

320 KINGS HWY

FAIRFIELD, CONNECTICUT

AVAILABLE
For Lease



FOR LEASE: Turnkey Medical Retail Building

Highly-visible retail building
anchored by a top-performing



Presenting **320 Kings Highway**, a first-class, fully renovated medical building located in the heart of Fairfield's commercial corridor. Fresh off a comprehensive 2024 capital improvement plan, this property offers an immediate **"plug-and-play"** opportunity for **medical practices** seeking high visibility, superior patient access, and zero deferred maintenance.

 **STOP & SHOP**
TOP 97% VISITED IN CONNECTICUT
PER PLACER.AI

SUBJECT PROPERTY

1.9 MILLION
ANNUAL VISITORS



FOR LEASE: Turnkey Medical Retail Building

AVAILABLE
For Lease

PROPERTY HIGHLIGHTS

- ✓ Fully Renovated Building (2024)
- ✓ High-visibility positioning anchored by a top-performing **STOP&SHOP**
- ✓ 24 on-site parking spots
- ✓ 4,068 SF Ground
2,500 SF 2nd Fl



320 KINGS HWY
FAIRFIELD, CONNECTICUT

Extremely Affluent and Dense Area

There are over 145,000 individuals residing within a three-mile radius of the property with an average household income that exceeds \$97,000

 **STOP & SHOP**



STARBUCKS



SITE

KINGS HIGHWAY EAST

21,500

**AVG. ANNUAL DAILY
TRAFFIC COUNT**

TURNKEY MEDICAL INFRASTRUCTURE

Plug-and-Play: Minimal build-out time required; move-in ready for high-volume practices.

7 Exam Rooms: Fully plumbed and finished (waiting FF&E)

Specialized Imaging: Dedicated **X-Ray Room** in place.

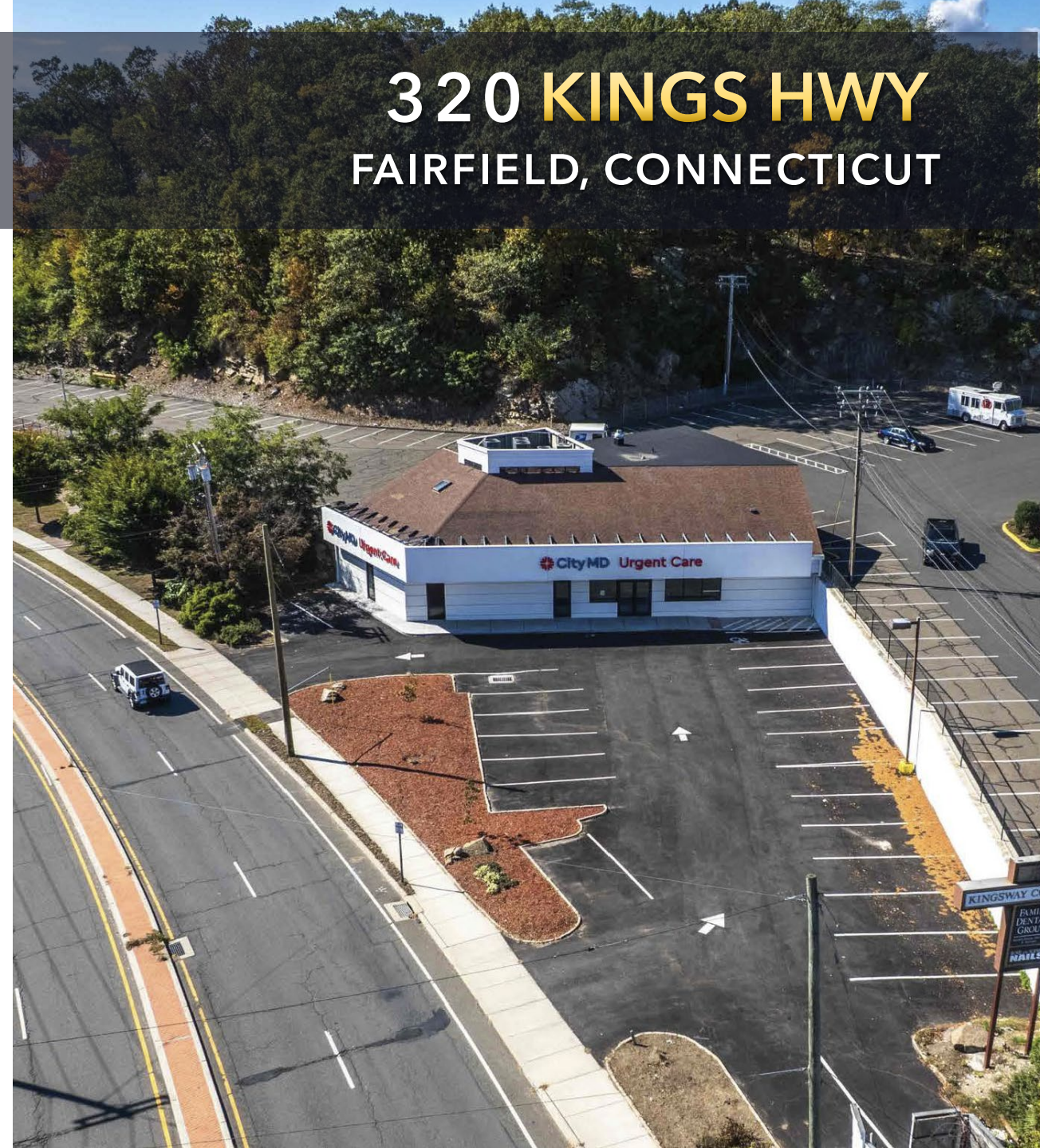
Support Areas: Private Doctor's Office, Manager's Office, IT Room, and Staff Lounge.

Facilities: 3 Restrooms + Abundant Storage capacity.

RECENT CAPITAL IMPROVEMENTS (2024)

- Brand New Storefront:** Modern glass facade for maximum curb appeal and natural light.
- Recently Repaved:** Parking lot striping and paving completed in 2024.
- Major Overhaul:** Comprehensive building upgrades including all **Utilities** (MEP), newly installed **HVAC system** and enhanced Pylon Signage

320 KINGS HWY
FAIRFIELD, CONNECTICUT

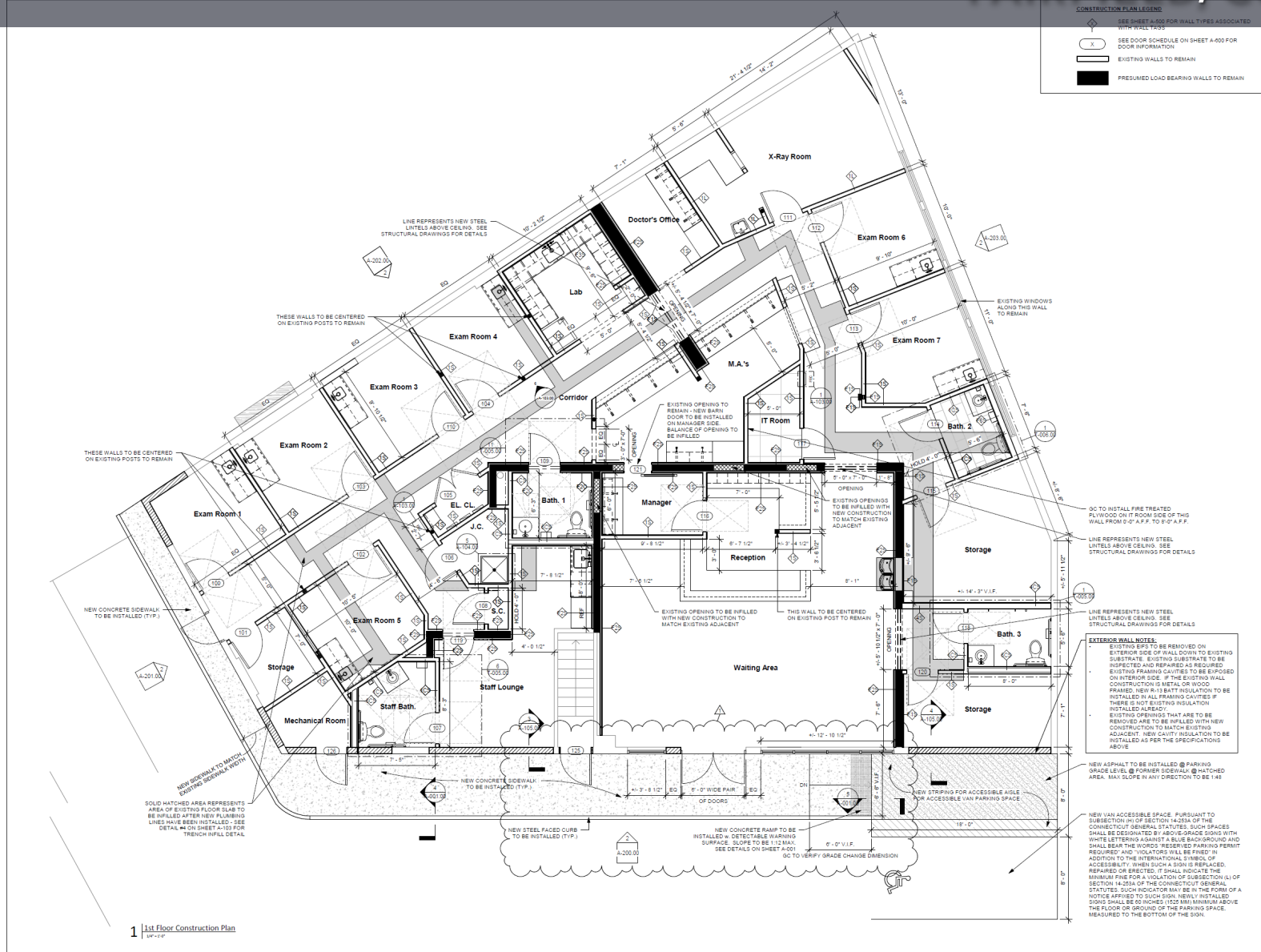


FLOOR PLAN

INQUIRE FOR FULL CD SET

320 KINGS HWY

FAIRFIELD, CONNECTICUT



MARKET OVERVIEW

Fairfield County is a county in the southwestern corner of the U.S state of Connecticut. It is the most populous county in the state and was also its fastest-growing from 2010-2020. It is the closest county to the center of the New York Metropolitan. Fairfield county contains four of the state's top 7 largest cities – Bridgeport, Stamford, Norwalk, and Danbury. The United States Office of Management and Budget has designated Fairfield County as the Bridgeport-Stamford-Norwalk metropolitan statistical area, and as a component of the more extensive New York – Newark – Bridgeport, NY – NJ – CT – PA combined statistical area, the most populous combined statistical area and primary statistical area of the United States.

Fairfield County's Gold Coast was ranked sixth in U.S. per-capita personal income by the Bureau of Economic Analysis, contributing substantially to Connecticut being one of the most affluent states in the U.S. Other communities are more densely populated and economically diverse than the affluent areas for which the county is better known. Fairfield County includes some of the wealthiest communities in the state. The area known as the Gold Coast runs from Greenwich to Fairfield along the Long Island Sound. Fairfield County has become a haven for investment management firms and hedge funds like Bridgewater Associates and SAC Capital Advisors set up shop. Many visitors and residents frequent the beaches, taking part in a number of outdoor and water sports throughout the year. Points of interest throughout the area include a number of sites such as the Stamford Museum and Nature Center, the Maritime Aquarium at Norwalk, as well as the Barnum Museum, the Housatonic Museum of Art and Beardsley Zoo all located in Bridgeport. According to Forbes, Fairfield County ranks in the 8th in the nation for education, with over 45% of residents holding a bachelor degree or higher. 52% of bachelor's degree holders are from out of state and almost 20% are foreign born, meaning that some of the smartest workers choose to move to Fairfield county for it's career opportunities. Advanced manufacturing, financials services, professional services and healthcare top the employment categories in the region. While nineteen Fortune 1000 corporation call this region home.



LOCATION OVERVIEW

The opportunity is located on Kings Hwy E, which experiences an average daily traffic count of approximately 21,500 vehicles. Kings Hwy E serves as an access route to Interstate-95 which brings an additional 153,200 vehicles into the immediate area daily. The property is located in an incredibly dense and affluent area. There are approximately 145,000 individuals within a three-mile radius of the property with an average household income that exceeds \$97,000. Academic institutions in the immediate area include Fairfield University, University of Bridgeport, Housatonic Community College, Fairfield Warde High School, Central High School, Fairfield Ludlowe High School and many others. In total, there are well over 15,000 students enrolled in the immediate area surrounding the property.

This site is approximately two miles from the City of Bridgeport, which is the most populous city in Connecticut and the fifth most populous city in all of New England. The property is also located in Fairfield County which is the 6th wealthiest county in the United States and home to 19 Fortune 1000 companies, making this region one of the highest barriers of entry in the entire country. Within Fairfield County, the town of Fairfield is a charming, thriving town featuring five miles of shoreline on the Long Island Sound. Fairfield has more than 61,000 residents but maintains a small-town feeling, with diverse neighborhoods with their own character and flair, top-notch neighborhood-based schools, and many active civic associations. Beaches, marinas, parks, open space, and plenty of shopping and fine dining, all within 50 miles of New York City, make Fairfield a top community in the Northeast.



320 KINGS HWY

FAIRFIELD, CONNECTICUT

AVAILABLE

For Lease

PLEASE CONTACT:

DAVID STIER

212-889-1124

ds@jenel.net

JENEL
REAL ESTATE