

Retail Store for Lease

226 KINGS HIGHWAY EAST
FAIRFIELD, CT 06825



BROKER:
Jon Angel, President
203.335.6600 | jangel@angelcommercial.com

ANGEL 
COMMERCIAL, LLC

226 KINGS HIGHWAY EAST
FAIRFIELD, CT 06825

**Retail Store
in a Prime
High Traffic Location
&
a Busy Neighborhood
Shopping Destination
for Lease**

4,115 SF

LEASE RATE
\$25/SF NNN



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.

226

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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

Aerial View

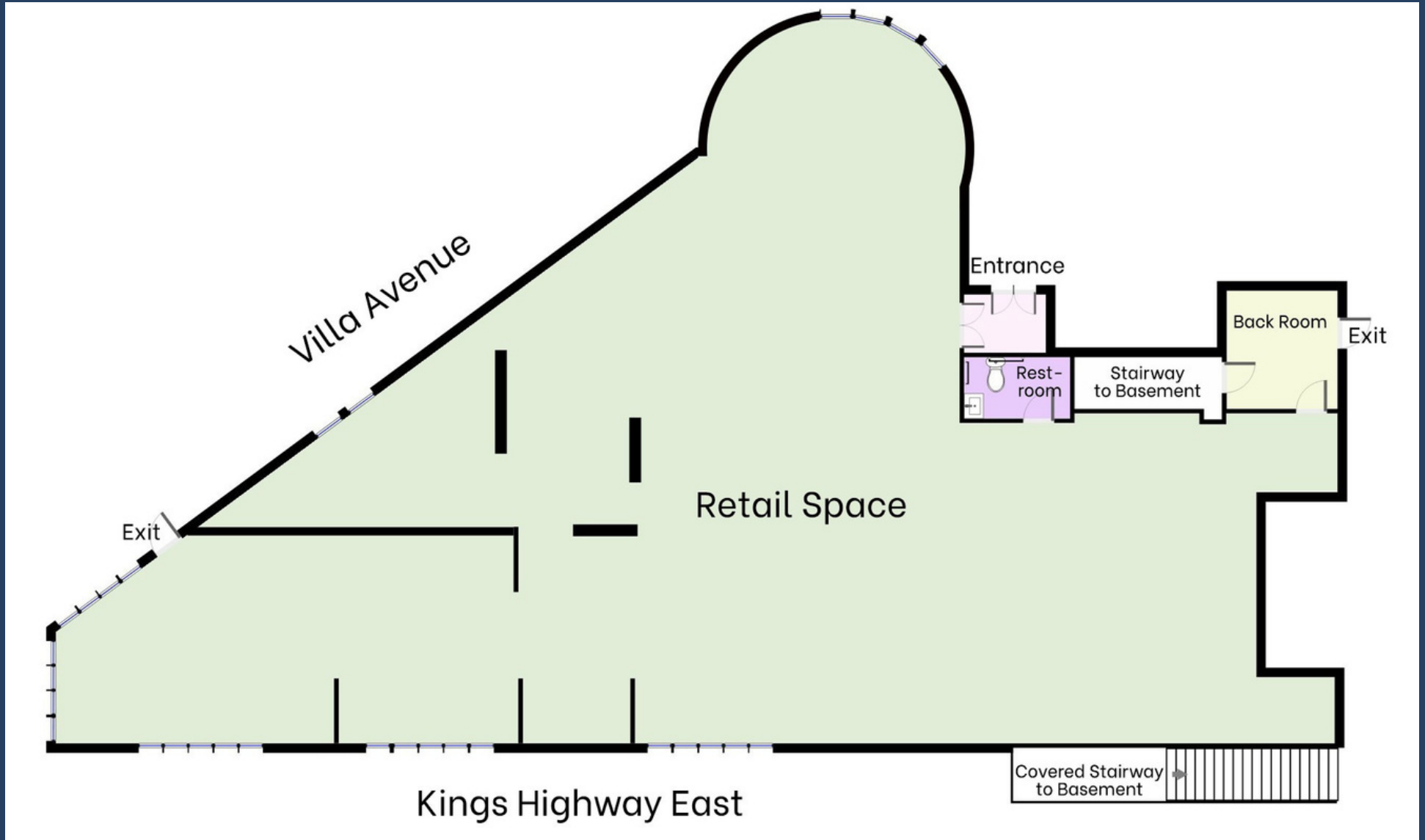
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Floor Plan: 4,115 SF

NOT TO SCALE

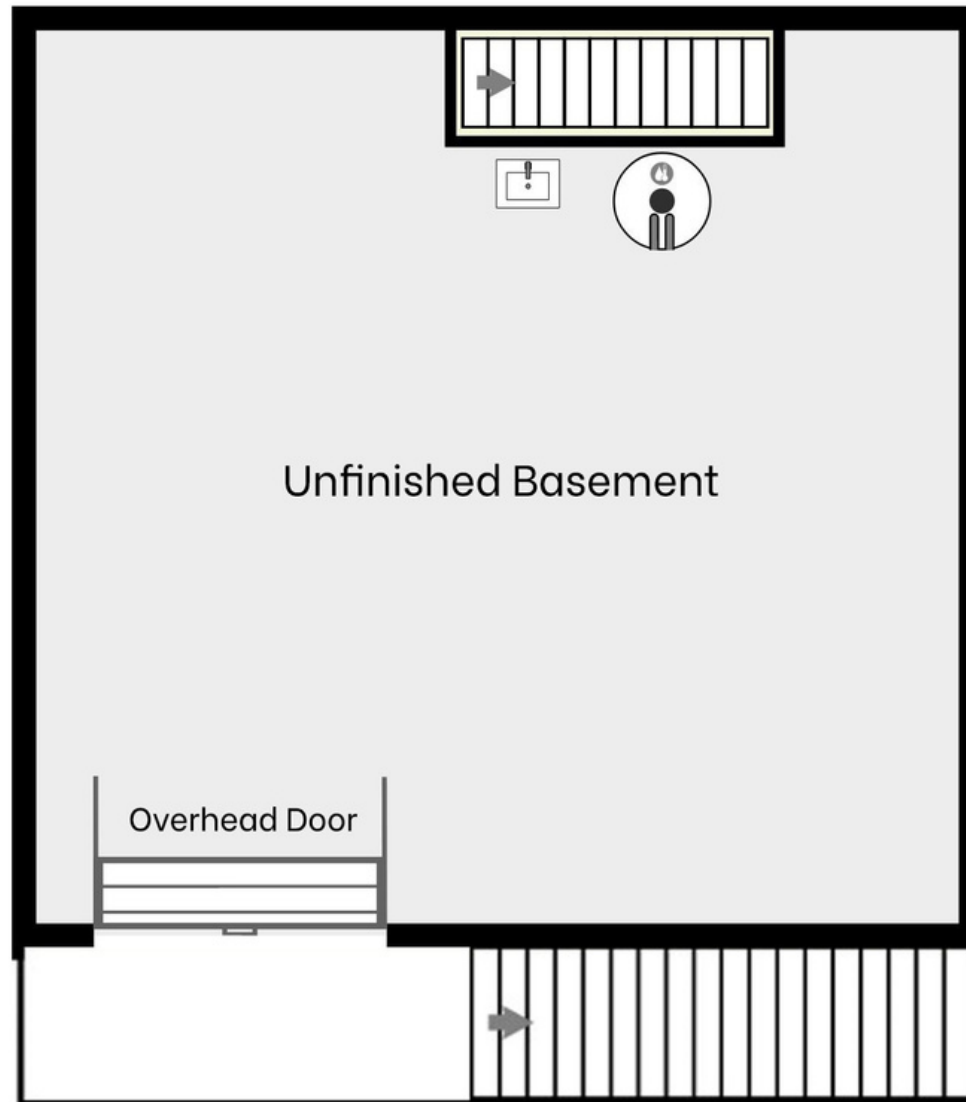
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Floor Plan: Basement – 930 SF

NOT TO SCALE

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Kings Highway East



Entrance & Retail Counter



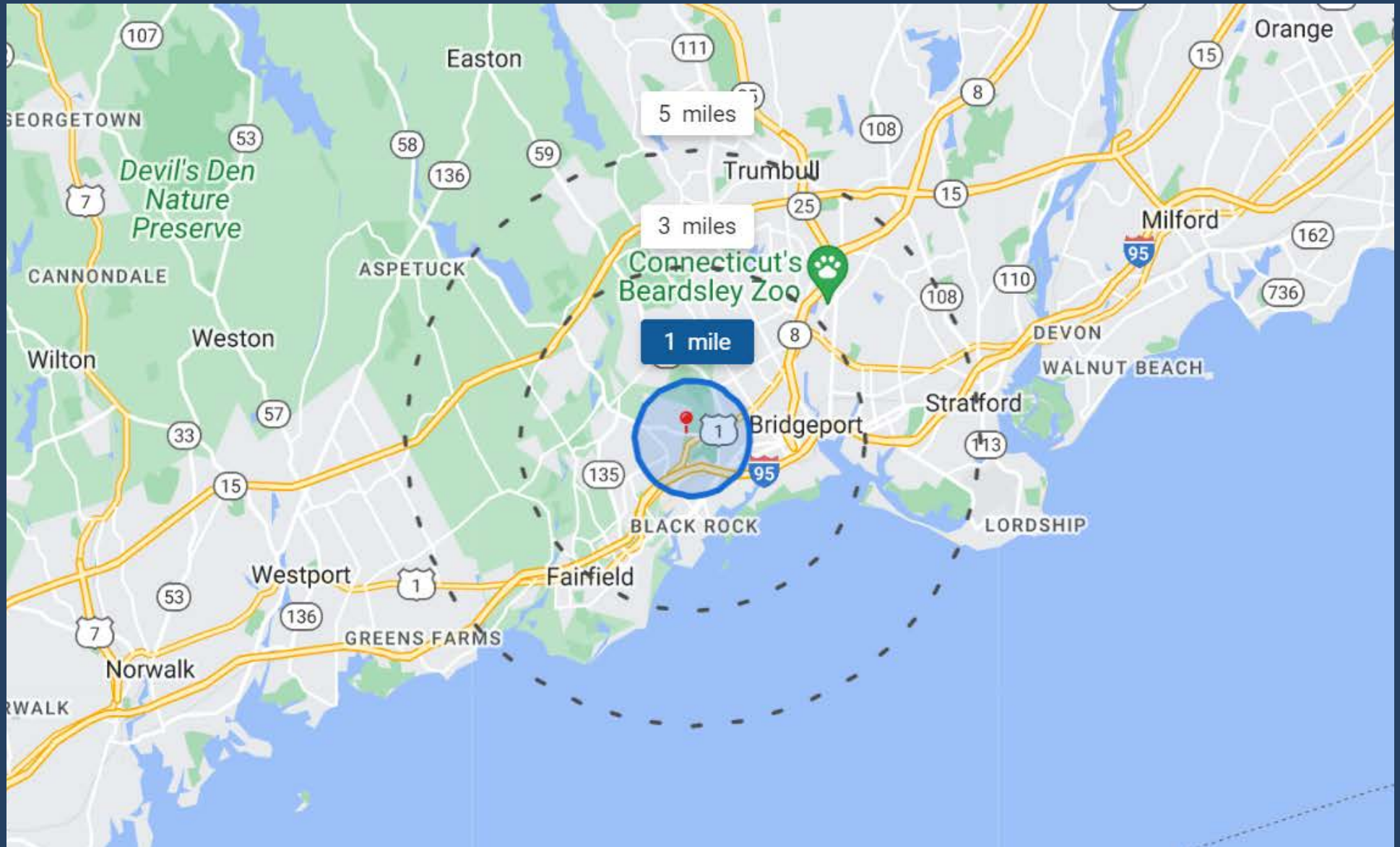
Retail Counter & Open Space



Retail Space & Emergency Exit

Demographic Map

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Demographics: Three Miles

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Population

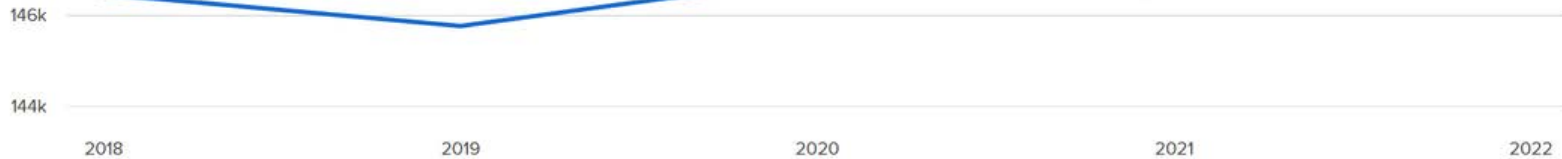
147k

0%

Compared to 146k in 2021

0%

Compared to 146k in 2018



Household Income

\$63k

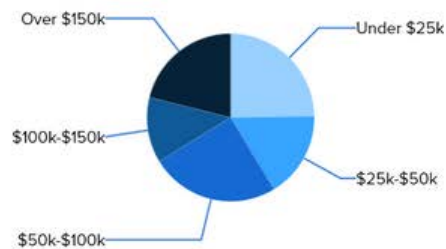
Median Income

\$71.3k

2026 Estimate

↑ 3%

Growth Rate



Age Demographics

35

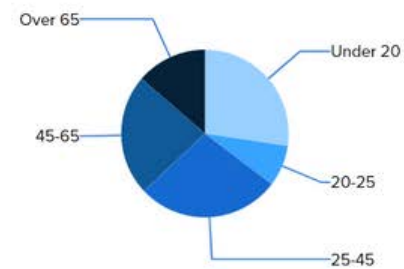
Median Age

36

2026 Estimate

↑ 3%

Growth Rate



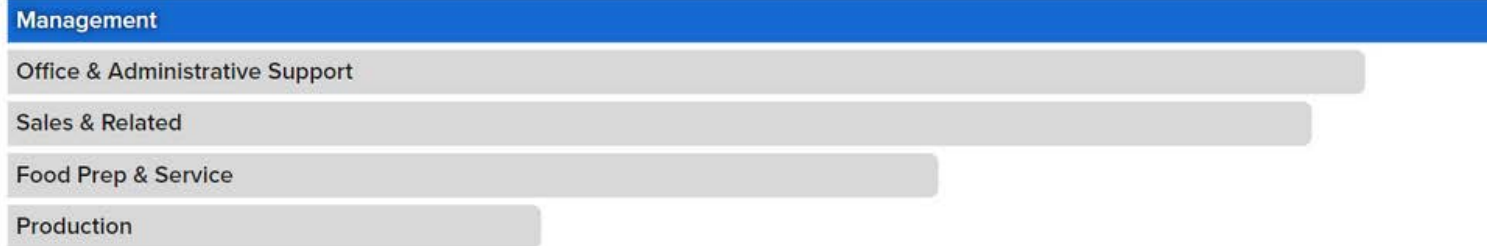
Demographics: Three Miles

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Number of Employees

61.6k

Top 5 Employment Categories



Housing Occupancy Ratio

13:1

12:1 predicted by 2026

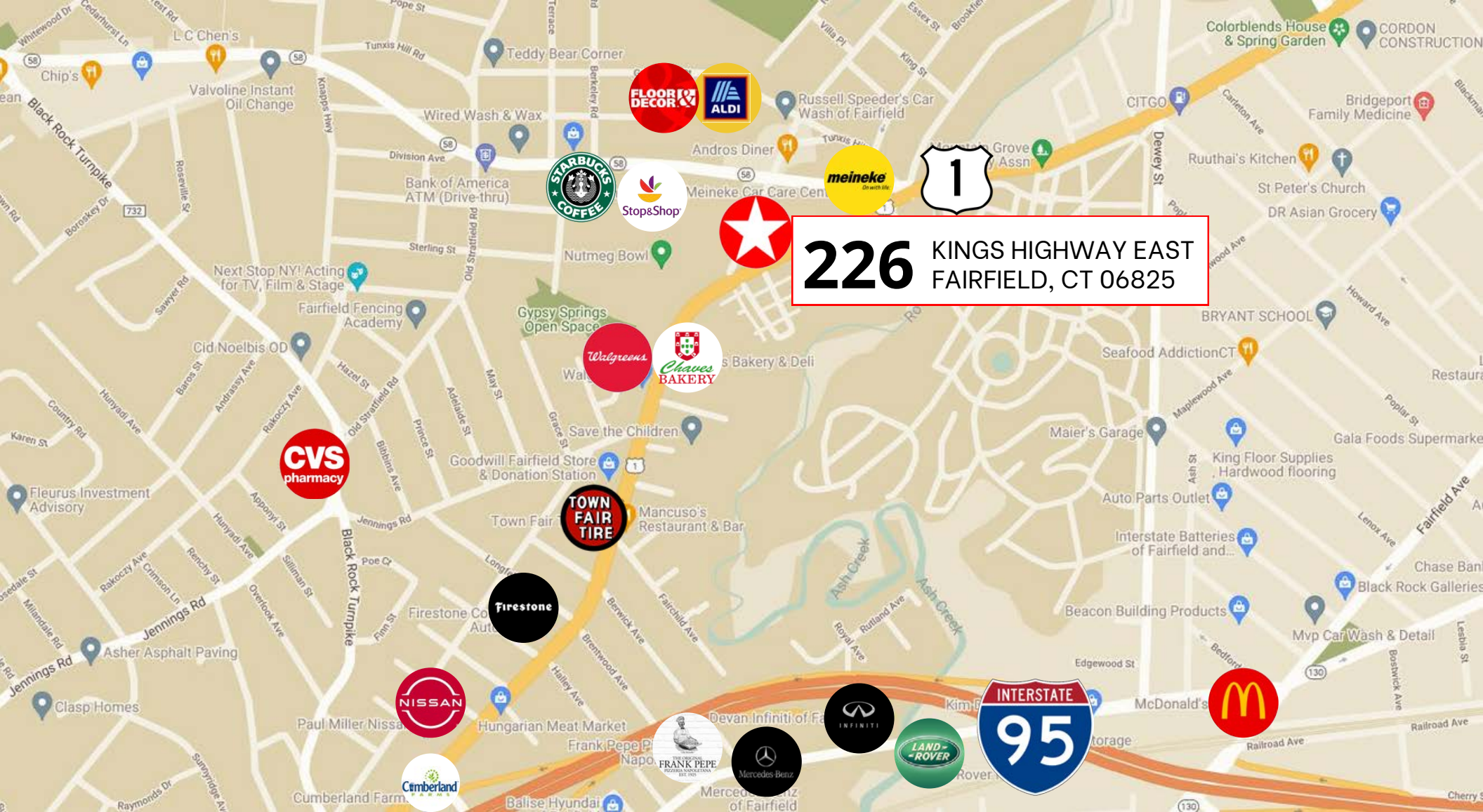


Renter to Homeowner Ratio

1:1

1:1 predicted by 2026





Conveniently Located

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. The property 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.

Next Steps...

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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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