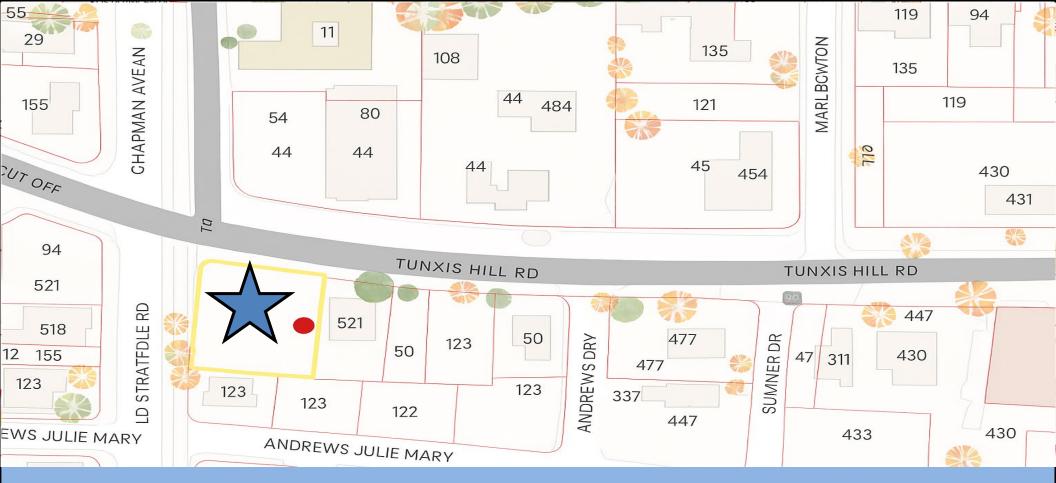


# FOR SALE

### 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	

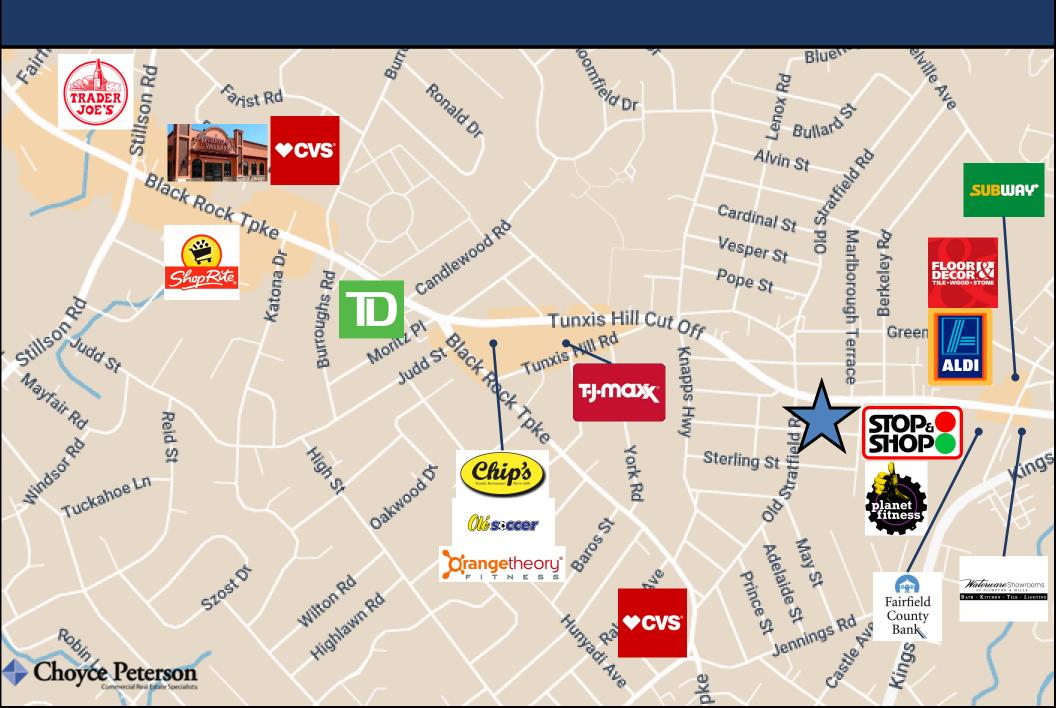




Building Attributes				
Style:	Store	Heating Fuel	Gas	
Model	Comm/Ind	Heating Type	Forced Air-Duc	
Stories:	1	Building Use	Store C	
Occupancy	1	Use Code:	3220	
Exterior Wall	Concr/Cinder	Heat/AC	Heat/AC Split	
Roof Structure	Gable/Hip	Frame Type	Masonry	
Roof Cover	Asphalt	Ceiling/Wall	Sus-Ceil & WI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



#### Local Conveniences





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



This information contained herein has been obtained from sources deemed to be reliable. However, no warranty or representation, expressed or implied, is made or shall be deemed to be made, as to the accuracy of this information herein. Terms and availability are subject to change or withdrawal without notice.

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