



Choyce Peterson

Commercial Real Estate Specialists

Exclusive Sales Agent



FOR SALE

525 Tunxis Hill Road
FAIRFIELD, CT

2,619sf Retail | .27 acres | 18 parking



BE A PART OF THE BUZZ....

Don't miss out on this incredible investment opportunity. **525 Tunxis Hill Road** is a highly visible retail property, with 18 parking spaces, two means of egress on a corner property at a signalized intersection, fully leased for the next 15 years. The population of the immediate vicinity is expected to more than double in the next two years.

The property is just 0.25 miles up the road from the shopping centers which have the town's greatest concentration of grocery stores (Stop & Shop and ALDI) as well as many other conveniences, dining and entertainment.

Tunxis Hill Road/Route 58 is one of the most high-traffic roads in town, connecting US Route 1 with Black Rock Turnpike. You can travel that whole stretch and the only building for sale that is less than 20,000sf is 525 Tunxis Hill Road.

Building Summary

Building Area

First Floor	2,619 sf
Unfinished Basement	2,619 sf
Total Living Area	2,619 sf

Building Zone

NDBD

MBLU

42/ 253-254/ / /

Year Built

1950

Acres

0.27

Parking Spaces

18

Parking Ratio

6.87



Building Attributes

Style:	Store	Heating Fuel	Gas
Model	Comm/Ind	Heating Type	Forced Air-Duc
Stories:	1	Building Use	Store C
Occupancy	1	Use Code:	3220
Exterior Wall	Concr/Cinder	Heat/AC	Heat/AC Split
Roof Structure	Gable/Hip	Frame Type	Masonry
Roof Cover	Asphalt	Ceiling/Wall	Sus-Ceil & WI
Interior Wall	Drywall	Wall Height	10

Local Conveniences





Choyce Peterson is the exclusive sales agent for 525 Tunxis Hill Road

For more information contact:

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