

## 226 Kings Highway East, Fairfield, CT 06825

Retail Store for Lease at \$25.00/SF NNN



**Retail Store for Lease in Prime High Traffic Location in Busy Neighborhood Shopping Destination.** On a triangular corner lot with frontage on two streets, the free-standing mixed-use building has high visibility with 4,081 SF of retail space available for rent on the first floor. The space features central air-conditioning, a private restroom, and 47 shared parking spaces.

The building is across from Super Stop & Shop, and near Kohl's, T. J. Max, Dunkin' Donuts, Walgreens, Meineke Car Care Center, and Fairfield County Bank.

It is 1.2 miles from I-95 (Exit 24), and 2 miles to the Route 8 Connector to Route 25 and the Merritt Parkway.

### The Site

<b>Total Space Available:</b>	4,081 SF
<b>Total Building Size:</b>	8,207 SF
<b>Real Estate Taxes:</b>	\$3.49/SF (2019)
<b>Zoning:</b>	Designed Commercial District (DCD)
<b>Year Built:</b>	1938
<b>Construction:</b>	Brick/Masonry
<b>Stories:</b>	Two
<b>Tenancy:</b>	Multiple

### Three Mile Demographics

<b>Population:</b>	145,656
<b>Median HH Income:</b>	\$59,401

### Features

<b>Traffic Count:</b>	10,263 Average Daily Volume
<b>Parking:</b>	47 Spaces in Common

### Utilities

<b>Water/Sewer:</b>	City/City
<b>A/C:</b>	Central Air Conditioning
<b>Heating:</b>	Gas

### Five Mile Demographics

<b>Population:</b>	240,435
<b>Median HH Income:</b>	\$61,139

### Contact

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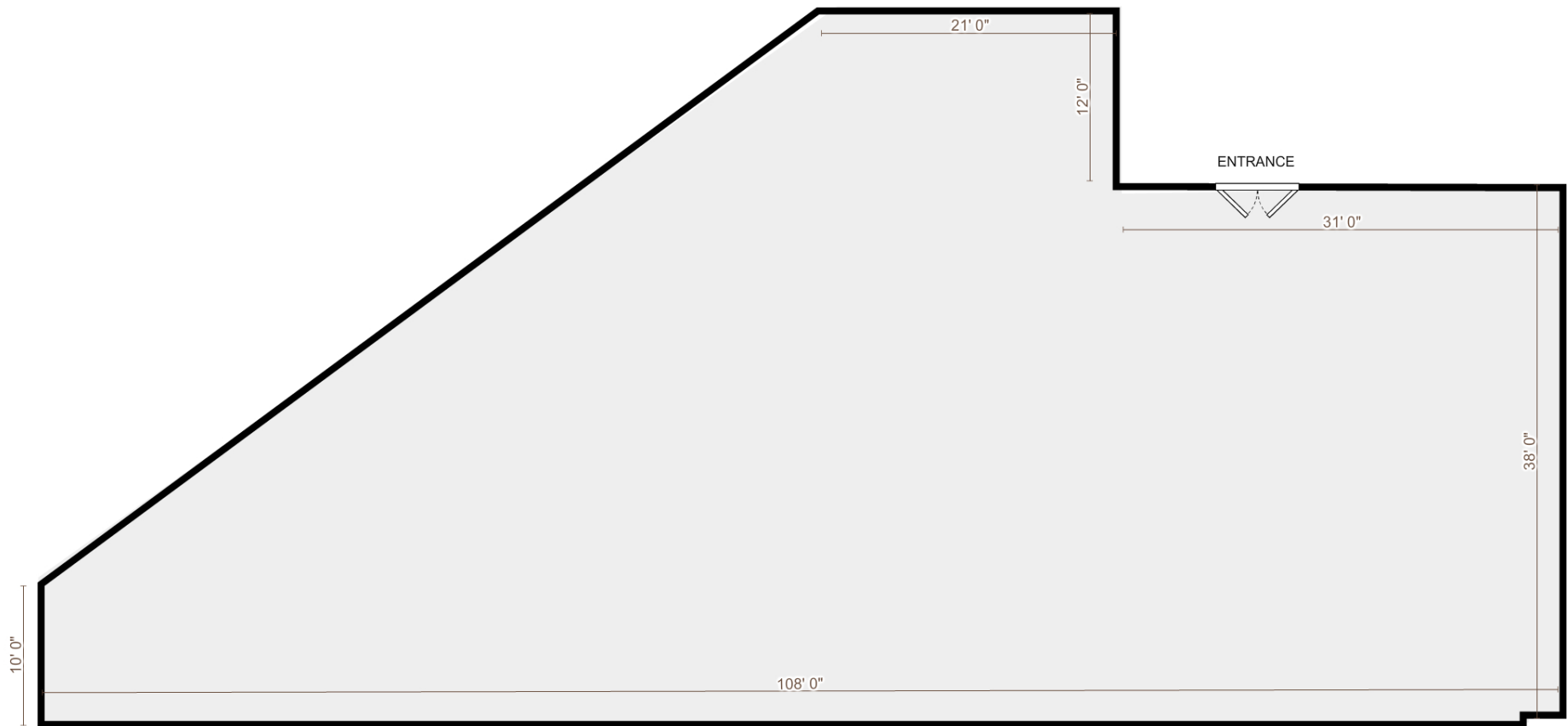
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For Lease

Floor Plan

226 Kings Highway East

Fairfield, Connecticut 06824



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