

575-585 Villa Avenue

FAIRFIELD, CT 06825



BROKER:

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ANGEL 
COMMERCIAL, L.L.C.



**Retail Store & Office Space for Lease in
Tunxis Hill Neighborhood & Shopping Area**

1,400 SF & 1,700 SF

LEASE RATE

Starting at \$3,500/Month Gross + Electric

Retail Store & Office Space for Lease in Tunxis Hill Neighborhood & Shopping Area

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.

575-585 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.

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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
Building Size:	6,344 SF
Land:	0.32 Acres
Zoning:	Designed Commercial District (DCD)
Construction:	Brick/Masonry
Year Built:	1984
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
Heat:	Gas
A/C:	Central Air Conditioning

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

Aerial View

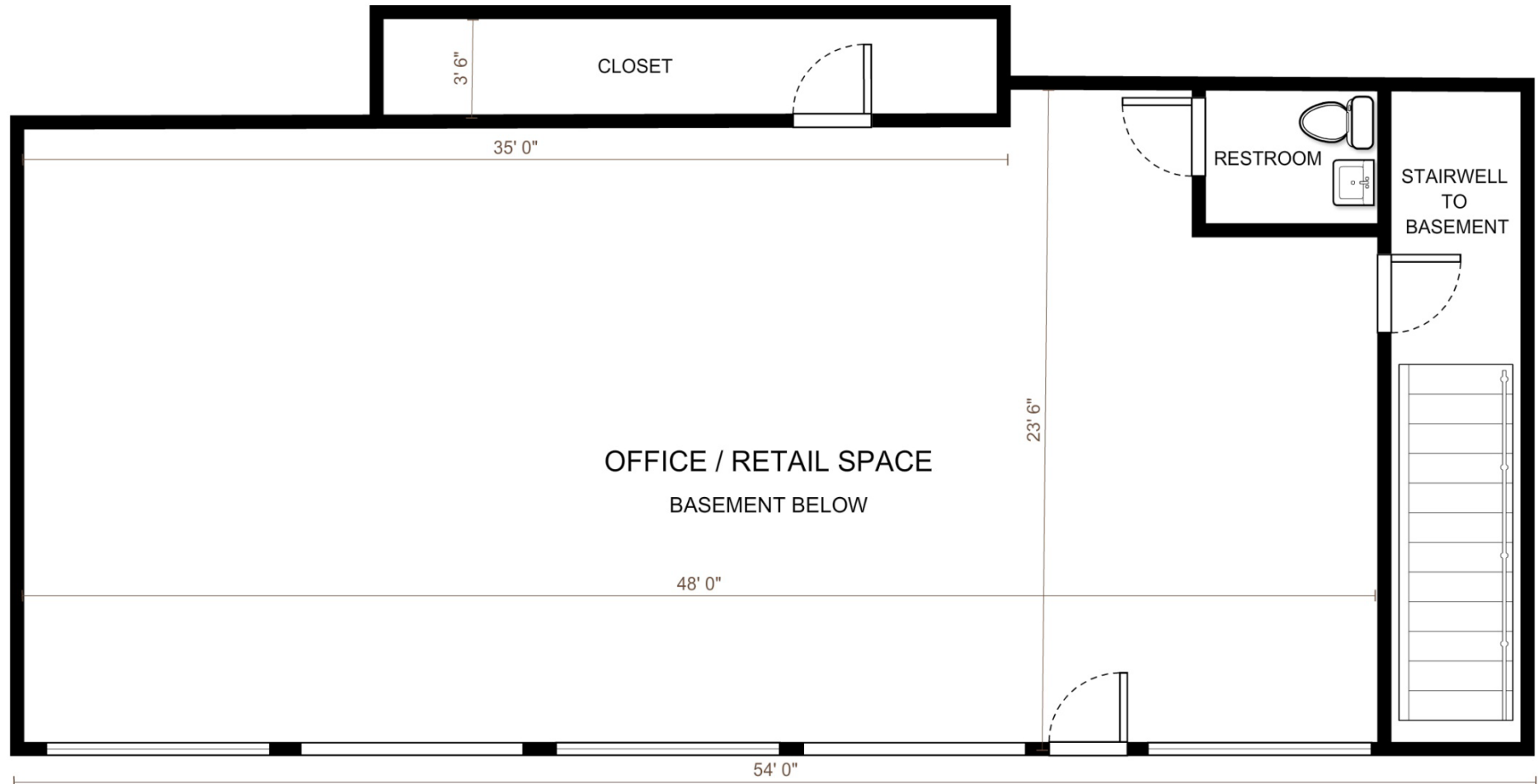
575-585 VILLA AVENUE
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Floor Plan: 1,400 SF

NOT TO SCALE

575-585 VILLA AVENUE
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Floor Plan: 1,700 SF

NOT TO SCALE

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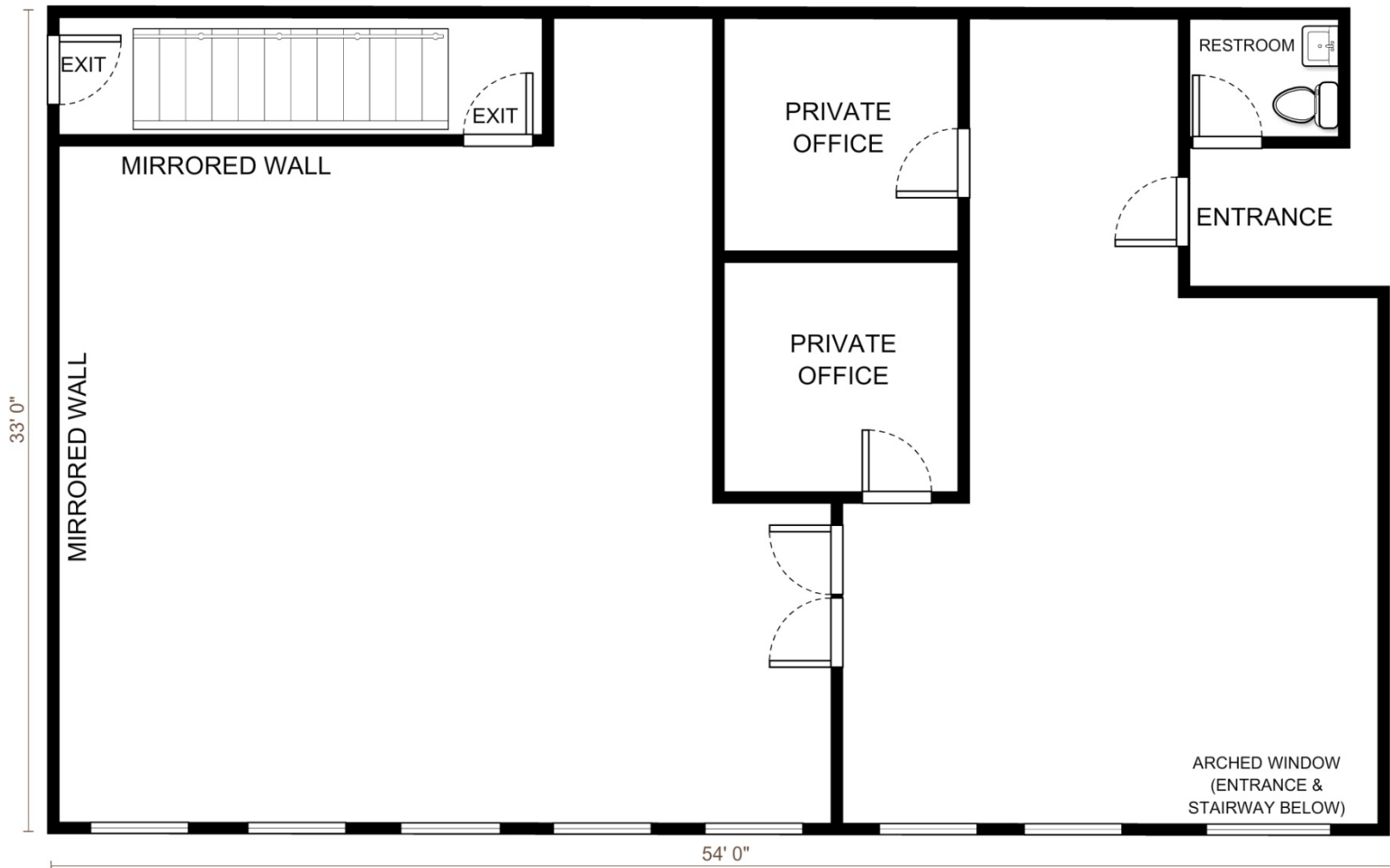


Photo Gallery

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First Floor Space: 1,400 SF

Photo Gallery

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First Floor Space with Private Restroom & Full Basement

Photo Gallery

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Second Floor Space: 1,700 SF with Hardwood Floors

Photo Gallery

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Second Floor Space: Mirrored Space with Skylights

Photo Gallery

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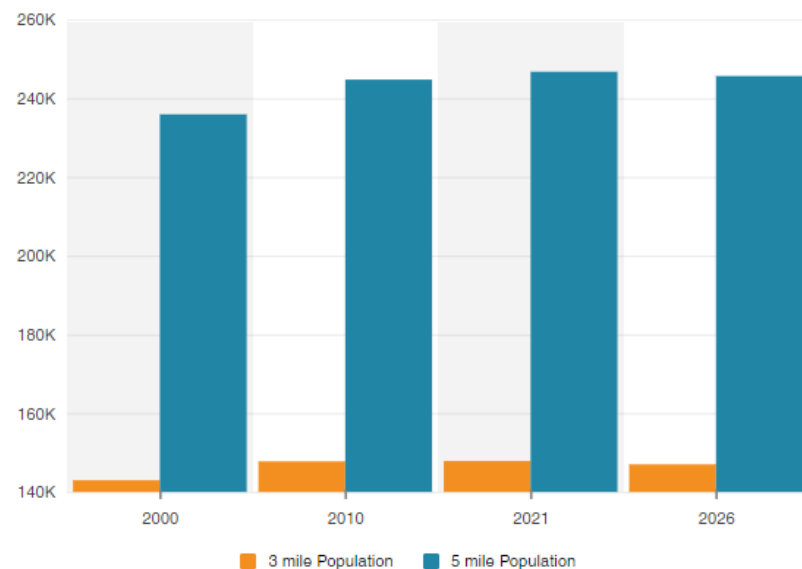


Second Floor Space: Reception Room

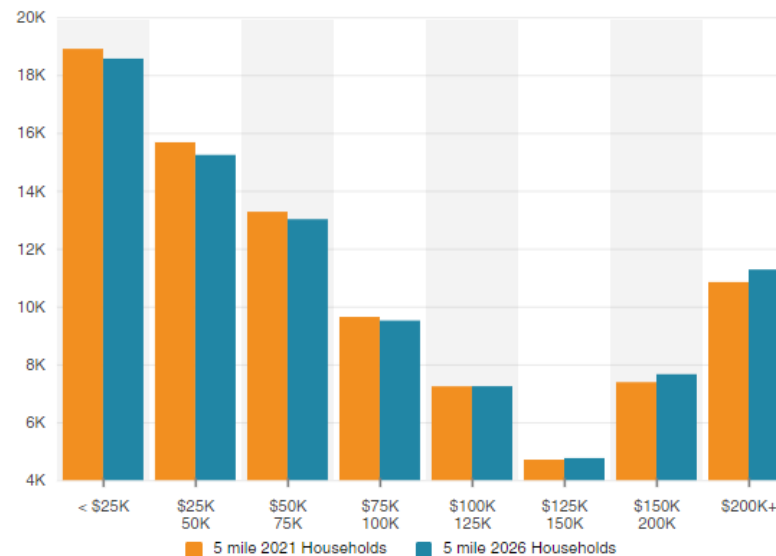
Demographics

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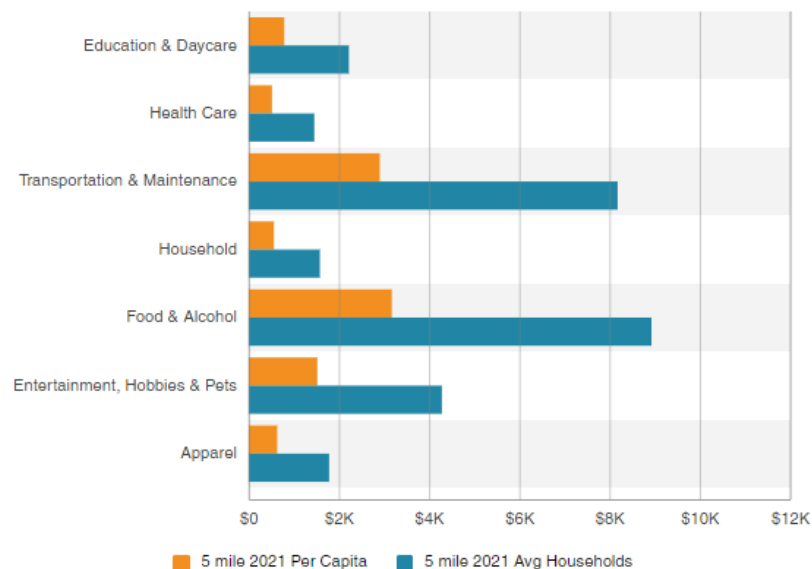
Population



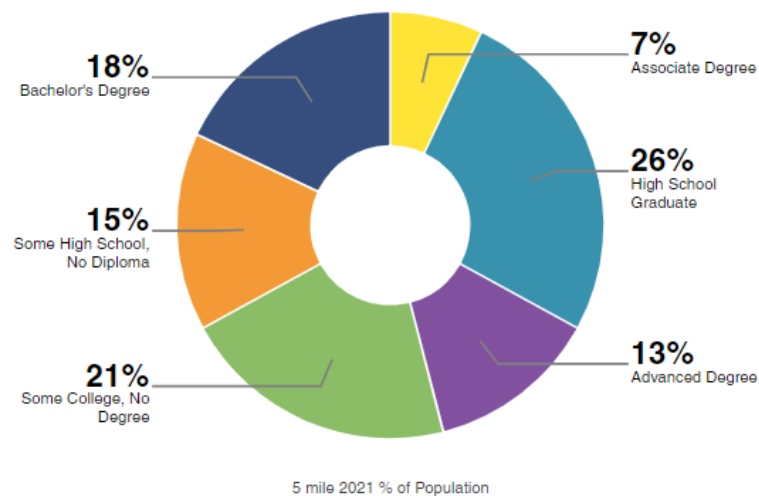
Household Income



Per Capita & Avg Household Spending



Educational Attainment





Conveniently Located

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Next Steps...

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

[Call to Schedule a Tour](#)

[Email to Schedule a Tour](#)

CONTACT: Jon Angel, President
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