



\$500,000 PRICE REDUCTION

Redevelopment Opportunity on Route 58 for Sale 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 the newly 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. Located in Fairfield's Designed Commercial District and adjacent to a Residential B zone, the property presents strong redevelopment potential for a variety of uses, subject to zoning approvals.

Redevelopment Potential:

Located in a Designed Commercial District (DCD), 360 Tunxis Hill Road offers exceptional flexibility for redevelopment. A developer could pursue a vibrant mixed-use project with street-level retail or restaurant space and residential or office units above or develop professional or medical offices. All plans are subject to Fairfield Planning & Zoning approval.

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):**
 - Features a drive-in door and 13 covered parking spaces, offering convenience and functionality for a range of users.

The property offers 120 total parking spaces, including 13 covered spaces, 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. 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.

360 TUNXIS HILL ROAD FAIRFIELD, CT 06825

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) Zone
Year Built:	1984
Construction:	Brick/Masonry
Stories:	Three
Tenancy:	Multiple

Features

Traffic Count:	9,110 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

Demographics

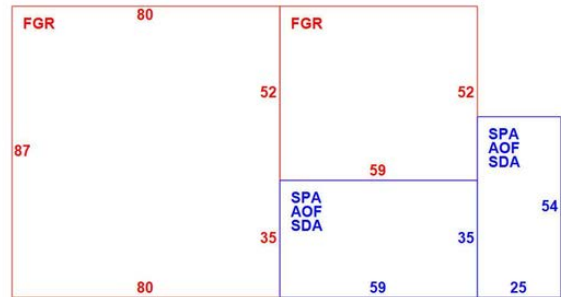
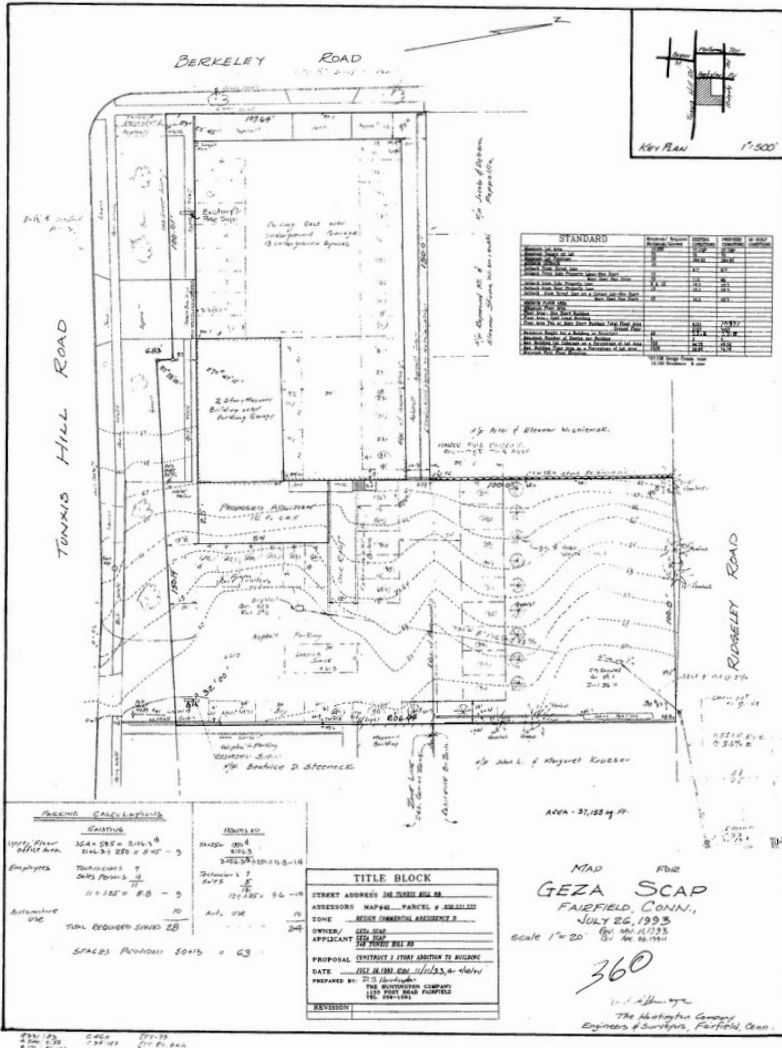
	Three Miles	Five Miles
Population:	197.2k	290.1k
Median HH Income:	\$78.6k	\$83.5k



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SITE PLAN & BUILDING LAYOUT 20,273 SF ON 0.853 ACRES



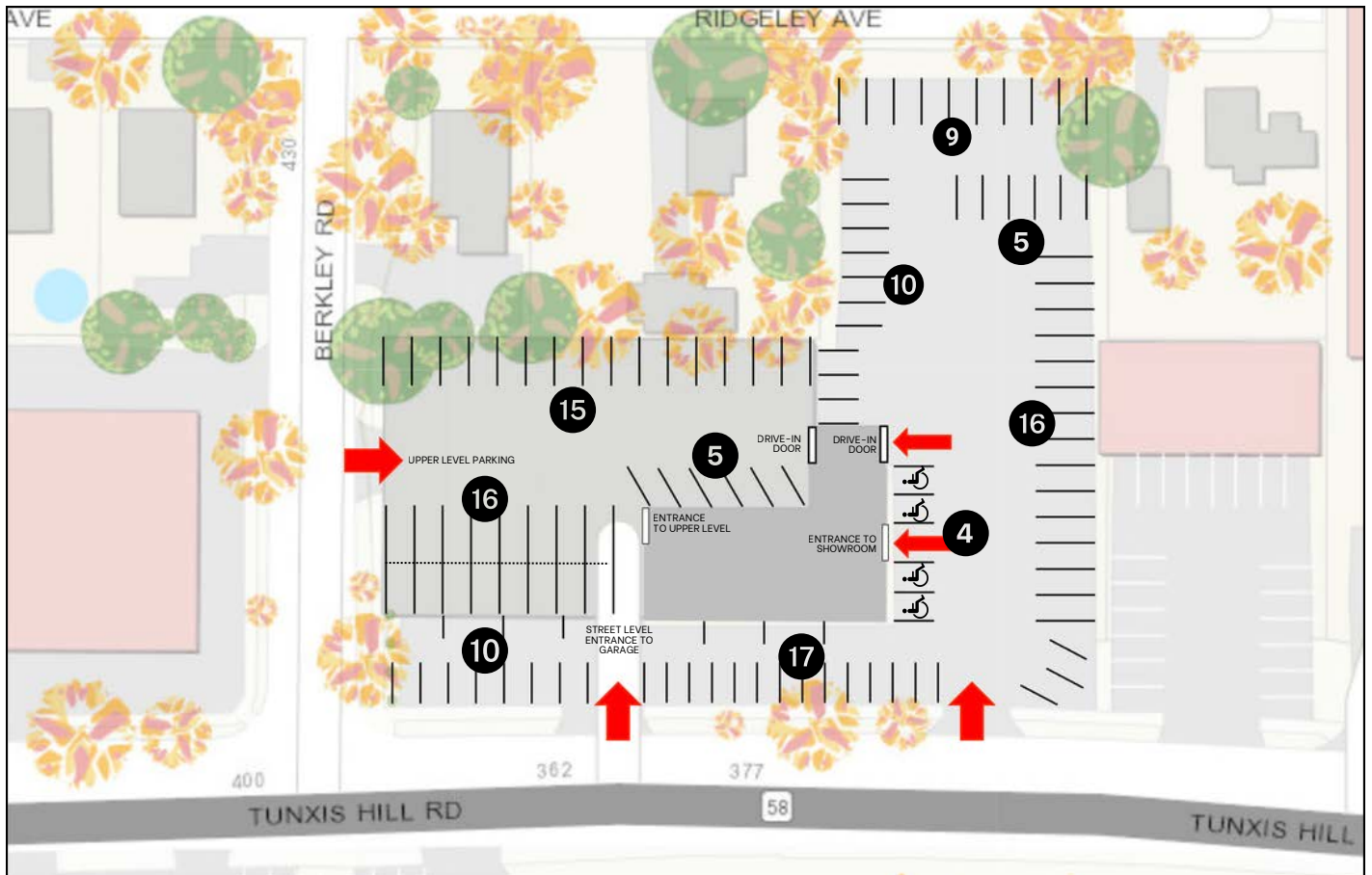
Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
AOF	Office	3,415	3,415
SDA	Store Display Area	3,415	3,415
SPA	Service Production Area	3,415	3,415
FGR	Garage	10,028	0
		20,273	10,245

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FAIRFIELD, CT
06825

CURRENT PARKING PLAN

120 SPACES: 107 OUTDOOR SPACES + 13 COVERED PARKING



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