

226 KINGS HIGHWAY EAST FAIRFIELD, CT 06825



Retail Store in a Prime High Traffic Location & a Busy Neighborhood Shopping Destination for Lease at \$25/SF NNN

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a retail store located at **226 Kings Highway East in Fairfield, CT**, for lease at \$25/SF NNN. The property is in a prime high traffic location and a busy neighborhood shopping destination on a triangular corner lot with frontage on two streets (Route 1 & Villa Avenue) and two curb cuts. It has excellent visibility and is easily accessible. 4,115 SF of retail space is available for rent on the first floor. The space features central air-conditioning, a private restroom, and 47 shared parking spaces. There is an additional 930 SF of space in the unfinished basement, which has a utility sink and a second egress from the exterior of the building via an overhead door.

The building is across the street from Super Stop & Shop and Starbucks, and near the new Floor & Décor and Aldi Supermarket, Walgreens, Meineke Car Care Center, Nutmeg Bowl, and Chaves Bakery & Deli.

226 Kings Highway East in Fairfield, CT, is 1.2 miles from I-95 (Exit 24), and 2 miles to the Route 8 Connector to Route 25 and the Merritt Parkway.

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:	\$25/SF NNN
2023 CAM Charges & Real Estate Taxes:	\$26,899 (\$6.54/SF)

The Site

Space Available:	4,115 SF
Total Building Size:	8,207 SF
Land:	0.63 Acres
Zoning:	Designed Commercial District (DCD)
Year Built:	1938
Construction:	Brick/Masonry
Stories:	Two
Tenancy:	Multiple
Floor:	First

Features

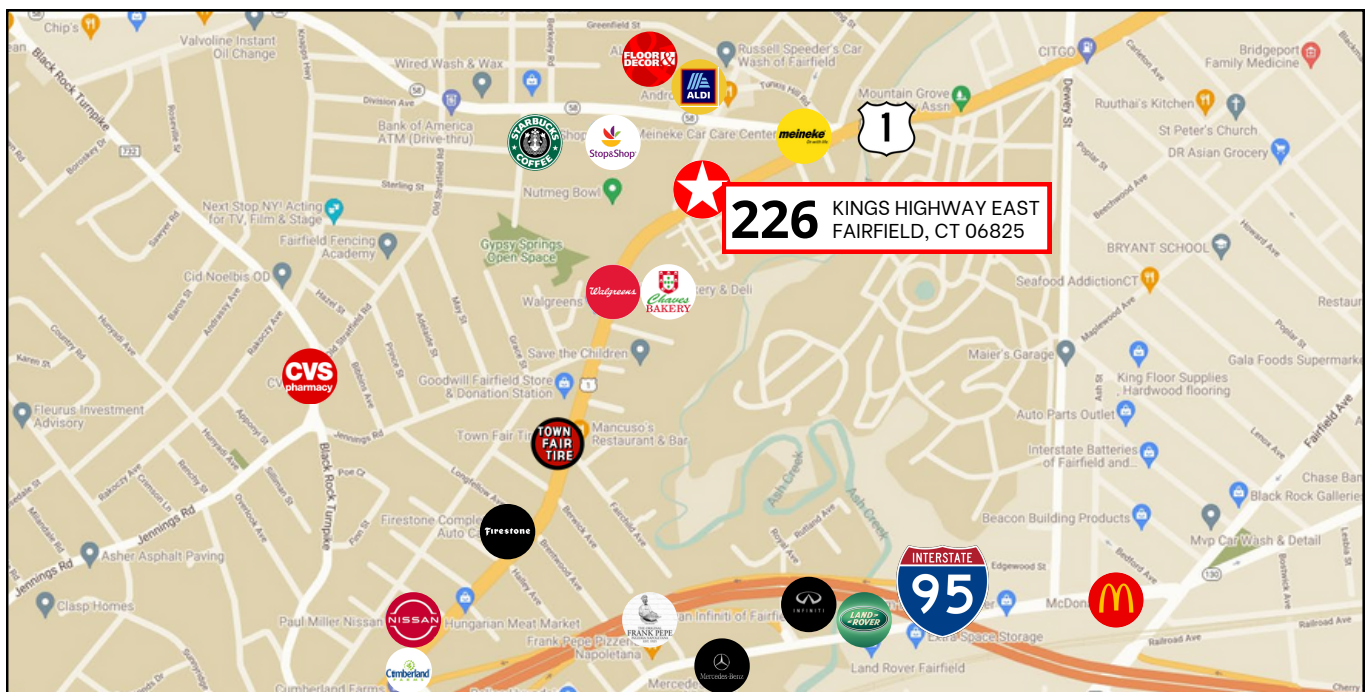
Traffic Count:	10,263 Average Daily Volume
Parking:	47 Spaces in Common

Utilities

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

Demographics

	Three Miles	Five Miles
Population:	147k	250k
Median HH Income:	\$63k	\$68.5



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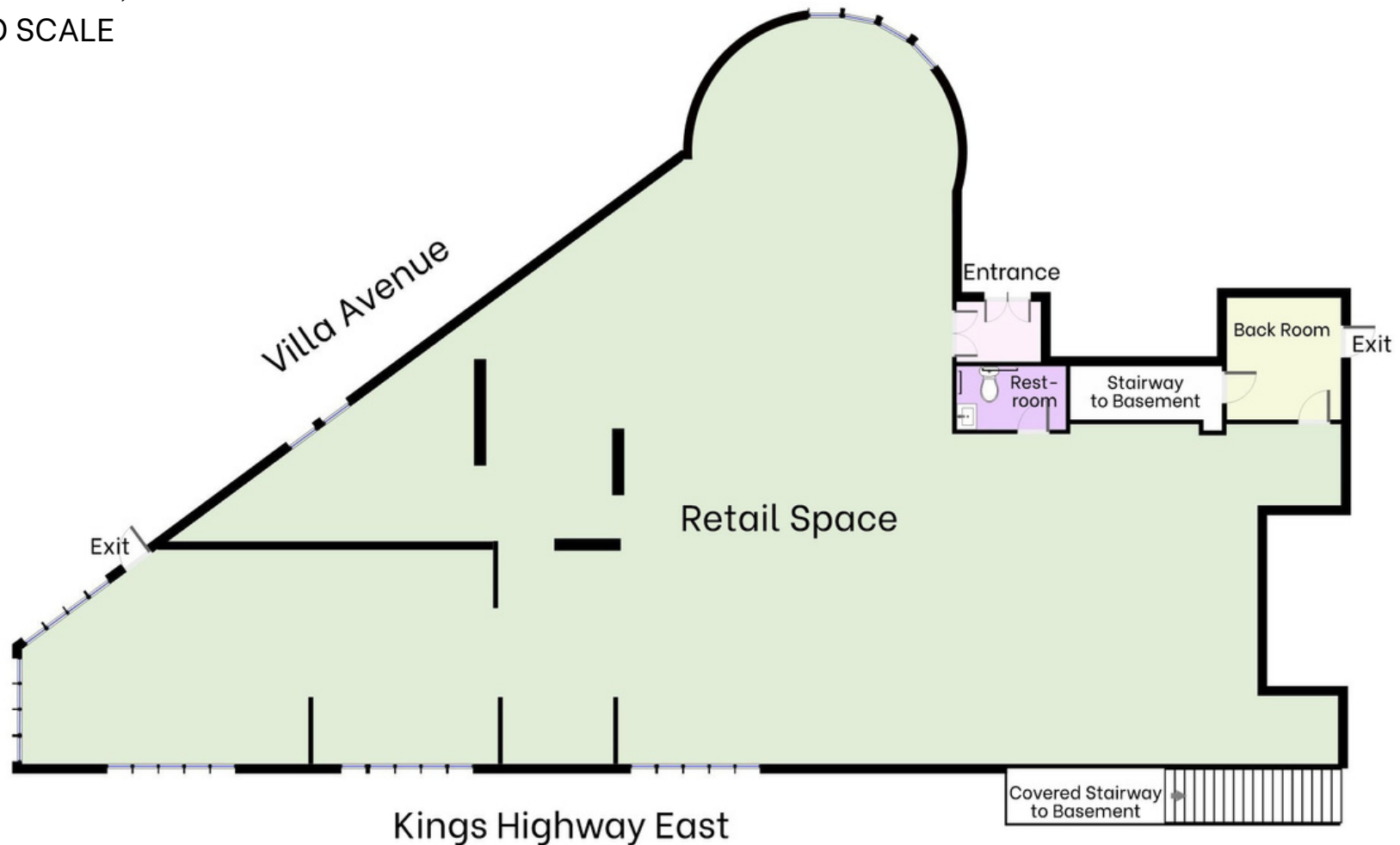
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BROKER

Jon Angel, President
jangel@angelcommercial.com
(203)335-6600, Ext. 21

FLOOR PLAN

FIRST FLOOR: 4,115 SF
NOT TO SCALE



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ANGEL 
COMMERCIAL, LLC

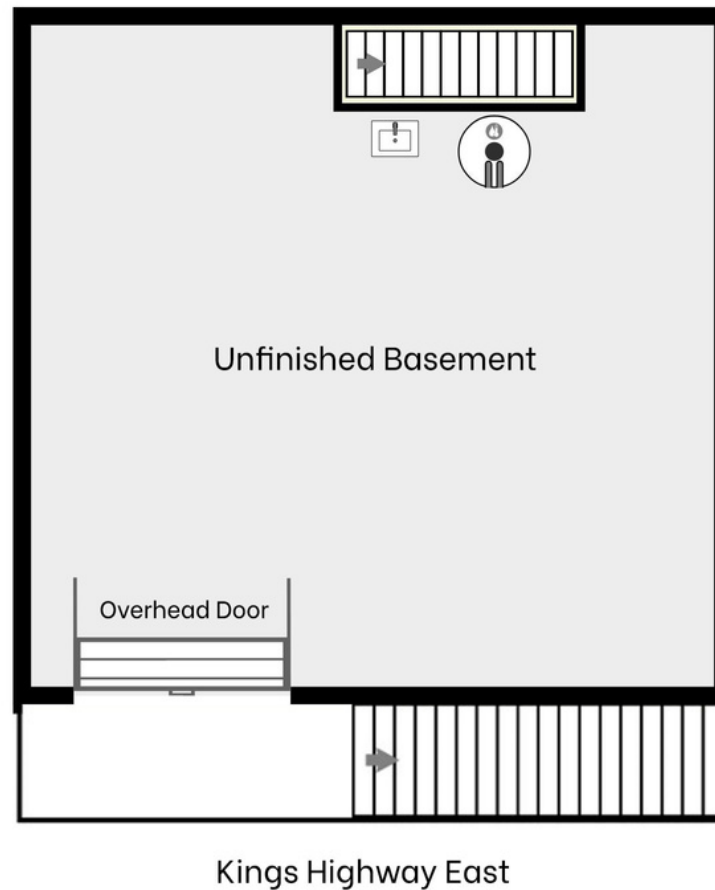
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BROKER

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FLOOR PLAN

BASEMENT: 930 SF
NOT TO SCALE



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