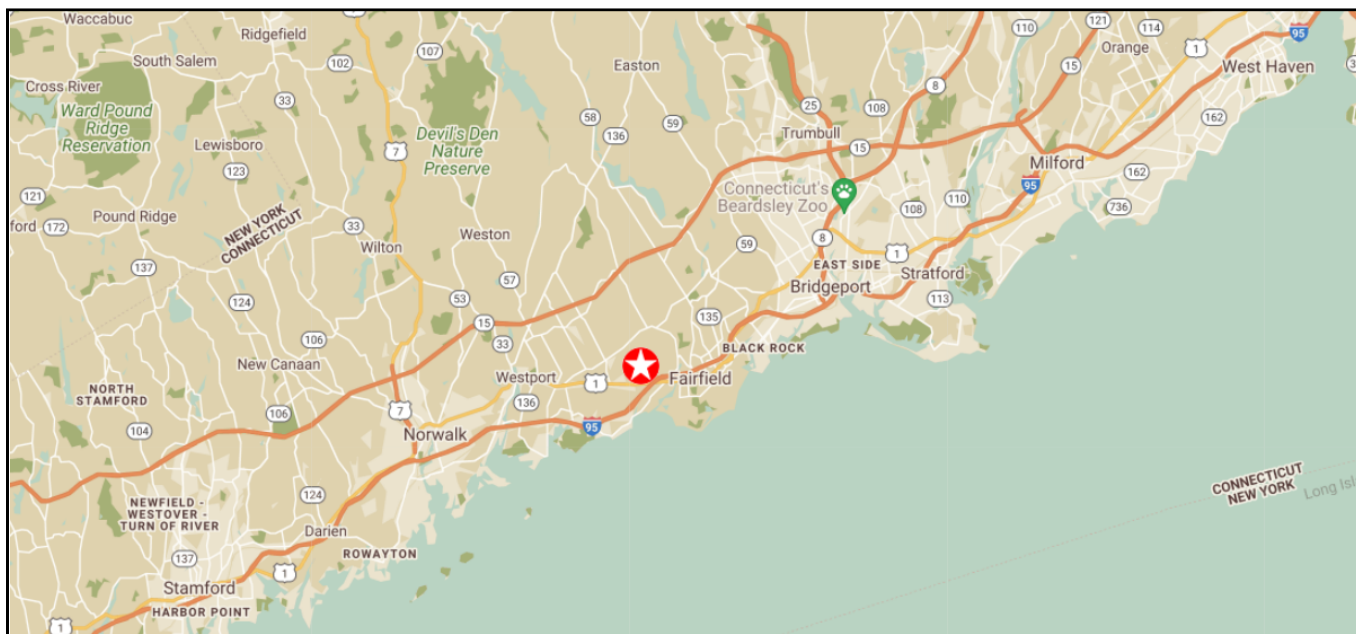
Traffic Count:	10,263 Average Daily Volume
Parking:	29 Shared Spaces
Amenities:	Skylights

Utilities

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

Demographics

	3 Miles	5 Miles
Population:	149,860	247,693
Median HH Income:	\$57,130	\$61,464

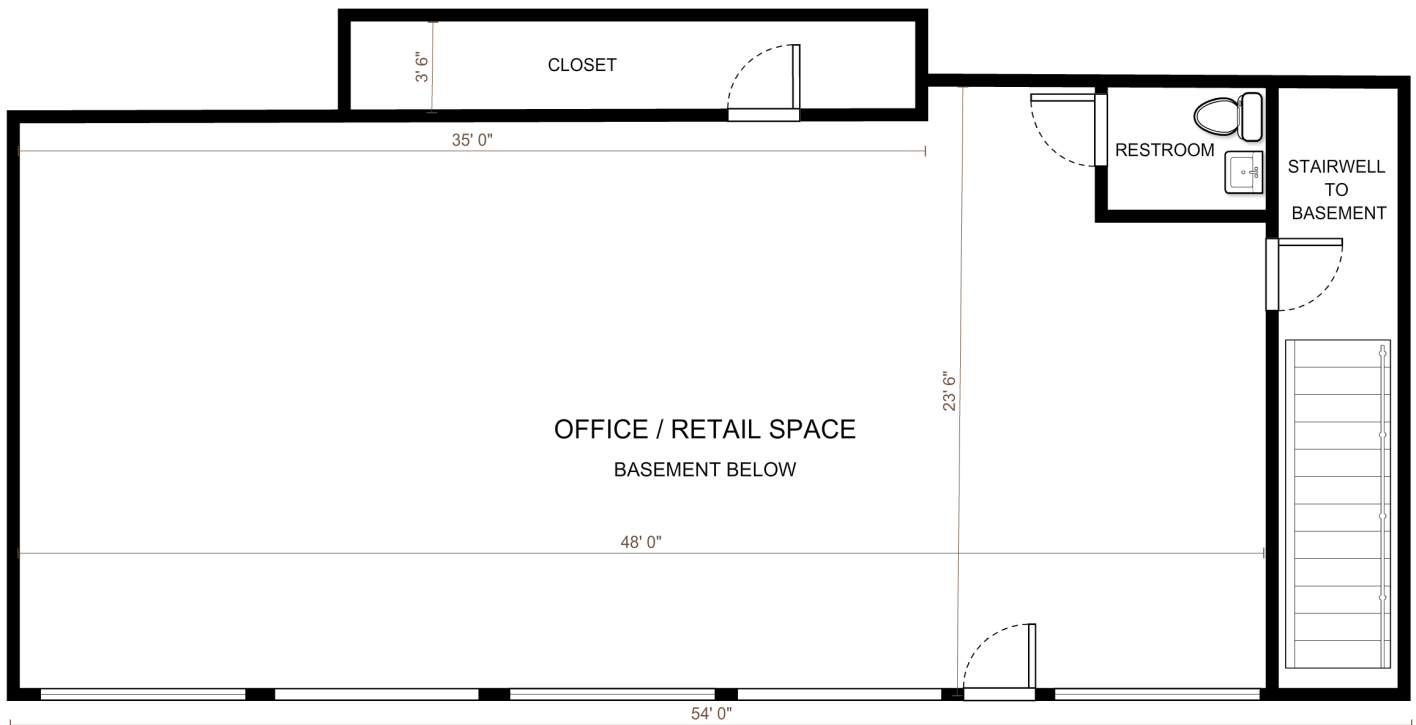


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FLOOR PLAN - FIRST FLOOR NOT TO SCALE



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