

## FOR SALE

### Well-located in Strong Submarket Tunxis Hill Office Building

#### Overview

- 5,343sf Building
- .23 acre parcel
- 22+/- parking spaces (per striping)

#### Site

527 Tunxis Hill Road  
Fairfield, CT 06825

#### Investment Highlights

- Excellent High Traffic Location with Great Visibility
- Great for Owner-User
- Centrally located to I95 & the Merritt Parkway
- Near Retail, Food & Transportation Services
- Signalized Intersection
- Tunxis Hill Road is a vital thoroughfare connecting Fairfield's Black Rock Turnpike Retail Area and the I95-Cumberland Farms/Historical Black Rock



#### Offering Summary

Asking Price:	\$799,000
Price per square foot	\$150
Occupancy	66%
Cap Rate on Pro Forma	7.71%
PGI on Pro Forma	96,264
EGI on Pro Forma	82,787
NOI on Pro Forma	62,116
Debt Service*	41,215
Cash Flow on Pro Forma	20,901
Cash on Cash	8.72%

\*Based on proposed financing of \$559,300 @ 5.5% rate, 70% LTV, 25 years amort. due in 10 years.

#### PRESENTED BY:

**Nate Swetland**  
203-348-8566 x117  
nate@pyramidregroup.com

Pyramid Real Estate Group • 20 Summer Street, Stamford, CT 06901  
phone: 203.348.8566 • fax: 203.358.9763  
www.pyramidregroup.com

## Pro Forma

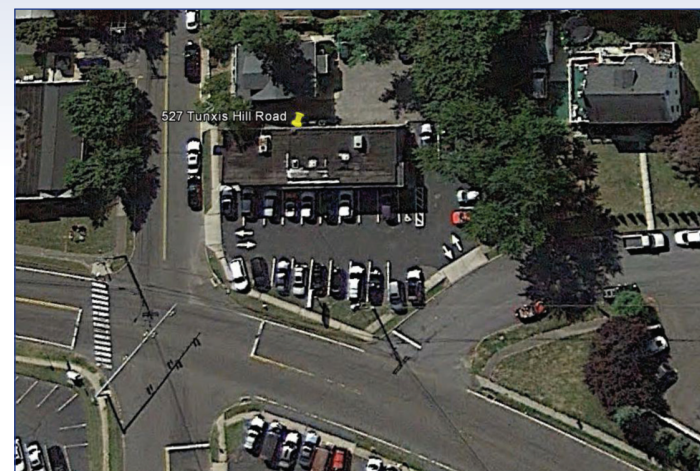
	Pro Forma
PGI	96,284
VCL – 14%	13,477
EGI	82,787
Expenses	20,671
NOI	62,116
<b>Expenses</b>	
Property Taxes	12,971
Insurance	2,500
Utilities	2,100
Maintenance	2,100
Misc.	1,000
<b>Sub Total</b>	<b>20,671</b>
<b>Expense psf</b>	<b>\$3.87</b>
<b>Expense %</b>	<b>22%</b>

## Investment Overview

Well located in the Tunxis Hill area of Fairfield, this investment offers long term potential. With great visibility, strong demographic makeup, and 14 parking spaces, the building will attract long term tenants. This submarket of Fairfield County benefits from lower vacancy rates and stable asking rates directly influenced by this infill market and strong demographics. In addition, national and regional retailers like Kohl's and Stop n Shop locate and thrive in this destination area.

According to CoStar, area demographics include a diverse population and employment base. Within a 3 mile radius, there are over 70,000 people employed and 49,700 households having an average income of \$53,000. Local residents benefit from close convenient goods and services.

Tunxis Hill Road is a vital thoroughfare connecting Fairfield's Black Rock Turnpike Retail Area and the I95-Cumberland Farms/Historical Black Rock area. As the most direct route, local residents and commuters traverse Tunxis Hill Road 7 days a week.



## Pro Forma Rent Roll

Space	Monthly Income	Annual Income
Lower Level - Salon	\$1,200	\$14,440
1st Floor	\$4,370	\$52,440
2nd Floor	\$1,075	\$12,900
2nd Floor	\$1,377	\$16,524
<b>Total</b>	<b>5,343 sf</b>	<b>\$8,022</b>
		<b>\$94,440</b>

## Demographics

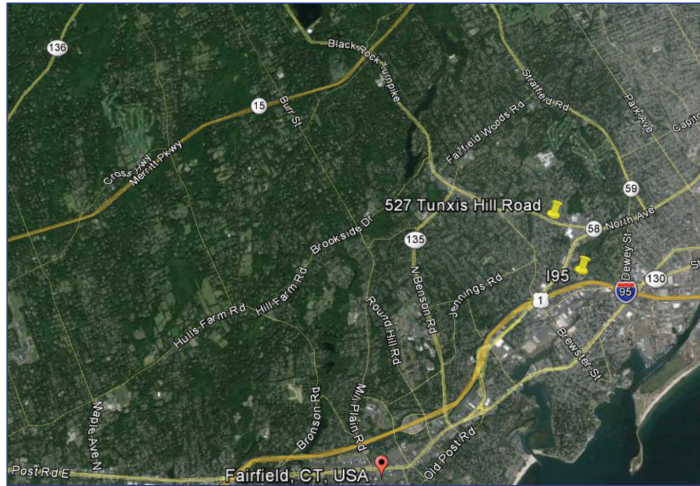
	1 Mile	3 Mile	5 Mile
2014 Population	17,049	141,855	243,077
2014 Median Home Prices	\$393,043	\$356,270	\$331,482
2014 Med HH Income	\$67,642	\$53,055	\$54,326
Specified Consumer Spending	\$198,358	\$1,373,748	\$2,429,662

### PRESENTED BY:

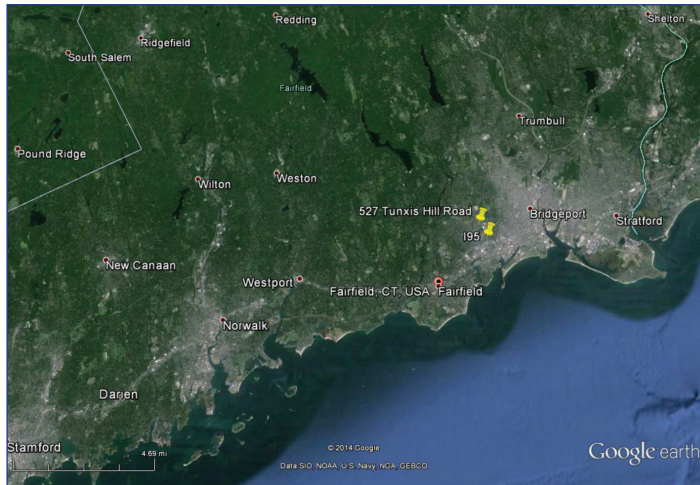
**Nate Swetland**  
203-348-8566 x117  
nate@pyramidregroup.com



## Maps



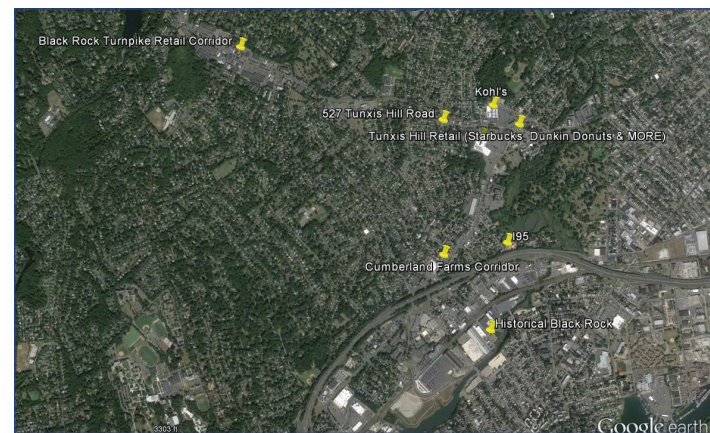
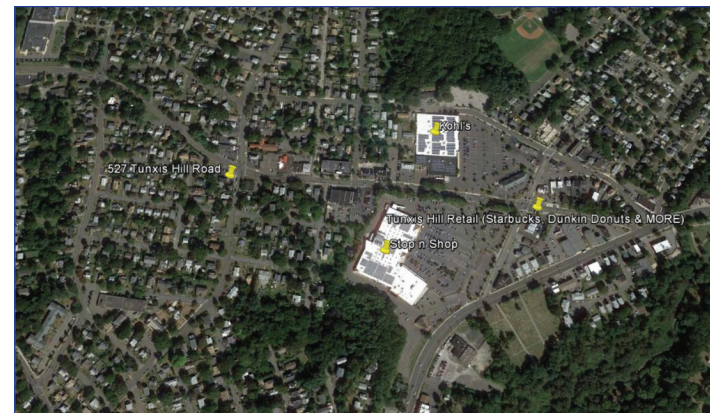
Regional Map



Area Map



Signalized Intersection



PRESENTED BY:

**Nate Swetland**  
 203-348-8566 x117  
 nate@pyramidregroup.com

**Pyramid Real Estate Group** • 20 Summer Street, Stamford, CT 06901  
 phone: 203.348.8566 • fax: 203.358.9763

[www.pyramidregroup.com](http://www.pyramidregroup.com)