

1485 Black Rock Turnpike, Fairfield, CT 06825

Freestanding Retail Building for Sale at \$800,000.00 or for Lease at \$28.00/SF NNN



3,480 SF Freestanding Building for Sale or Lease with Great Visibility on Black Rock Turnpike. Ideal for restaurant, retail, professional office, or combination by two tenants. There is 1,800 SF of space at street level with access from the front of the building, and 1,680 SF of space on the lower level at grade level with access from the rear of the building. The property has 18 parking spaces and is handicapped accessible.

Within walking distance to restaurants, banks, shopping, and public transportation. Across the street from the Tunxis Hill Shopping Center and close to T.J. Maxx. Easy access to I-95, Exit 24, and the Merritt Parkway (Route 15), Exit 44. Less than two miles from Fairfield University and the Fairfield Metro Train Station.

The Site

Space #1:	1,800 SF (Street Level)
Space #2:	1,680 SF (Lower Level at Grade)
Total Building Size:	3,480 SF
Land:	0.23 acres
Real Estate Taxes:	\$14,567.84 (2018)
Zoning:	Neighborhood Designed District
Year Built:	(NDD) 1984
Stories:	One
Tenancy:	Two

Features

Traffic Count:	11,600 Vehicles per day
Parking:	18 spaces
Amenities:	Commercial Kitchen Three Bathrooms Front Porch & Back Deck

Utilities

Water/Sewer:	City/City
A/C:	Central Air-Conditioning
Heating:	Gas

Three Mile Demographics

Population:	130,606
Median HH Income:	\$62,062

Five Mile Demographics

Population:	230,617
Median HH Income:	\$60,218

No warranty of 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.



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



2425 POST ROAD, SUITE 303, SOUTHPORT, CT 06890 • TEL 203.335.6600 • FAX 203.335.9900 • WWW.ANGELCOMMERCIAL.COM

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