

95 Reef Road, Fairfield, Connecticut



Mixed Use 100% Leased Building,
Adjacent to Town Green and Downtown Fairfield
Amenities, Train Station, Shopping, Restaurants, Theatre

Price upon Request

Contact Bruce Wettenstein, SIOR
203.226.7101 ext. 2, Email: bruce@vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

AVAILABLE FOR SALE

In the Heart of Downtown Fairfield

- 7,326 square feet on .26 acre, 114' frontage
- 3 Story plus finished lower level
- Zone: Mixed use
- Parking Spaces: 19
- Building has been completely renovated in 2004
- Electric car charging station on site



Individual Members
Society of Industrial and Office Realtors

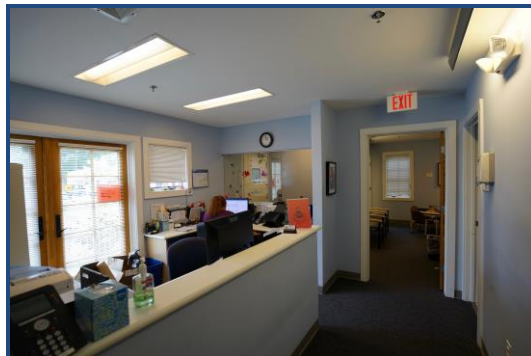
VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

95 Reef Road, Fairfield, Connecticut

Property Highlights:

- Superior Location off Post Roads' Busy Commercial Center
- High Traffic Count: 25,000 Vehicles per day
- 111.4' Reef Road Frontage Adjacent to Municipal Lot
- Less than 1 mile to I-95 Exits 21 & 22
- Walking Distance from MetroNorth Train Station
- Superb Visibility



For further information contact
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Zone:

- CDBD: Center Designed Business District, which allows for a wide range of commercial and residential uses including medical office, office and retail and residential.

Average HH Income

1 mile - \$122,847

3 mile - \$98,274

5 mile - \$71,655



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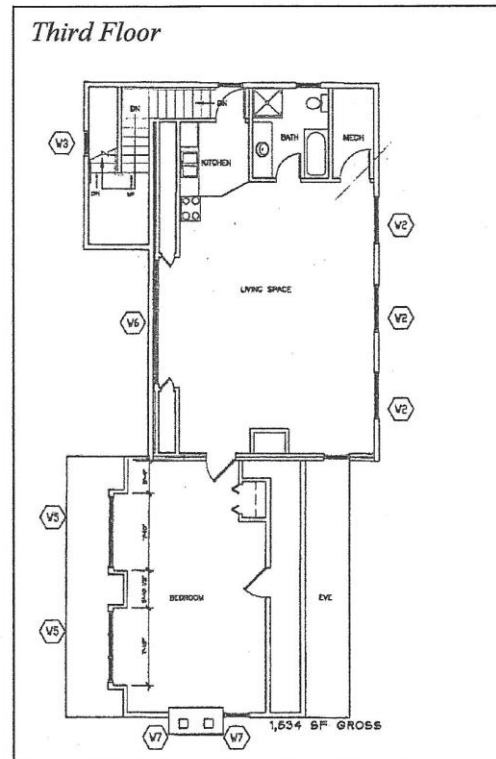
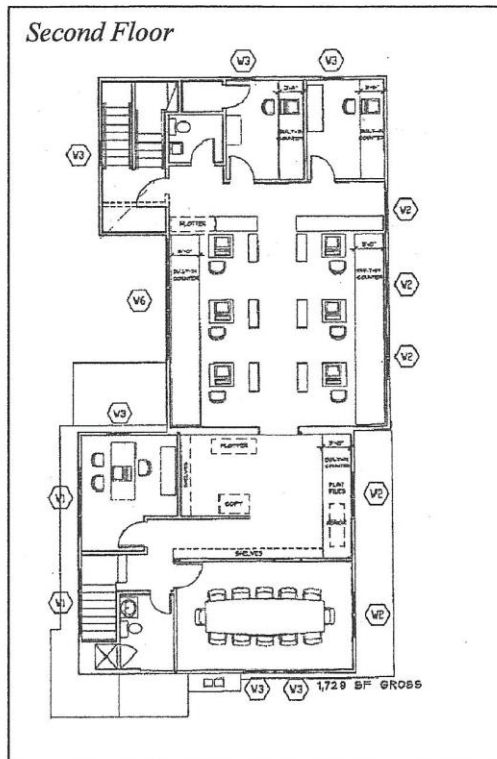
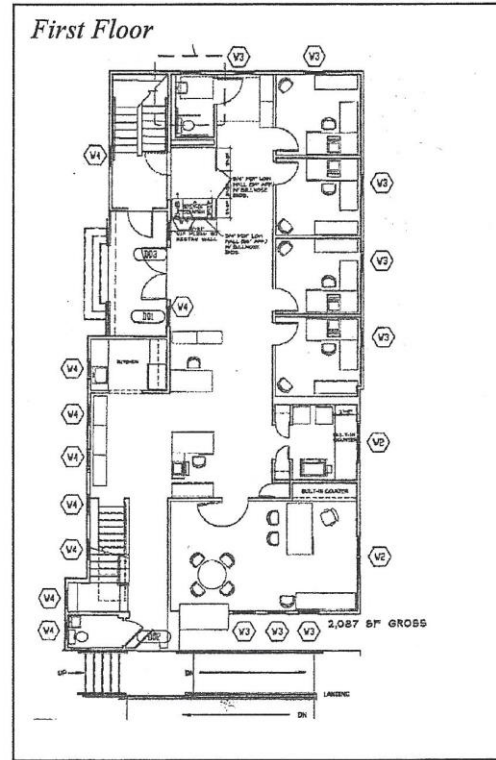
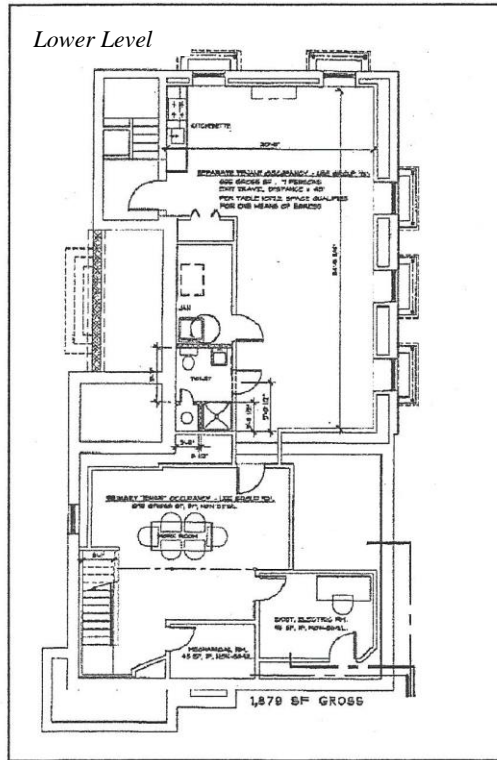


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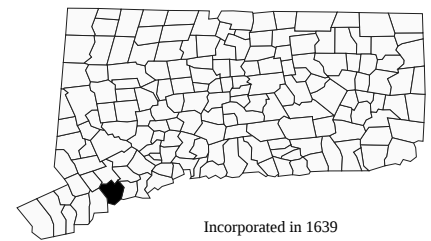
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Fairfield, Connecticut

CERC Town Profile 2017 *Produced by The CT Data Collaborative*

Town Hall
611 Old Post Road
Fairfield, CT 06430
(203) 256-3030

Belongs To
Fairfield County
LMA Bridgeport - Stamford
Metropolitan Planning Area



Incorporated in 1639

Demographics

Population (2011-2015)

	Town	County	State
2000	57,340	882,567	3,405,565
2010	59,404	916,829	3,574,097
2011-2015	61,016	939,983	3,593,222
2020	59,024	944,692	3,702,469
'15 - '20 Growth / Yr	-0.7%	0.1%	0.6%

	Town	County	State
Land Area (sq. miles)	30	625	4,842
Pop./Sq. Mile (2011-2015)	2,041	1,504	742
Median Age (2011-2015)	41	40	40
Households (2011-2015)	20,233	334,320	1,352,583
Med. HH Inc. (2011-2015)	\$122,306	\$84,233	\$70,331

Race/Ethnicity (2011-2015)

	Town	County	State
White Alone, Non-Hispanic	52,219	602,311	2,487,119
Black Alone, Non-Hispanic	985	105,683	370,501
Asian	2,871	47,398	150,670
Native American	19	2,234	8,908
Other/Multi-Race	2,517	89,549	283,800
Hispanic (Any Race)	3,517	171,720	526,508

	Town	County	State
Poverty Rate (2011-2015)	4.3%	9.0%	10.5%

Educational Attainment (2011-2015)

	Town	County	State
High School Graduate	6,006	16%	673,973
Associates Degree	2,020	5%	183,289
Bachelors or Higher	24,049	62%	925,607

Age Distribution (2011-2015)

	0-4	5-14	15-24	25-44	45-64	65+	Total
Town	3,565 6%	9,129 15%	9,666 16%	11,829 19%	17,748 29%	9,079 15%	61,016 100%
County	54,513 6%	128,603 14%	121,995 13%	233,955 25%	268,138 29%	132,779 14%	939,983 100%
State	191,445 5%	446,058 12%	492,864 14%	885,518 25%	1,035,059 29%	542,278 15%	3,593,222 100%

Economics

Business Profile (2015)

Sector	Units	Employment
Total - All Industries	2,437	25,950
23 - Construction	144	574
31-33 - Manufacturing	31	634
44-45 - Retail Trade	237	3,464
61 - Educational Services	61	3,178
62 - Health Care and Social Assistance	246	4,342
72 - Accommodation and Food Services	174	2,874
Total Government	25	2,527

Top Five Grand List (2014)

	Amount
General Electric Co.	\$76,541,780
R-K Black Rock I-III	\$76,286,593
Connecticut Light & Power	\$59,074,290
Lenoci Alfred Estals	\$55,540,270
Aquarion Water Co	\$53,680,330
Net Grand List (SFY 2014-2015)	\$10,913,511,153

Major Employers (2014)

General Electric	Fairfield University
Sacred Heart University	Town of Fairfield
-9999	

Education

2016-2017 School Year

	Grades	Enrollment
Fairfield School District	PK-12	10,027

Smarter Balanced Test Percent Above Goal (2015-2016)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	71.7%	52.8%	67.7%	47.9%	62.4%	40.3%
ELA	68.3%	53.9%	74.8%	55.5%	74.3%	55.5%

Pre-K Enrollment (PSIS)

	2016-2017
Fairfield School District	180

Rate of Chronic Absenteeism (2015-2016)

	All
Connecticut	9.6%
Fairfield School District	3.8%

4-Year Cohort Graduation Rate (2014-2015)

	All	Female	Male
Connecticut	87.2%	90.1%	84.4%
Fairfield School District	94.1%	96.8%	91.2%

Fairfield, Connecticut

CERC Town Profile 2017



Connecticut
Economic
Resource Center

Government

Government Form: Selectman - Representative Town Meeting

Total Revenue (2015)	\$303,146,000	Total Expenditures (2015)	\$297,097,000	Annual Debt Service (2015)	\$24,809,000
Tax Revenue	\$263,941,000	Education	\$171,906,000	As % of Expenditures	8.4%
Non-tax Revenue	\$39,205,000	Other	\$125,191,000	Eq. Net Grand List (2015)	\$16,319,163,696
Intergovernmental	\$25,464,000	Total Indebtedness (2015)	\$193,347,000	Per Capita	\$265,253
Per Capita Tax (2015)	\$4,281	As % of Expenditures	65.1%	As % of State Average	178.9%
As % of State Average	153.4%	Per Capita	\$3,143	Moody's Bond Rating (2015)	Aaa
		As % of State Average	129.3%	Actual Mill Rate (2015)	24.40
				Equalized Mill Rate (2015)	16.14
				% of Net Grand List Com/Ind (2015)	10.0%

Housing/Real Estate

Housing Stock (2011-2015)

	Town	County	State
Total Units	21,359	363,556	1,491,786
% Single Unit (2011-2015)	80.0%	58.0%	59.2%
New Permits Auth (2015)	98	2,598	6,077
As % Existing Units	0.5%	0.7%	0.4%
Demolitions (2015)	81	602	1,230
Home Sales (2013)	798	7,243	26,310
Median Price	\$578,900	\$416,000	\$270,500
Built Pre-1950 share	34.7%	29.0%	29.3%
Owner Occupied Dwellings	16,623	228,381	906,227
As % Total Dwellings	82.2%	68.3%	67.0%
Subsidized Housing (2015)	503	33,890	172,556

Distribution of House Sales (2013)

	Town	County	State
Less than \$100,000	6	439	3,417
\$100,000-\$199,999	12	890	7,522
\$200,000-\$299,999	51	1,117	6,031
\$300,000-\$399,999	118	980	3,380
\$400,000 or More	611	3,817	5,960

Labor Force

Place of Residence (2015)

	Town	County	State
Labor Force	29,123	480,603	1,890,506
Employed	27,740	454,843	1,782,269
Unemployed	1,383	25,760	108,237
Unemployment Rate	4.7%	5.4%	5.7%

Connecticut Commuters (2014)

Commuters Into Town From:	Town Residents Commuting To:
Fairfield, CT	4,857
Bridgeport, CT	4,704
Stratford, CT	1,783
Trumbull, CT	1,381
Norwalk, CT	1,054
Shelton, CT	1,054
Milford, CT	973
Fairfield, CT	4,857
Stamford, CT	2,258
Norwalk, CT	2,081
Bridgeport, CT	1,705
Westport, CT	1,505
Manhattan, NY	1,223
New Haven, CT	745

Place of Work (2015)

	Town	County	State
Units	2,437	34,717	116,246
Total Employment	25,950	422,675	1,662,822
2012-'15 AAGR	123.9%	134.2%	100.0%
Mfg Employment	634	33,938	79,612

Other Information

Crime Rate (2014)

	Town	State
Per 100,000 residents	1,989	2,167

Distance to Major Cities

	Miles
New York City	50
Hartford	51
Providence	106
Boston	141
Montreal	302

Residential Utilities

Electric Provider
The United Illuminating Co.
(800) 257-0141

Gas Provider

Southern Connecticut Gas Company
(203) 382-8111

Water Provider

Aquarion Water Company
(800) 732-9678

Cable Provider

Cablevisions Systems of Southern CT
(203) 336-2225

Library (2016)

	Town
Circulation per Capita	14.65
Internet Use per Visit	0.10

Families Receiving (2014)

	Town
Temporary Family Assistance (TFA)	23

Population Receiving (2014)

	Town
Supplemental Nutrition Assistance Program (SNAP)	754