

PRICE REDUCTION

360

TUNXIS HILL ROAD
FAIRFIELD, CT
06825



ANGEL 
COMMERCIAL, LLC

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

2425 Post Road, Suite 303
Southport, CT 06890
angelcommercial.com

BROKER

Jon Angel, President
jangel@angelcommercial.com
203.335.6600 Ext. 21

\$500,000 PRICE REDUCTION:
Prime Redevelopment
Opportunity
on Route 58
for Sale Now at \$3,100,000



Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is offering **360 Tunxis Hill Road in Fairfield, CT**, for sale at a reduced price of **\$3,100,000, representing a \$500,000 price reduction.**

Situated in a prime, high-visibility location along Route 58 (Tunxis Hill Road), this **20,273 SF building** sits on **0.853 acres** and offers excellent exposure with **253 feet of frontage**, two curb cuts, pole signage, and a convenient side entrance via Berkeley Road leading directly to the upper-level garage.

Redevelopment Potential:

Located in **Fairfield's Designed Commercial District** with a portion of the parking lot overlapping a **Residential B Zone**, the property presents **strong redevelopment potential for a variety of uses**. Subject to Fairfield Planning & Zoning approval, a developer could pursue a vibrant mixed-use project with street-level retail or restaurant space and residential or office units above. This site could also be developed for professional or medical office use.

The building is equipped with a wet sprinkler system and designed for functionality and flexibility, supporting a wide range of potential users.

- **Three-Story Section (10,245 SF):**

- The first floor boasts a bright, open showroom with soaring ceilings and expansive window walls that flood the space with natural light.
- The upper levels provide **6,800+ SF of versatile office space** with open layouts and private offices, supported by a dedicated entrance, elevator access, and flexible configurations for single or multi-tenant use.

- **One-Story Section (10,028 SF):**

- The one-story section features a drive-in door and **13 covered parking spaces**, offering convenience and functionality for a range of users.

With **120 total parking spaces**, the property providing abundant on-site parking for tenants and visitors.

Strategically positioned, 360 Tunxis Hill Road is just **1.2 miles from I-95, 1.6 miles from the Fairfield Metro Black Rock Train Station**, and steps from a Greater Bridgeport Transit bus stop. Prominent neighboring retailers include TJ Maxx, Stop & Shop, Aldi, and Floor & Décor, ensuring strong consumer traffic and visibility.

This is a rare opportunity to acquire a versatile commercial property in Fairfield at a significantly reduced price.

PROPERTY DETAILS & PARCEL MAP

FINANCIAL INFORMATION

Sale Price: **\$3,100,000**

Real Estate Taxes: \$43,232.76 (2026)

THE SITE

Rentable SF: 10,245 SF

Garage SF: 10,028 SF

Total Building Size: 20,273 SF

Occupancy: 0%

Land: 0.853 Acres

Zoning: Designed Commercial District (DCD) & Residential B Zone

Year Built: 1984

Construction: Brick/Masonry

Stories: Three

Tenancy: Multiple

FEATURES

Traffic Count: 8,600 Average Daily Volume

Parking: 120 (13 Covered)

Loading: Two Drive-in Doors

Amenities: Wash Bay, 3 Restrooms, Handicap Accessible, Elevator, Wet Sprinkler System, Pole Signage

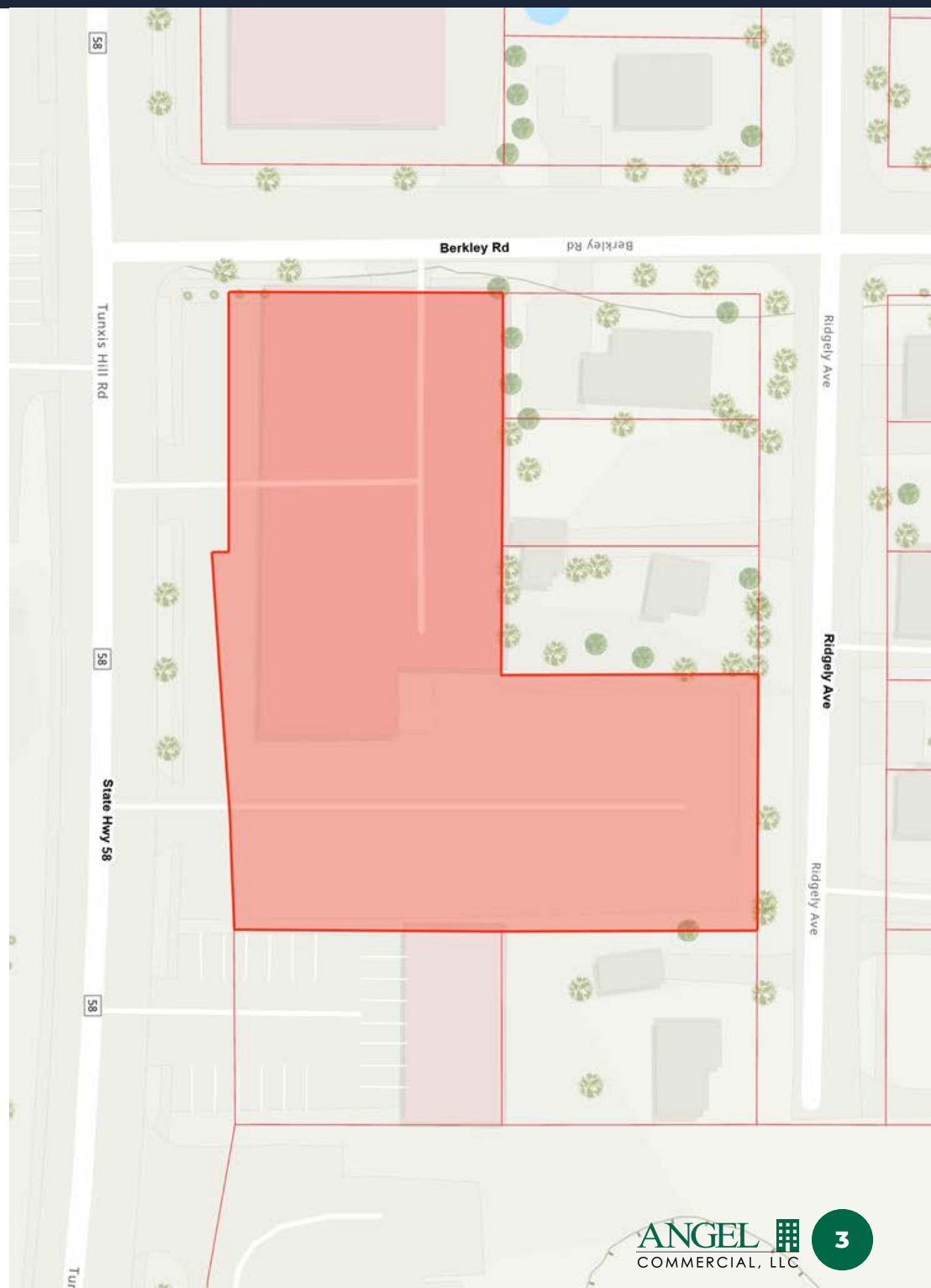
UTILITIES

Water/Sewer: City/City

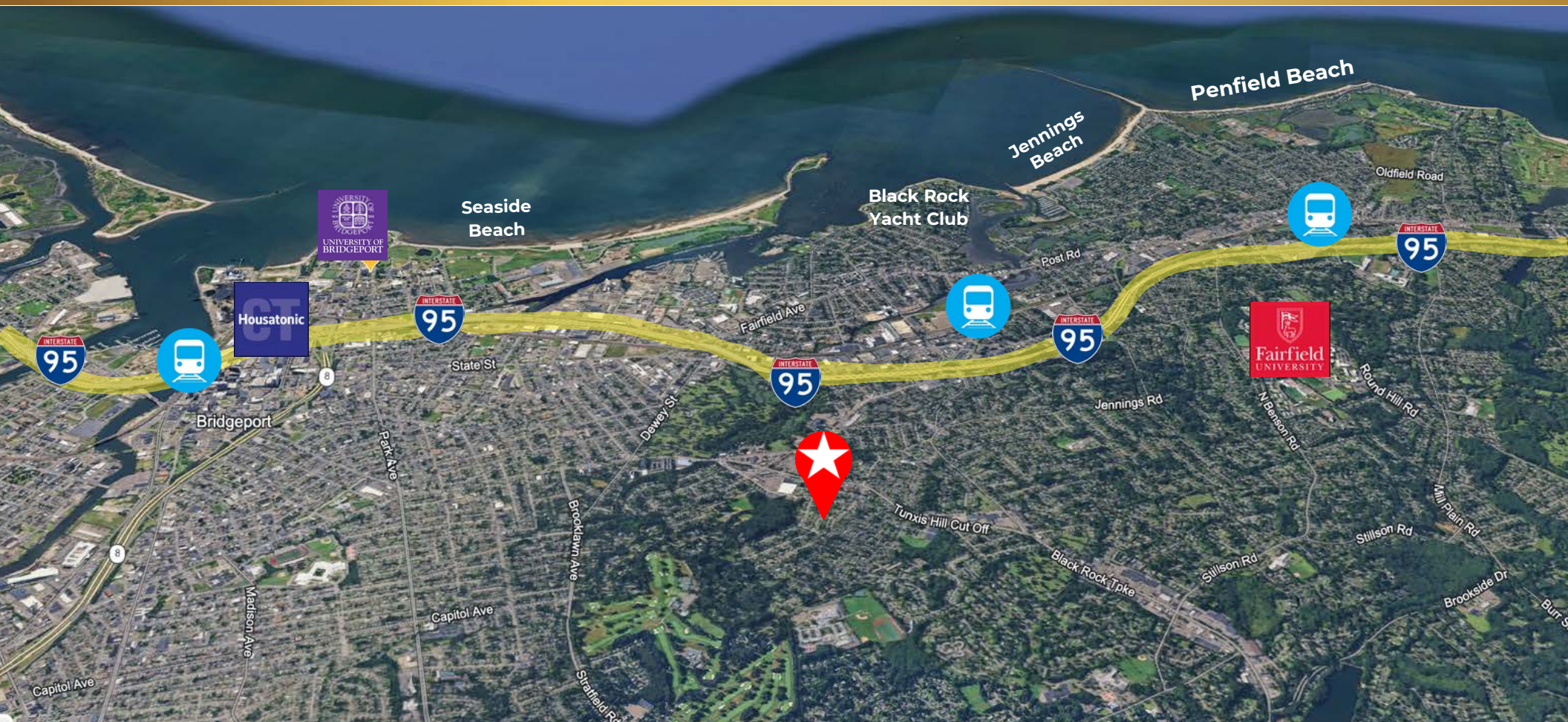
A/C: Central Air Conditioning

Heating: Gas

Power: 600 Amps



LOCATED WITHIN CONNECTICUT'S AFFLUENT "GOLD COAST"



UNMATCHED CONNECTIVITY & LIFESTYLE



Near Universities &
Institutes for Higher Learning



1.2 Miles to
I-95 (Exit 24)



1.9 Miles to
Black Rock Train Station



2.8 Miles from
Black Rock Yacht Club



3.6 Minutes from
Jennings Beach



MINUTES TO I-95, TRAIN STATION AND AMENITIES



MORNING FUEL
Dunkin', Starbucks
& McDonalds



DAILY ERRANDS
ShopRite, Whole
Foods & Trader Joe's



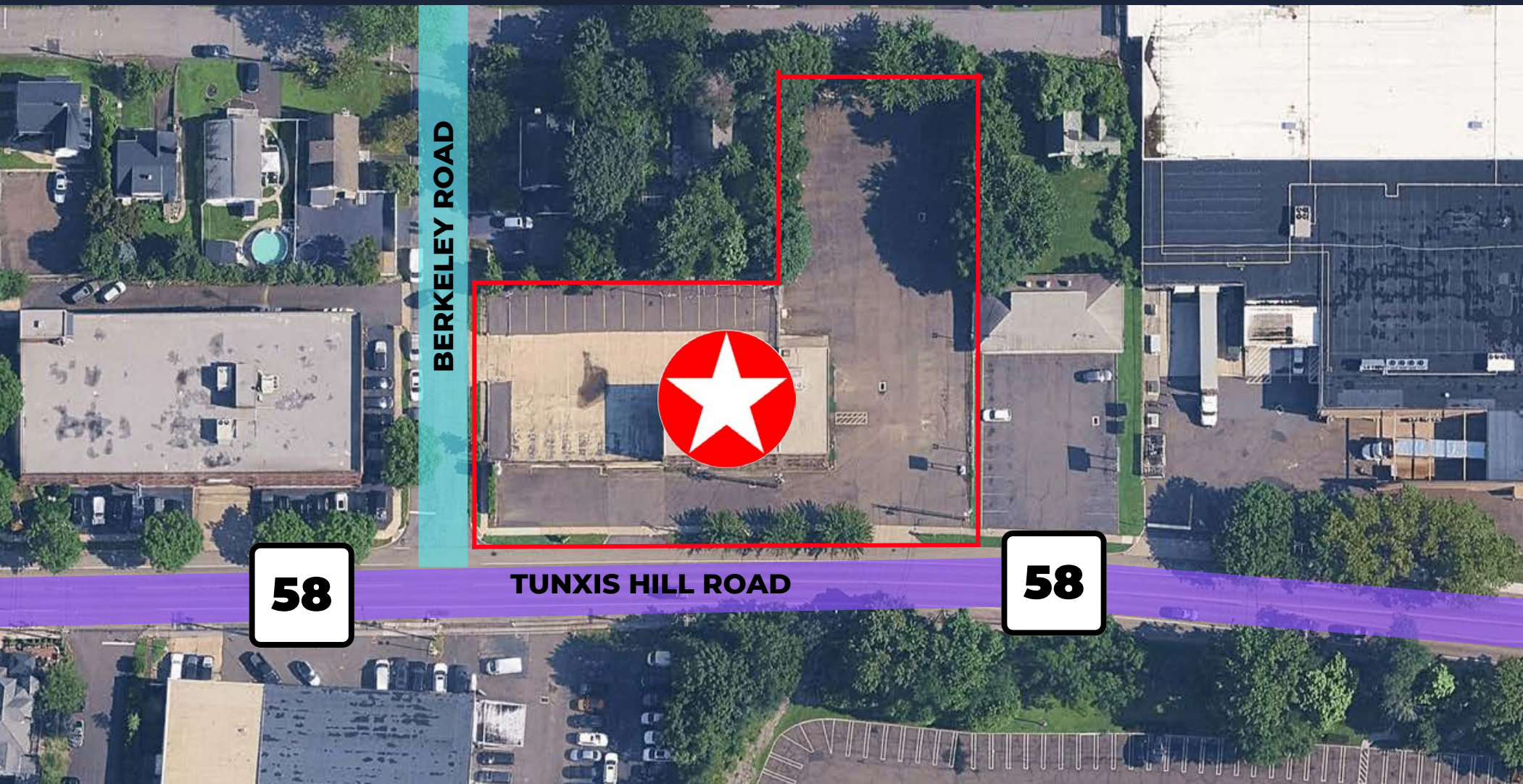
FITNESS
The Edge Fitness Center
& Planet Fitness



RX & WELLNESS
CVS, Walgreens
& Medical Offices



DAY CARE
Bright Horizons &
Bright Beginnings



OPERATIONAL SITE SPECIFICATIONS



0.853-Acre Level
Corner Lot



8,600 Average
Daily Volume



253' Frontage on
Route 58



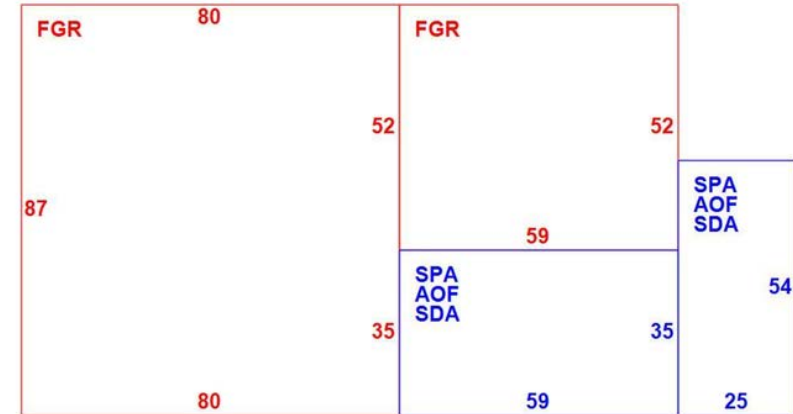
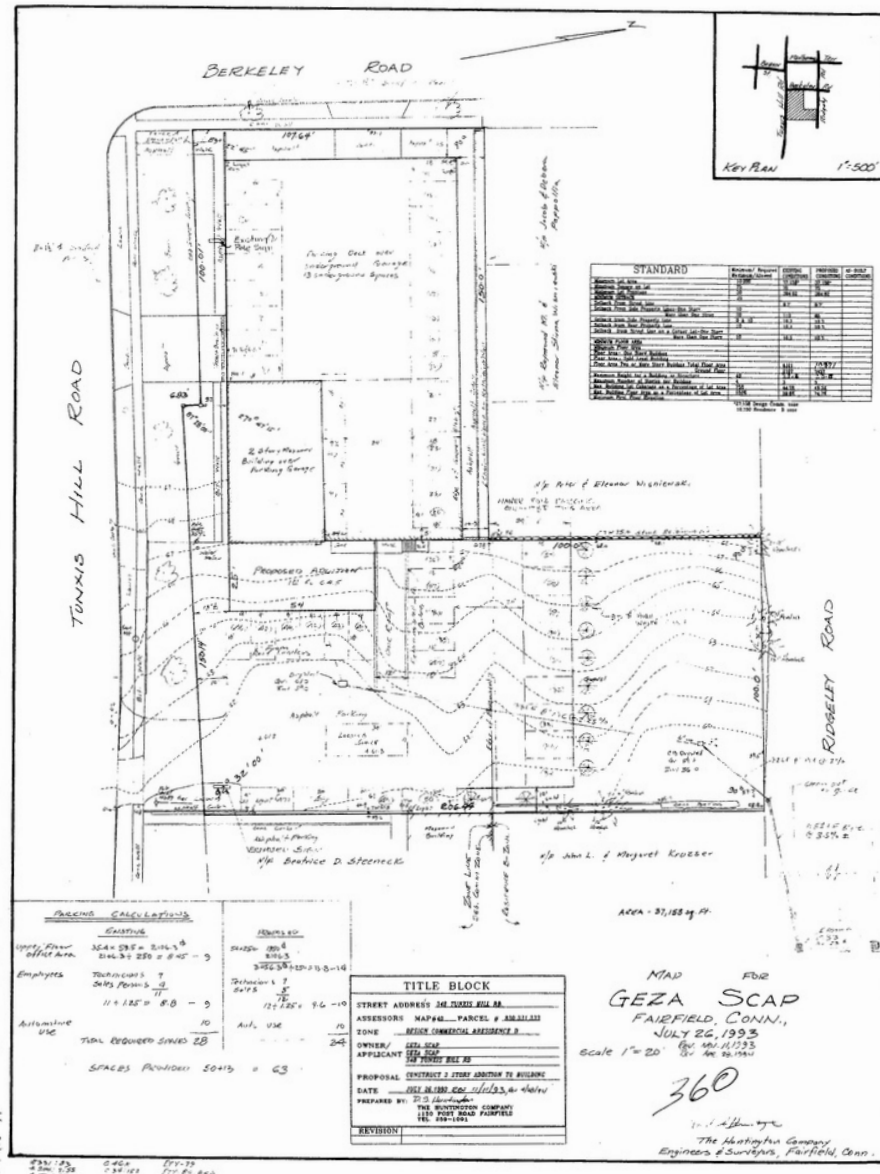
120 Spaces
(13 Covered)



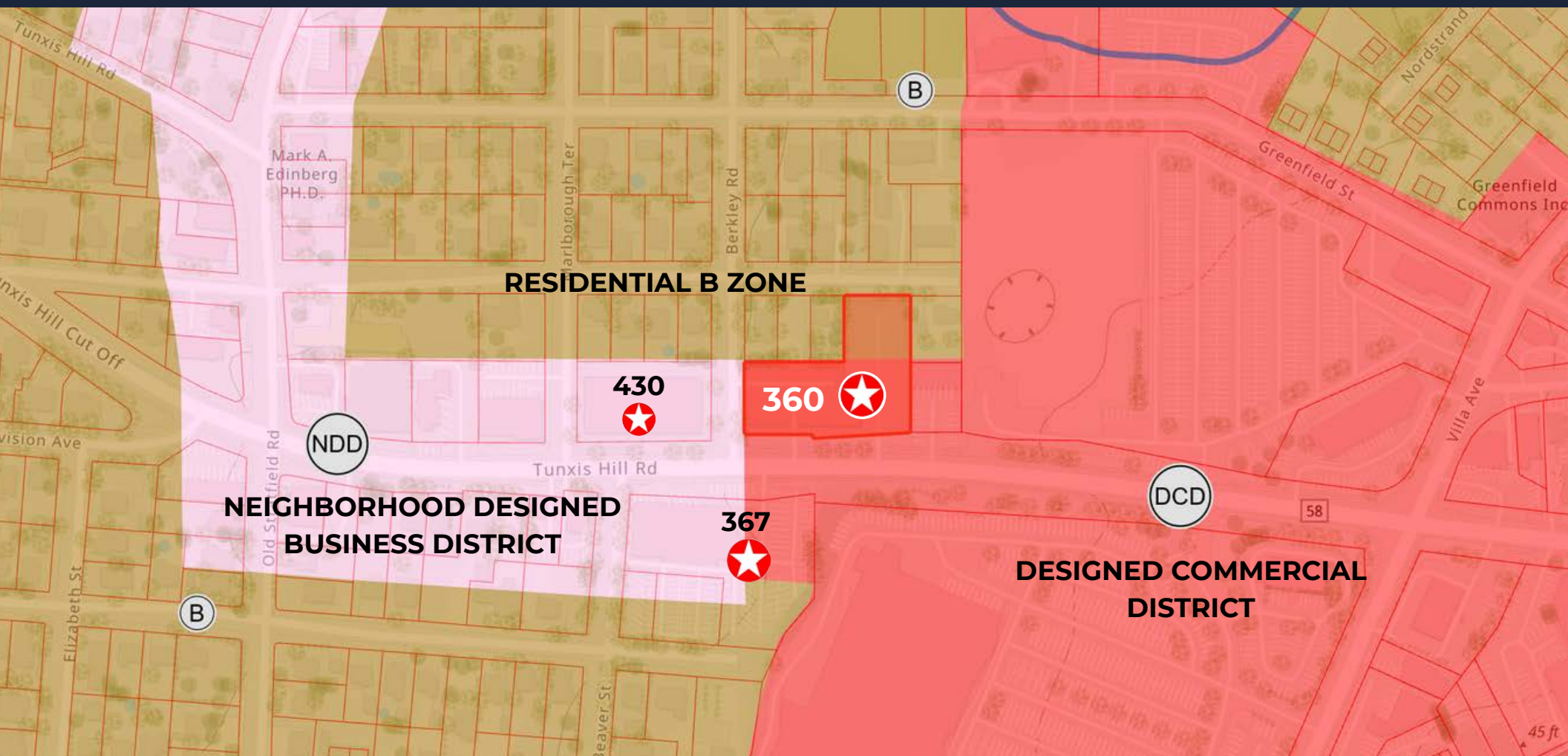
Two Drive-In
Doors

Site Plan & Building Layout

20,273 SF on 0.853 Acres



Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
AOF	Office	3,415	3,415
SDA	Store Display Area	3,415	3,415
SPA	Service Production Area	3,415	3,415
FGR	Garage	10,028	0
		20,273	10,245



STRATEGIC ASSEMBLAGE & REDEVELOPMENT OPPORTUNITY

Located in Fairfield's Designed Commercial District and a Residential B Zone, and immediately adjacent to a Neighborhood Designed Business District, the property presents exceptional redevelopment potential. The adjacent property at 430 Tunxis Hill Road and the property directly across the street at 367 Tunxis Hill Road are also currently available for sale. This creates a rare assemblage opportunity for a grand-scale development. A developer could pursue a significant mixed-use project featuring street-level retail with residential or office units above, or establish a comprehensive professional or medical office complex. All plans are subject to Fairfield Planning & Zoning approval.

Current Parking Plan

120 Spaces (13 Covered Spaces)

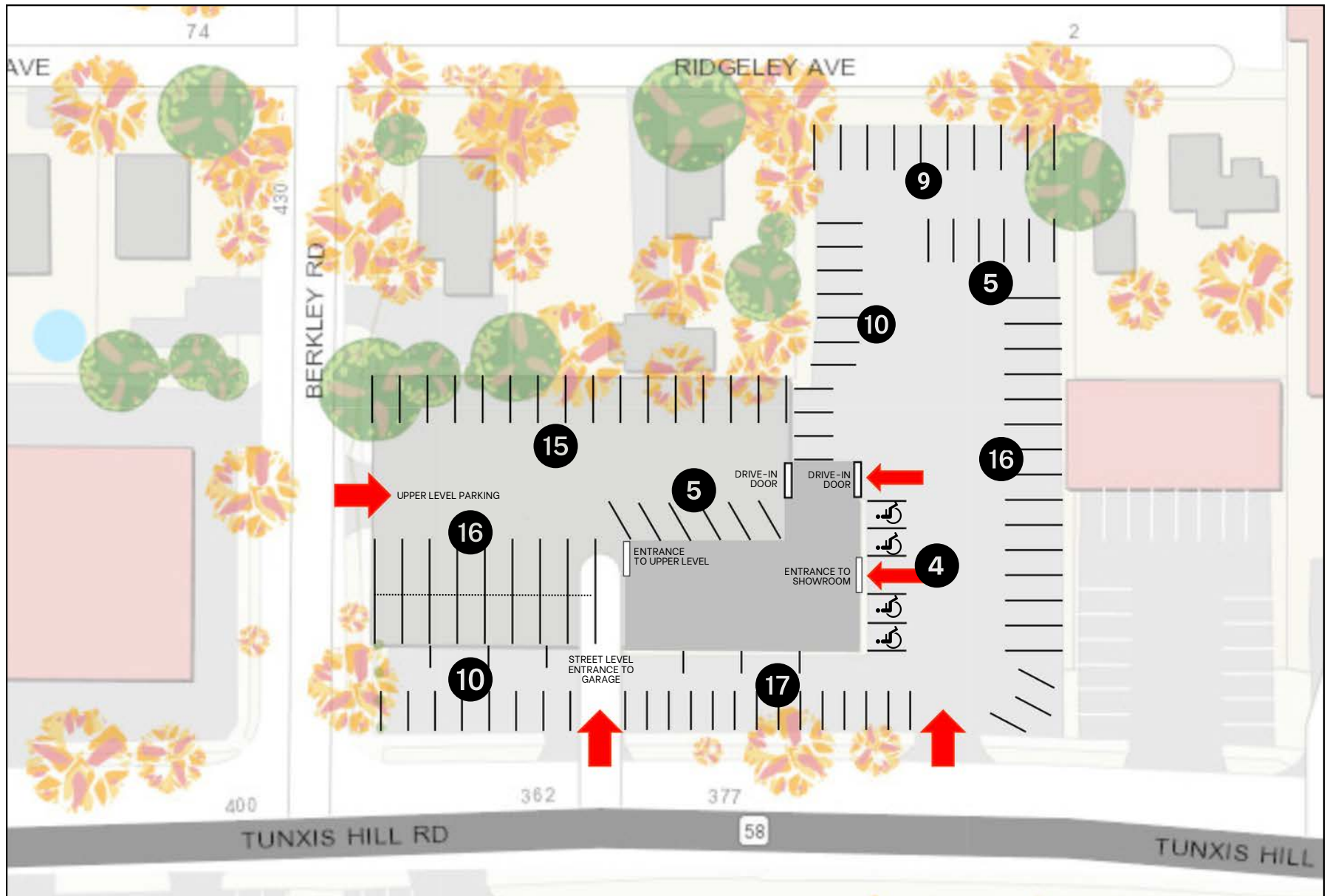


Photo Gallery: Exterior



PARKING FOR 120 CARS



SIDE ENTRANCE TO SHOWROOM & DRIVE-IN DOOR



UPPER LEVEL PARKING WITH DIRECT ACCESS TO UPPER FLOORS



EXCELLENT EXPOSURE WITH 235 FEET OF FRONTAGE ON ROUTE 58

Photo Gallery: Interior



STREET LEVEL SHOWROOM SPACE



SHOWROOM SPACE OFF SIDE ENTRANCE



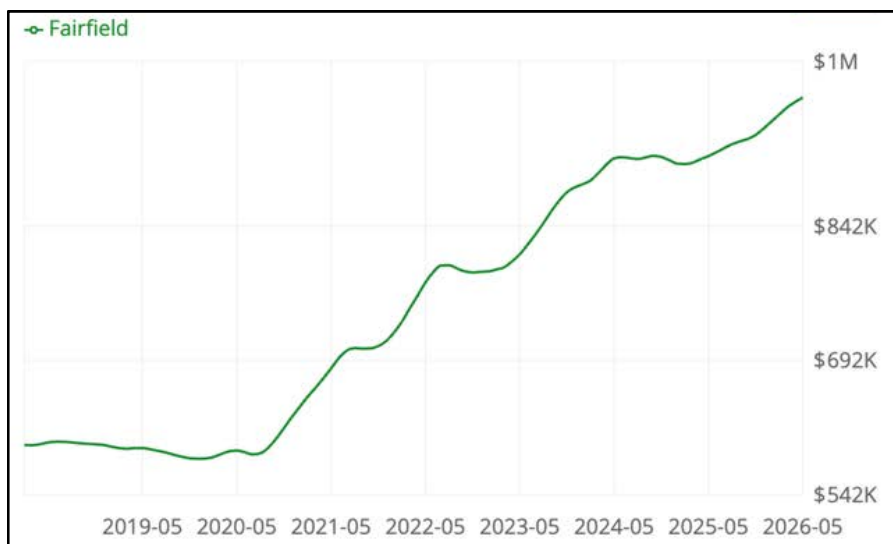
6,830 SF OF LEASABLE OFFICE SPACE ON 2ND & 3RD FLOORS



GROUND LEVEL PARKING GARAGE

Housing Market Overview

Data Updated: June, 2026
Source: www.zillow.com



Fairfield, CT



1-YEAR MARKET FORECAST

Market Metric	Statistics (Fairfield, CT)	Data Date
For Sale Inventory	139	May 31, 2026
New Listings	80	May 31, 2026
Median Sale to List Ratio	1.027	Apr 30, 2026
Median Sale Price	\$921,458	Apr 30, 2026
Median List Price	\$1,048,833	May 31, 2026
Percent of Sales Over List Price	59.80%	Apr 30, 2026
Percent of Sales Under List Price	29.30%	Apr 30, 2026
Median Days to Pending	8 Days	May 31, 2026

Apartment Rental Market Trends

Fairfield, CT

Data Updated: June, 2026
Source: www.apartments.com

What is the average rent in Fairfield, CT?

- \$2,976/month (Average Rent)
- 798 Sq Ft (Average Apartment Size)
- +0.3% (Increase in the Last Year)

Fairfield, CT Rental Market Overview

The average rent in Fairfield is \$2,976 per month. This is 81% higher than the national average rent price of \$1,645/month, making Fairfield one of the most expensive cities in the US.

- Studio apartments in Fairfield average \$2,019 per month.
- One-bedroom apartments in Fairfield average \$2,976 per month.
- Two-bedroom apartments in Fairfield average \$4,311 per month.
- Three-bedroom apartments in Fairfield average \$5,510 or more per month.

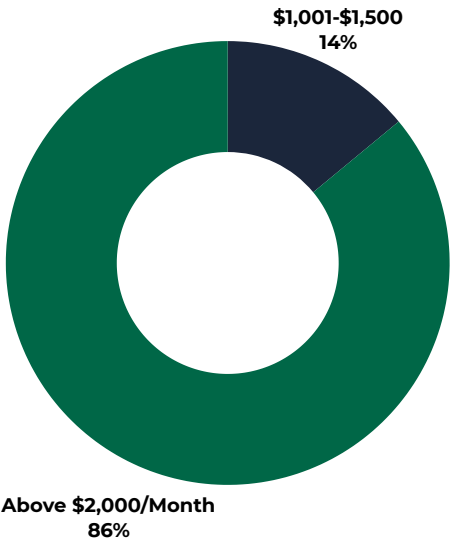
Floor Plan Type	Average Rent	Average Sq Ft
Studio	\$2,019/month	527 Sq Ft
One Bedroom	\$2,976/month	798 Sq Ft
Two Bedroom	\$4,311/month	1,186 Sq Ft
Three Bedroom	\$5,510/month	1,987 Sq Ft

Market Trends Over Time

In the past year, rent has increased by 0.3%, which averages out to \$11 more per month.

Rent Ranges in Fairfield, CT

Most rental prices are above \$2,000 per month.



What salary do I need to live comfortably in Fairfield, CT?

Because the average rent in Fairfield is \$2,976, you'll want to make about \$9,920 per month or \$119,040 per year. The general guideline is to pay no more than 30 percent of your monthly income on rent. However, you'll want to consider additional factors, such as your monthly bills and other expenses. Use our rent affordability calculator to help determine how much to budget for rent.

DEMOGRAPHIC EXECUTIVE SUMMARY

360 Tunxis Hill Road presents a premier mixed-use redevelopment opportunity situated within one of Fairfield's most established commercial corridors. Supported by an affluent demographic profile and a highly professional white-collar workforce, the site offers exceptional flexibility for a vibrant project combining street-level retail or restaurant space with modern residential units above.

METRIC	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Total Population	19,758	146,310	249,075
Daytime Population	17,125	133,535	223,534
Total Households	7,547	53,992	90,642
Average Household Income	\$137,798	\$126,890	\$134,193
Median Household Income	\$89,529	\$78,500	\$83,916

EDUCATION & WORKFORCE



Highly Educated: Approximately **44% of local residents have a college, graduate, or professional degree.** This well-educated population provides a strong customer base for high-end businesses and commercial projects.



Professional Workforce: The area features a strong **63% White-Collar** employment rate, supported by a diverse local economy with a low **4.3% unemployment rate.**



Business Environment: The local community is economically active, with a balanced mix of service (16%) and blue-collar (21%) sectors alongside the dominant professional workforce.

HOUSING CHARACTERISTICS



High Home Ownership: The immediate area maintains a balanced housing market with a **53.6% owner-occupied rate**, ensuring a consistent and diverse consumer base.



Household Composition: The neighborhood is characterized by stable residency, with **2-person households (31%)** and **1-person households (30%)** making up the majority of the local consumer units.

Source: ESRI Business Analyst
(Key Metrics Based on 1-Mile Radius)

The Fairfield Advantage: Strategic Excellence on the Gold Coast



A Prime Location

In between Boston and Philadelphia, Fairfield, Connecticut is ideally situated along the Gold Coast on Long Island Sound just 60 miles from Manhattan. This suburban town's prime location gives businesses access to the dense population of the NYC Metropolitan area, home to 20.3 million people.



Thriving Business Environment

Fairfield is home to successful enterprises across various industries. The Bigelow Tea Company, America's #1 Specialty Tea firm, is one such example that has been headquartered here since its inception. This diversity contributes to a vibrant economic environment conducive to business prosperity.



Excellent Infrastructure

Fairfield's well-maintained infrastructure is another asset. The property sits less than one mile from the Fairfield Black Rock Train Station and is within 50 miles of four major airports, including Westchester County (HPN), LaGuardia, JFK, and Bradley International.



Top-Tier Talent Pool

Fairfield University and Sacred Heart University are both situated in Fairfield, providing a stream of educated, skilled graduates. In fact, 66% of Fairfield's population holds a bachelor's degree or higher, more than double the national average of 32%.

Elite Demographics & Business Vitality



Quality of Life

Fairfield offers a high-quality lifestyle that attracts and retains employees. With a median household income of \$89,529 and an average household income of \$137,798 immediately surrounding 360 Tunxis Hill Road, it is a testament to the prosperous living standards here. Fairfield offers beautiful beaches, top-rated schools, and world-class restaurants.



Supportive Government

Fairfield's local government offers several incentives to businesses, including tax abatements and loan programs. The town's commitment to fostering a business-friendly environment is evident in their streamlined business registration process. Fairfield was named Top CT Town for Business Friendliness by the Yankee Institute.



Business Incubators and Networking Opportunities

Fairfield University's Dolan School of Business provides resources for startups, and the Fairfield Chamber of Commerce organizes numerous networking events. This supportive business ecosystem aids business development and success.



Safety and Security

Fairfield has 89% fewer violent crimes and 54% fewer property crimes than the national average, providing a safe and secure environment for its residents and visitors.

NEXT STEPS

360 TUNXIS HILL ROAD
FAIRFIELD, CT
06825



VIEW ZONING
REGULATIONS



VIEW FIELD CARD



VIEW TAX BILL



EMAIL BROKER



CALL BROKER

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