

100 Route 37 - New Fairfield

100 Route 37, New Fairfield, CT 06812



Listing ID:	28768277
Status:	Active
Property Type:	Retail-Commercial For Lease
Retail-Commercial Type:	Convenience Store, Free-Standing Building
Contiguous Space:	763 - 2,300 SF
Total Available:	3,063 SF
Gross Land Area:	1.65 - 3 Acres
Lease Rate:	\$13.50 PSF (Annual)
Base Monthly Rent:	\$858.38 - 2,587
Lease Type:	NNN
Nearest MSA:	Bridgeport-Stamford-Norwalk
County:	Fairfield
Ceiling:	10 ft.
Tax ID/APN:	19 15 23A
Zoning:	"C" COMMERCIAL
Gross Building Area:	23,695 SF
Building/Unit Size (RSF):	23,695 SF
Core Factor:	10%
Road Type:	Highway
Property Visibility:	Excellent
Highway Access:	Next to the intersection of Routes 37 and 39
Tenancy:	Multiple Tenants
Year Built:	1975
Construction/Siding:	Brick
Parking Ratio:	3.5 (per 1000 SF)
Parking Type:	Surface



More Information Online

<https://advantagerealtyinc.catylist.com//listing/28768277>



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Overview/Comments

100 Route 37 is New Fairfield's premier office and business locations. The "100 Route 37" retail and office center is under new ownership and has the best Landlord in New Fairfield. This newly revitalized shopping center is now home to Dunkin Donuts and Tunnel to Towers. Recognizing the desirability of this center, Access Physical Therapy has also just signed a long-term lease and is in operation here. This center is also home to Bruno's Pizza, Savings Bank of Danbury, and Dr. Jacobs dentistry. . There are many significant property improvements which have already been completed. Those improvements include, new vehicle circulation and drive thru for the new Dunkin Donuts coffee shop; new and expanded septic systems; provisions for the planned connection to public water supply; new ...

Property Contacts



Joseph Michael Struna

Advantage Realty Commercial
203-733-1290 [M]
203-798-9345 [O]
Mike@AdvantageRealtyInc.Com



Chris Cosio

Advantage Realty Commercial
203-524-8635 [M]
203-798-9345 [O]
Chris@AdvantageRealtyInc.Com