

PRICE REDUCTION

360 TUNXIS HILL ROAD
FAIRFIELD, CT
06825



REDEVELOPMENT
OPPORTUNITY

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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

BROKER

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\$500,000 PRICE REDUCTION: Prime 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.

Financial Information

Sale Price:	\$3,100,000
Real Estate Taxes:	\$71,038.04 (2025)

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



CONVENIENT LOCATION WITH NEARBY AMENITIES



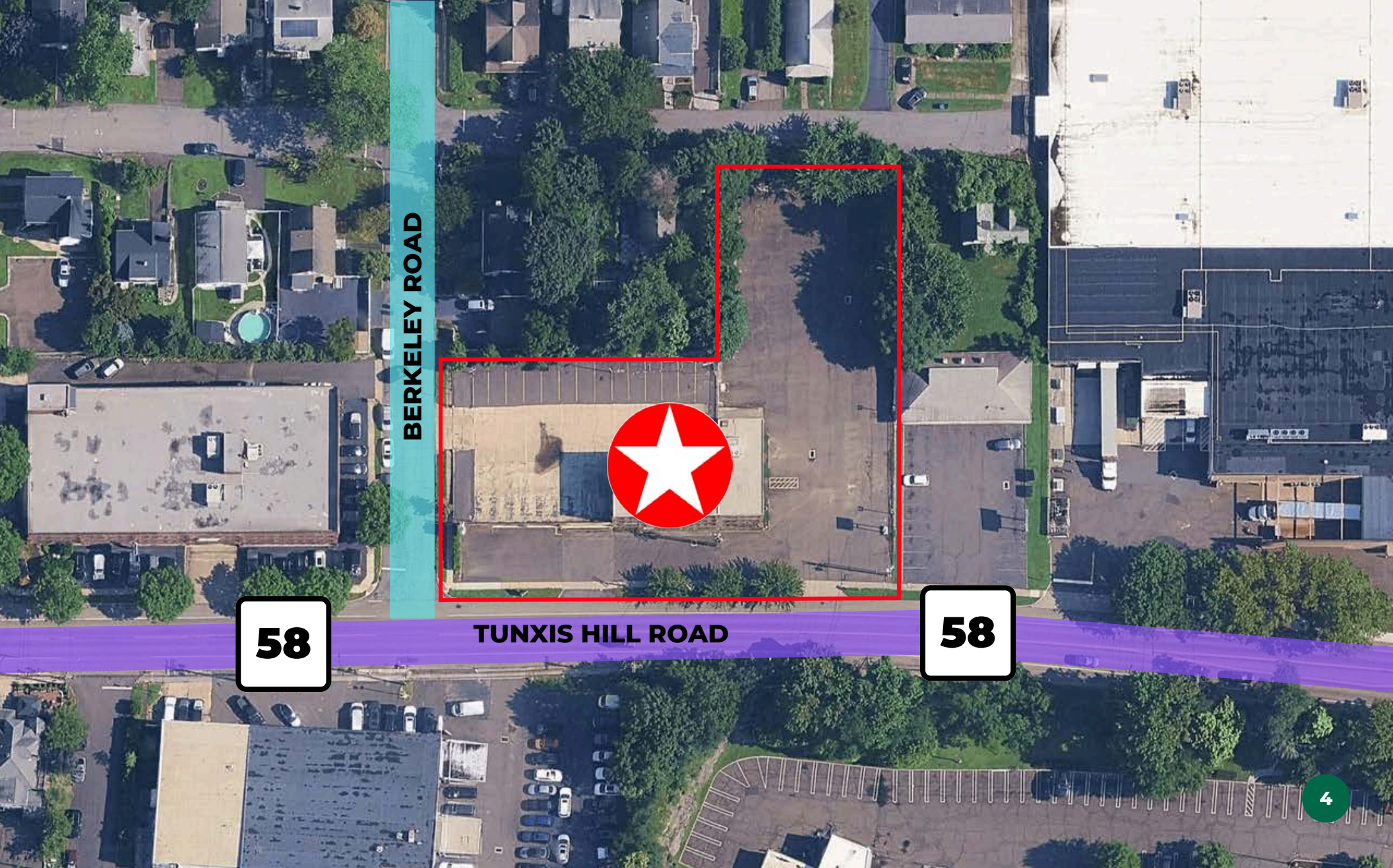
Close to restaurants, big box retail stores, fitness gyms, daycare centers, hotels, and auto dealerships.



At a Bridgeport Transit Bus Stop, and Minutes to I-95 (Exit 24) and the Fairfield Black Rock Metro-North Train Station.

Aerial View

253' Frontage on Route 58



BERKELEY ROAD

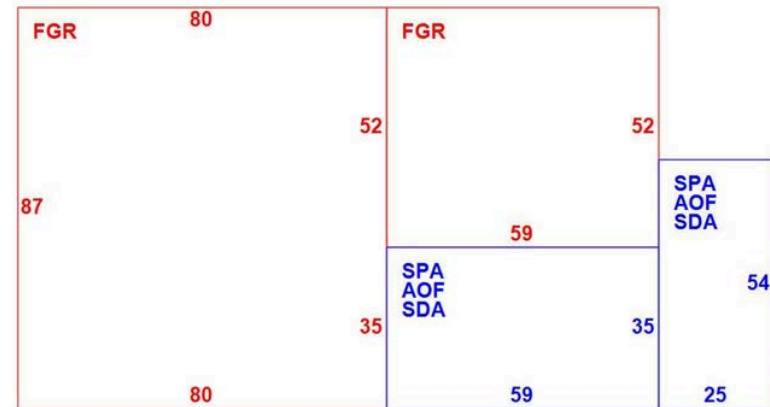
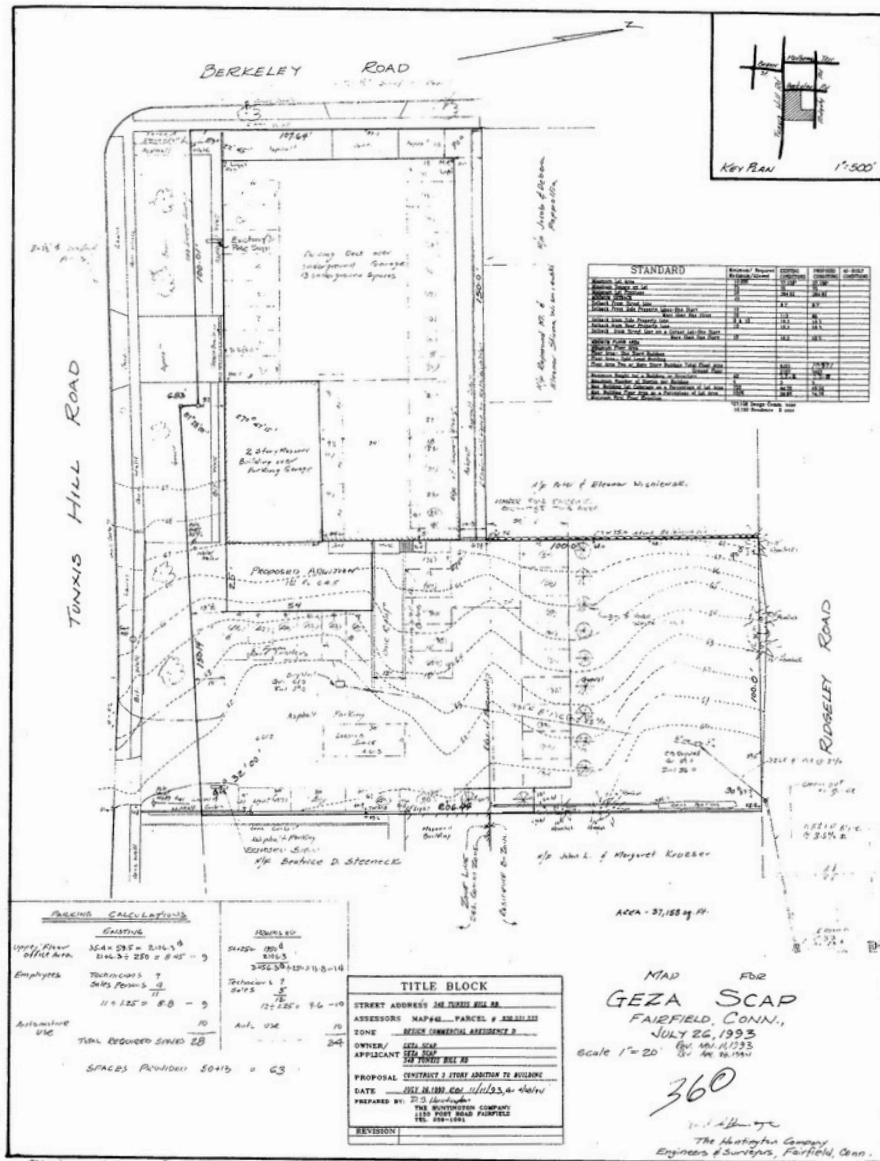
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TUNXIS HILL ROAD

58

Site Plan & Building Layout

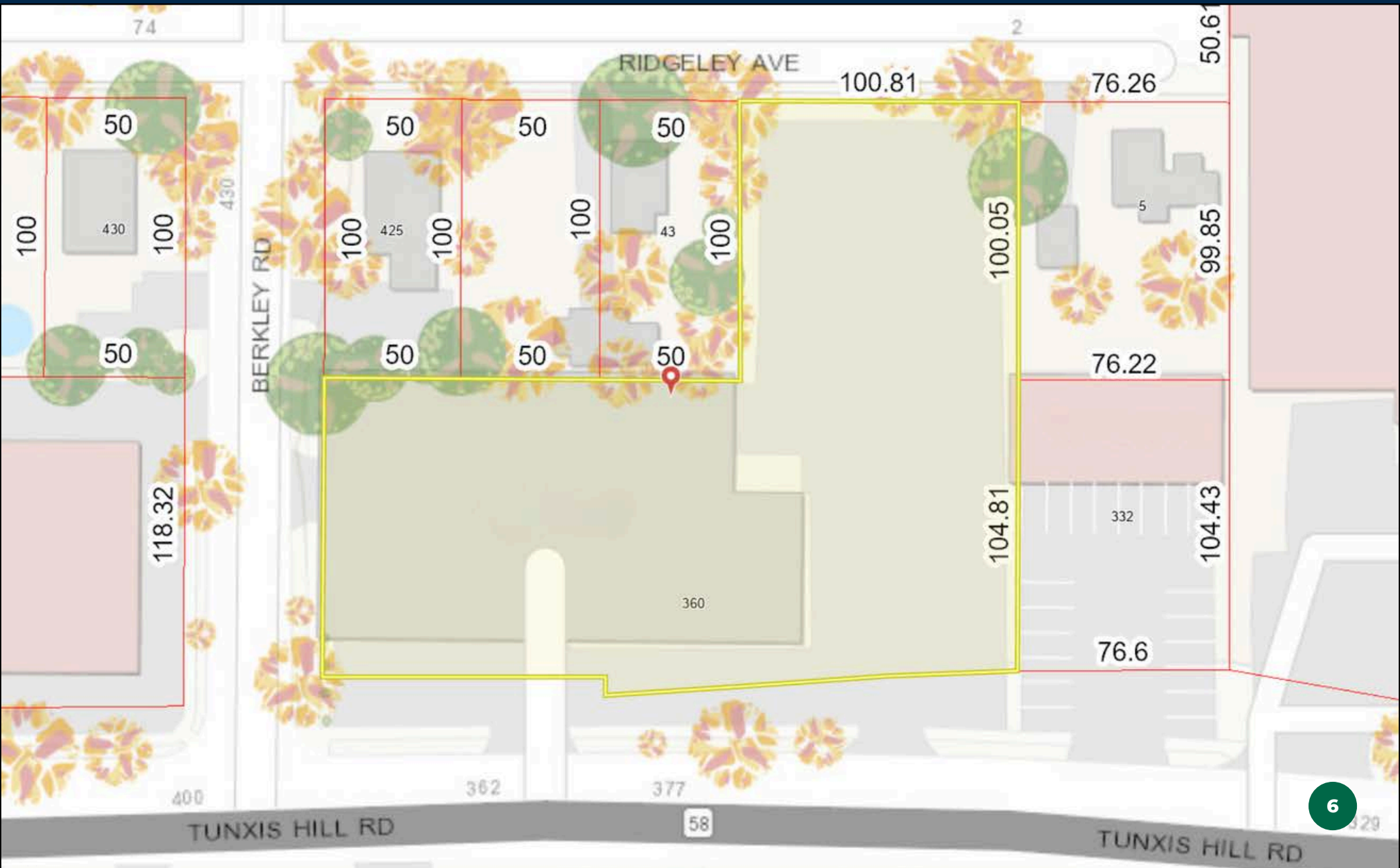
20,273 SF On 0.853 Acres



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

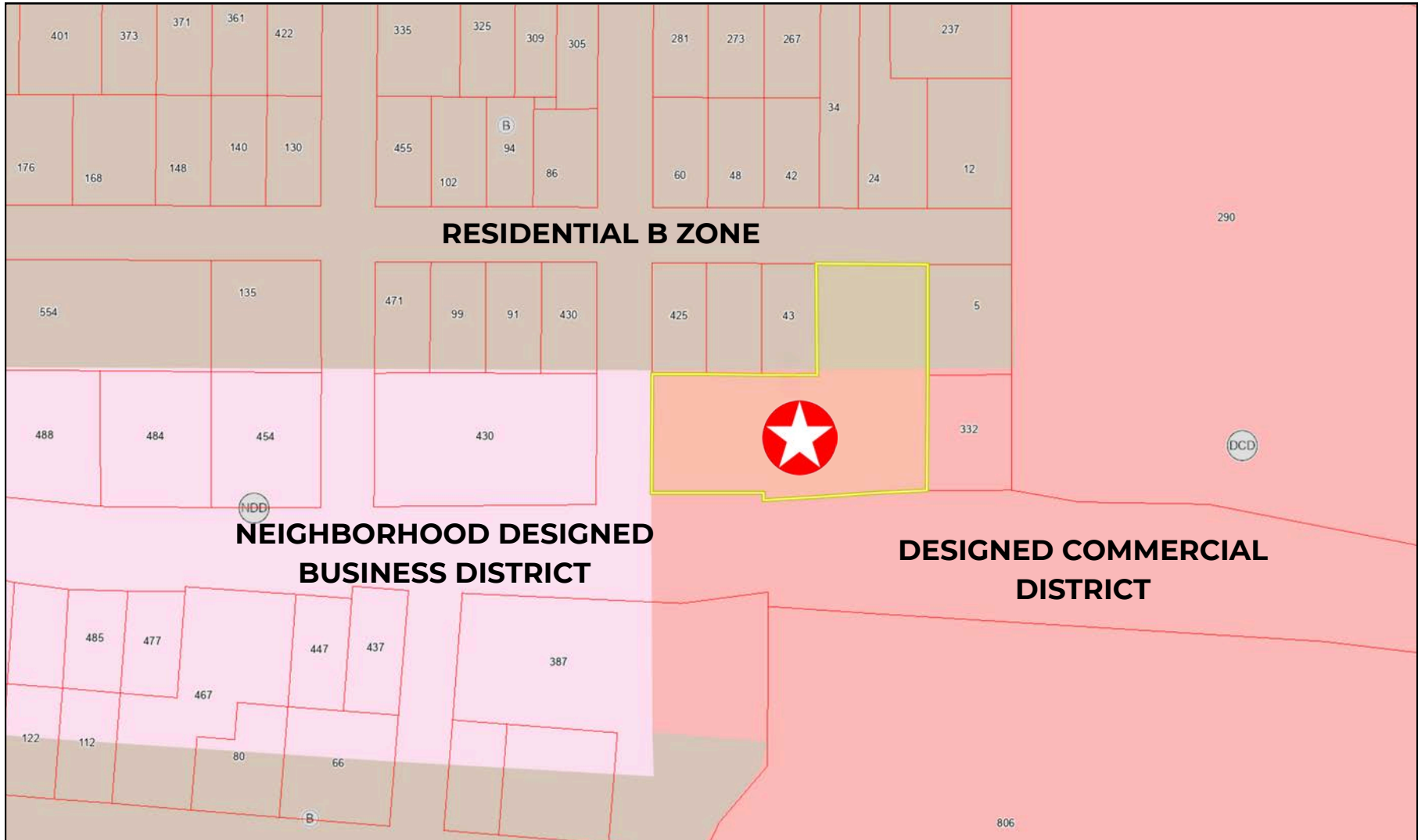
Parcel Map

0.853 Acres



Zoning Map

Designed Commercial District



Current Parking Plan

120 Spaces
(13 Covered Spaces)

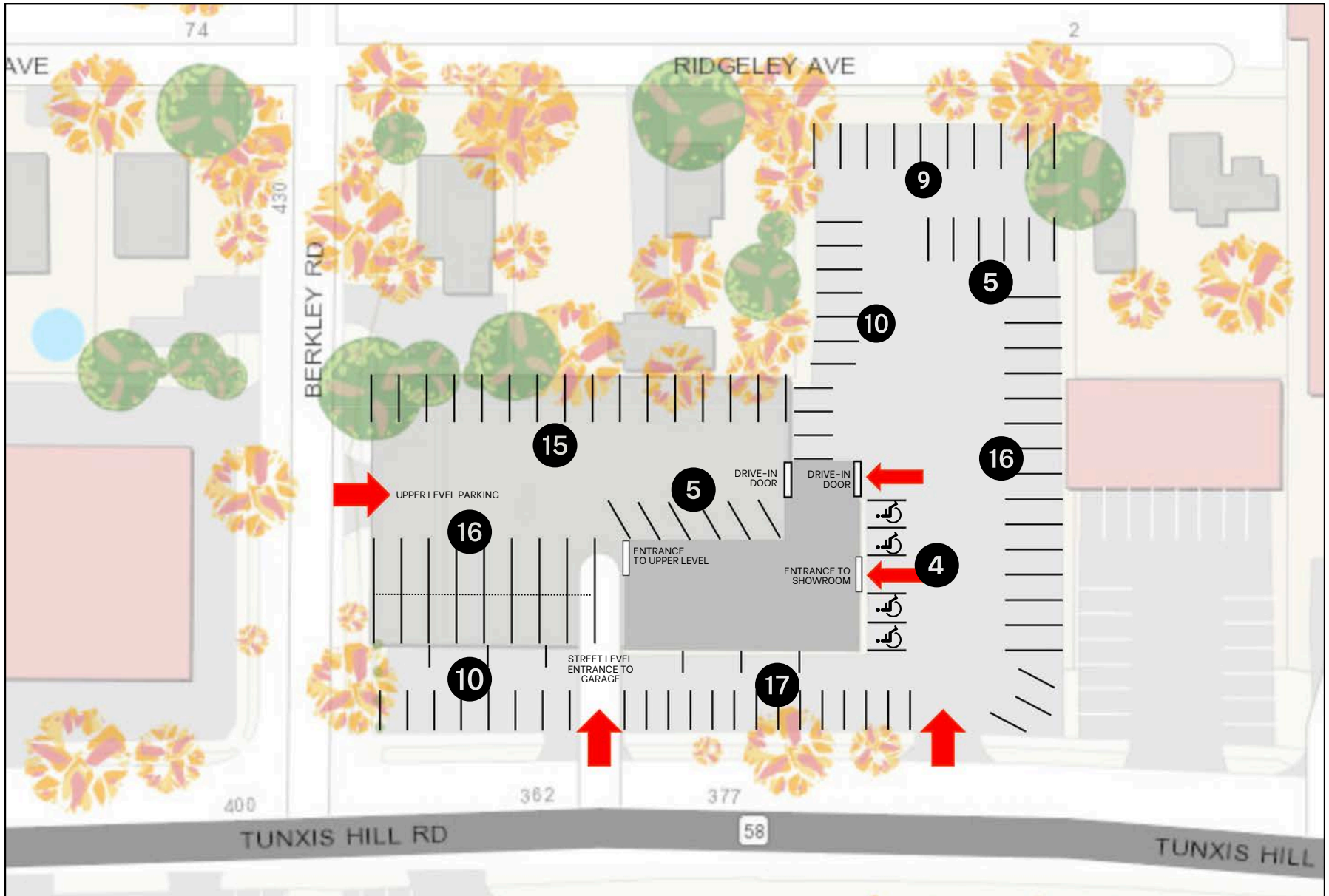


Photo Gallery

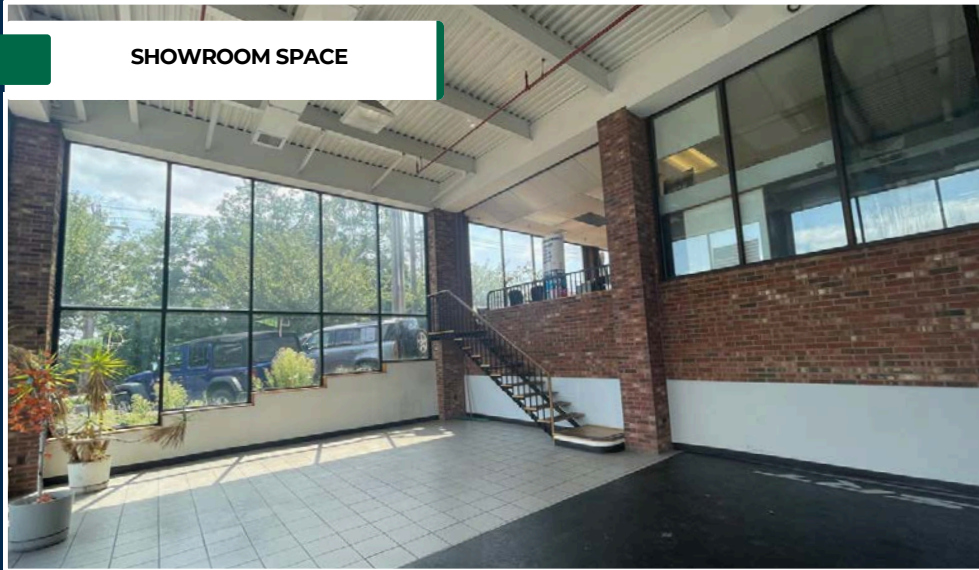
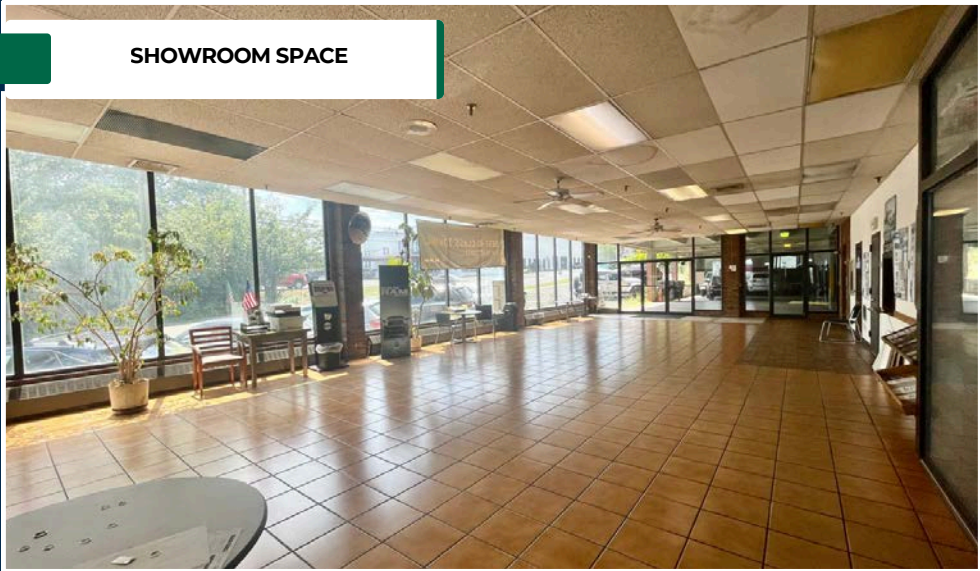
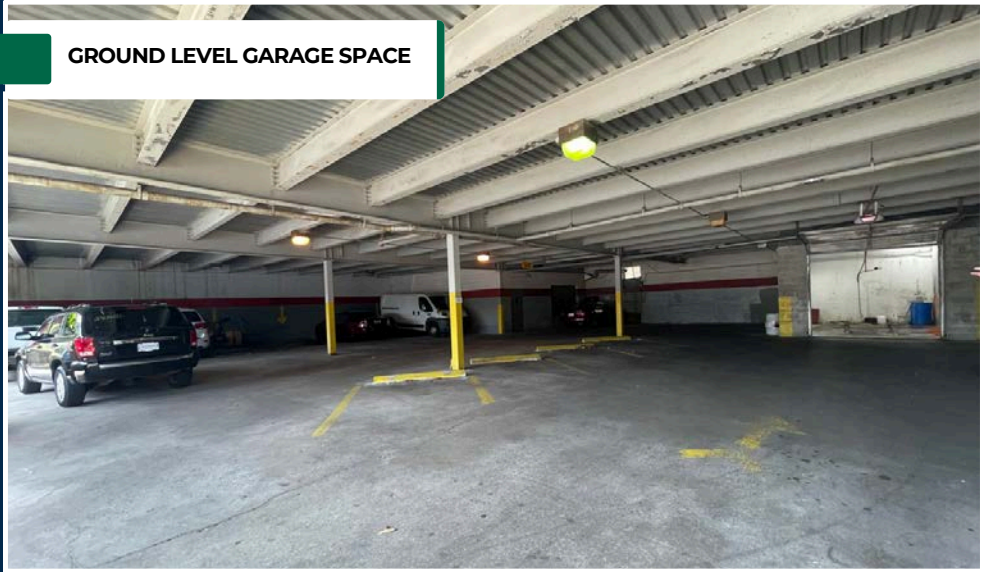
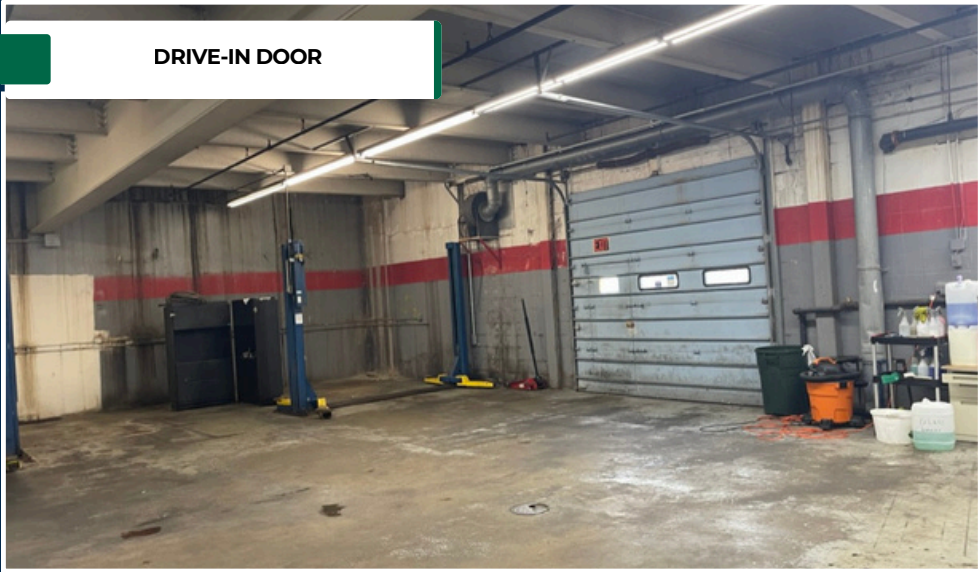


Photo Gallery





Fairfield Key Takeaways

Typical Home Values: \$929,976

1-year Value Change: +1.2%

(Data through July 31, 2025)

Fairfield Housing Market Overview

↑ -- 1-year Market Forecast

141 For sale inventory (July 31, 2025)

67 New listings (July 31, 2025)

1.032 Median sale to list ratio (June 30, 2025)

\$879,833 Median sale price (June 30, 2025)

\$1,115,667 Median list price (July 31, 2025)

66.2% Percent of sales over list price (June 30, 2025)

22.2% Percent of sales under list price (June 30, 2025)

10 Median days to pending (July 31, 2025)

(Metric availability is based on market coverage and data)

Apartment Rental Market Trends

Fairfield, CT

What is the average rent in Fairfield, CT?

\$2,977/month
Average Rent

795 Sq Ft
Average Apartment Size

+1.6%
Increase in the Last Year

As of September 2025, the average rent in Fairfield, CT is \$2,977 per month. This is 82% higher than the national average rent price of \$1,640/month, making Fairfield one of the most expensive cities in the US. When you rent an apartment in Fairfield, you can expect to pay about \$1,996 per month for a studio, \$2,977 for a one-bedroom apartment, and around \$3,833 for a two-bedroom apartment. If you opt for a three-bedroom rental, you could pay or more.

Apartments

Floor Plan Type	Average Rent	Average Sq Ft
Studio	\$1,996/month	527 Sq Ft
One Bedroom	\$2,977/month	795 Sq Ft
Two Bedroom	\$3,833/month	1,118 Sq Ft

Rent Ranges in Fairfield, CT

© Last Updated September 2025

Above \$2,000
Most rental prices fall within this range



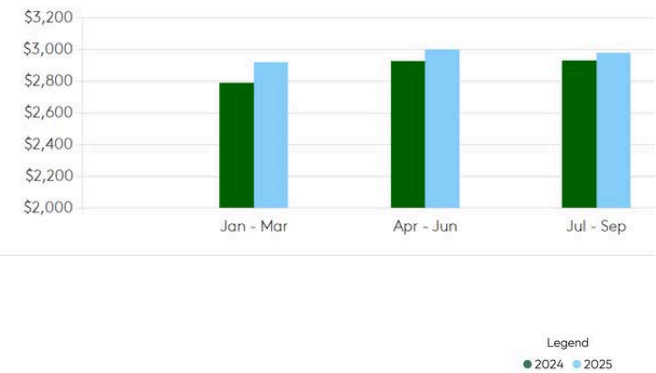
Percentage*	Rent Range
0%	Below \$700/month
0%	\$700 - \$1,000/month
17%	\$1,001 - \$1,500/month
0%	\$1,501 - \$2,000/month
83%	Above \$2,000/month

How much has average rent changed in Fairfield, CT?

In the past year, rent has increased by 1.6%, which averages out to \$48 more per month.

Market Trends Over Time

© Last Updated September 2025

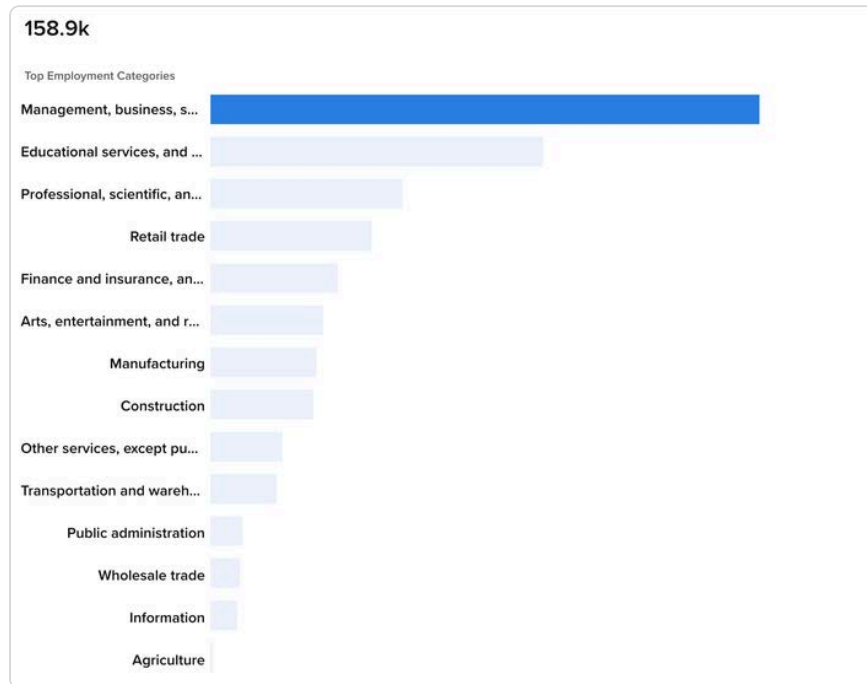
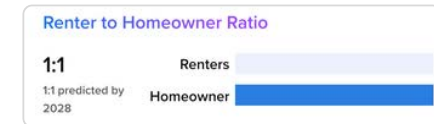
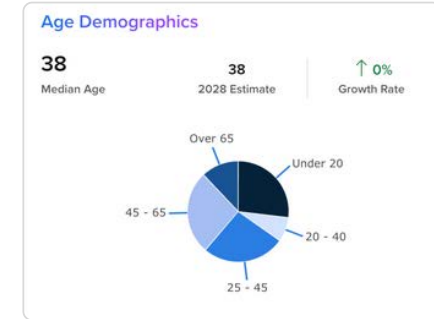
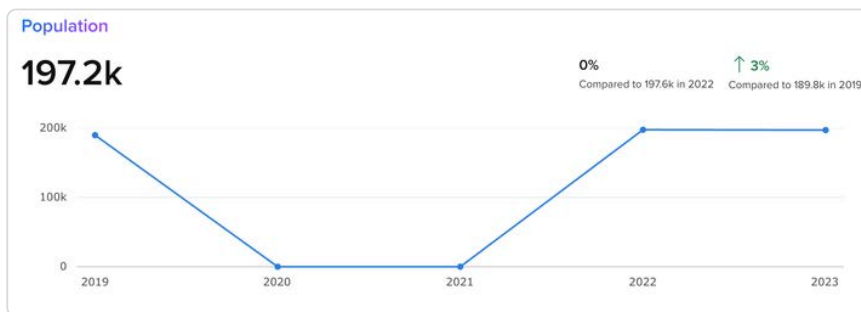
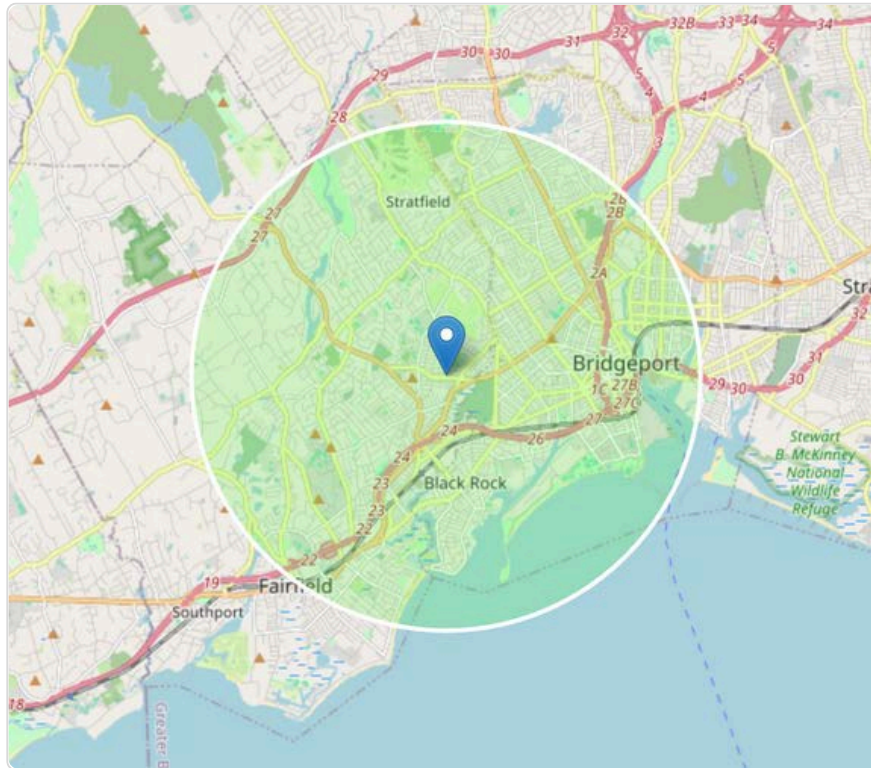


What salary do I need to live comfortably in Fairfield, CT?

Because the average rent in Fairfield is \$2,977, you'll want to make about \$9,923 per month or \$119,076 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.

DEMOGRAPHICS

THREE MILES



Discover Fairfield, Connecticut...



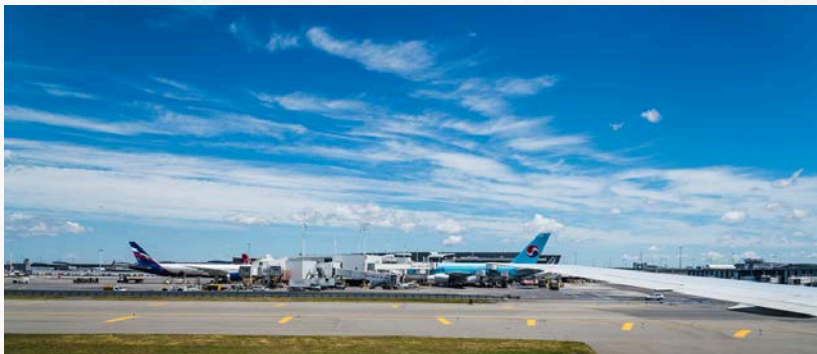
A Prime Location

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 company, is one such example that has been headquartered here since its inception. The diversity of businesses contributes to a vibrant economic environment where companies can prosper.



Excellent Infrastructure

Fairfield's well-maintained infrastructure is another asset. It's less than 50 miles away from three major airports, including 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, 47% of Fairfield's population holds a bachelor's degree or higher, significantly above the national average of 32%.

Discover Even More in Fairfield, Connecticut..



Quality of Life

Fairfield offers a high-quality lifestyle that attracts and retains employees. With a median household income of \$127,413, it's 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
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VIEW ZONING
REGULATIONS



VIEW FIELD CARD



VIEW TAX BILL



EMAIL BROKER



CALL BROKER

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