



387 TUNXIS HILL ROAD
FAIRFIELD, CT
06825

PRICE REDUCTION

MULTI-USE REDEVELOPMENT
OPPORTUNITY

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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

BROKER

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\$466,000 PRICE REDUCTION: Multi-Use Redevelopment Opportunity on Route 58 for Sale Now at \$4,100,000

Angel Commercial, LLC, as the exclusive commercial real estate broker, is pleased to present **387 Tunxis Hill Road in Fairfield, CT**, now offered at the newly reduced price of **\$4,100,000—a \$466,000 price reduction.**

This exceptional property features 407 linear feet of frontage on Route 58 (Tunxis Hill Road) with prominent pole signage and three curb cuts for easy access. The offering includes three contiguous parcels totaling **1.37 acres**, anchored by a **21,921 SF** commercial building. **Two of the parcels, situated on 0.34 acres in a Residential B Zone, provide additional parking and may be sold separately.**

The two-story building sits on 1.03 acres and provides 87 on-site parking spaces. Interior highlights include:

- First Floor: 2,653 SF climate-controlled display room with floor-to-ceiling windows, 2,128 SF of office space, and an 11,360 SF service center with 24' ceiling height, four drive-in doors with drive-through access, an overhead storage platform, and a conveyor system.
- Second Floor: 5,780 SF of office space.

Redevelopment Potential:

Located in a Neighborhood Designed Business District (NDD) with two adjoining parcels in a Residential B Zone, 387 Tunxis Hill Road offers exceptional flexibility for redevelopment. A developer could pursue a vibrant mixed-use project with street-level retail or restaurant space and residential or office units above, develop professional or medical offices, or use the Residential B parcels for additional parking, landscaped buffers, or new housing such as townhomes or duplexes. All plans are subject to Fairfield Planning & Zoning approval.

Strategically positioned, 387 Tunxis Hill Road is just 1.2 miles from I-95, 1.6 miles from the Fairfield Metro Black Rock Train Station, and located directly at a Greater Bridgeport Transit bus stop. Prominent neighboring retailers include TJ Maxx, Stop & Shop, Aldi, and Floor & Décor, ensuring strong consumer traffic and visibility.

This property represents a rare investment opportunity in a high-visibility Fairfield location with outstanding redevelopment potential.

Financial Information

Sale Price:	\$4,100,000	
2026 Real Estate Taxes:	387 Tunxis Hill Road	\$51,447.04
	24 Soundview Avenue	\$4,385.88
	42 Soundview Avenue	\$2,252.72
	TOTAL	\$58,085.64

The Site

Rentable SF:	21,921 SF	
Building Size:	22,471 SF	
Occupancy:	0%	
Land:	387 Tunxis Hill Road	1.03 Acres
	24 Soundview Avenue	0.23 Acres
	42 Soundview Avenue	0.11 Acres
	TOTAL	1.37 Acres
Zoning:	Neighborhood Designed Business District (NDD) & Residential B (B)	
Year Built:	1930	
Construction:	Concrete / Cinderblock	
Stories:	Two	
Tenancy:	Single	

Features

Traffic Count:	9,110 Average Daily Volume
Parking:	139 Surface Spaces
Loading:	Two 10' W x 10' H Drive-In Doors, One 10' W x 9' H Drive-In Door, One 10' W x 12' H Drive-In Door
Ceiling Height:	24' (Service Area)
Amenities:	Monument Signage, Oil/Water Separators, Underground Storage Tanks, Inclined Conveyor, 6 Restrooms

Utilities

Water/Sewer	City/City
A/C:	Central Air Conditioning (Office & Showroom)
Heating:	Gas
Power:	400 Amps

Demographics	Three Miles	Five Miles
Population:	197.2k	290.1k
Median HH Income:	\$78.6k	\$83.5k



CONVENIENT LOCATION WITH NEARBY AMENITIES



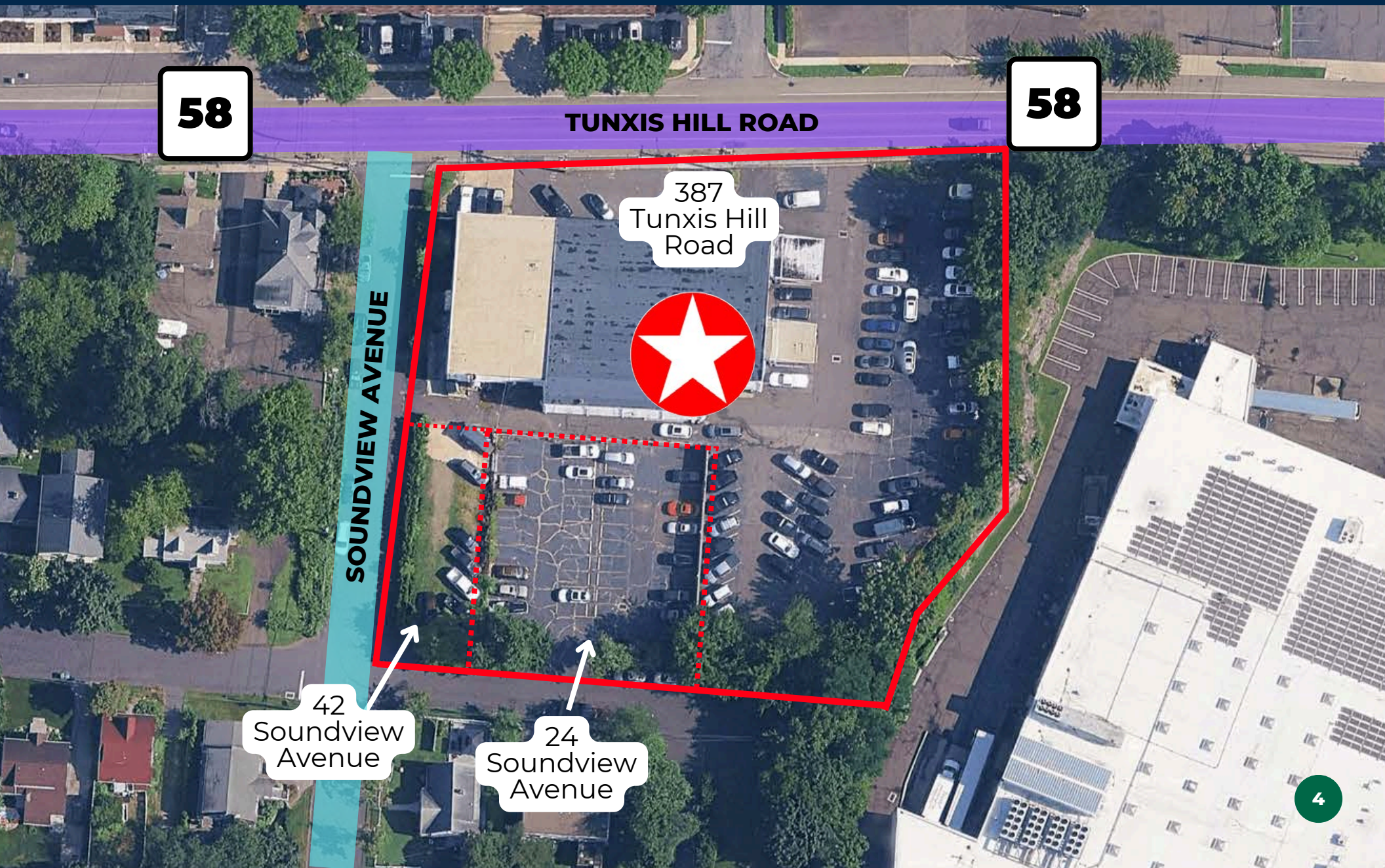
Close to restaurants, big box retail stores, fitness gyms, daycare centers, hotels, and auto dealerships.



At a Bridgeport Transit Bus Stop, and Minutes to I-95 (Exit 24) and the Fairfield Black Rock Metro-North Train Station.

Aerial View

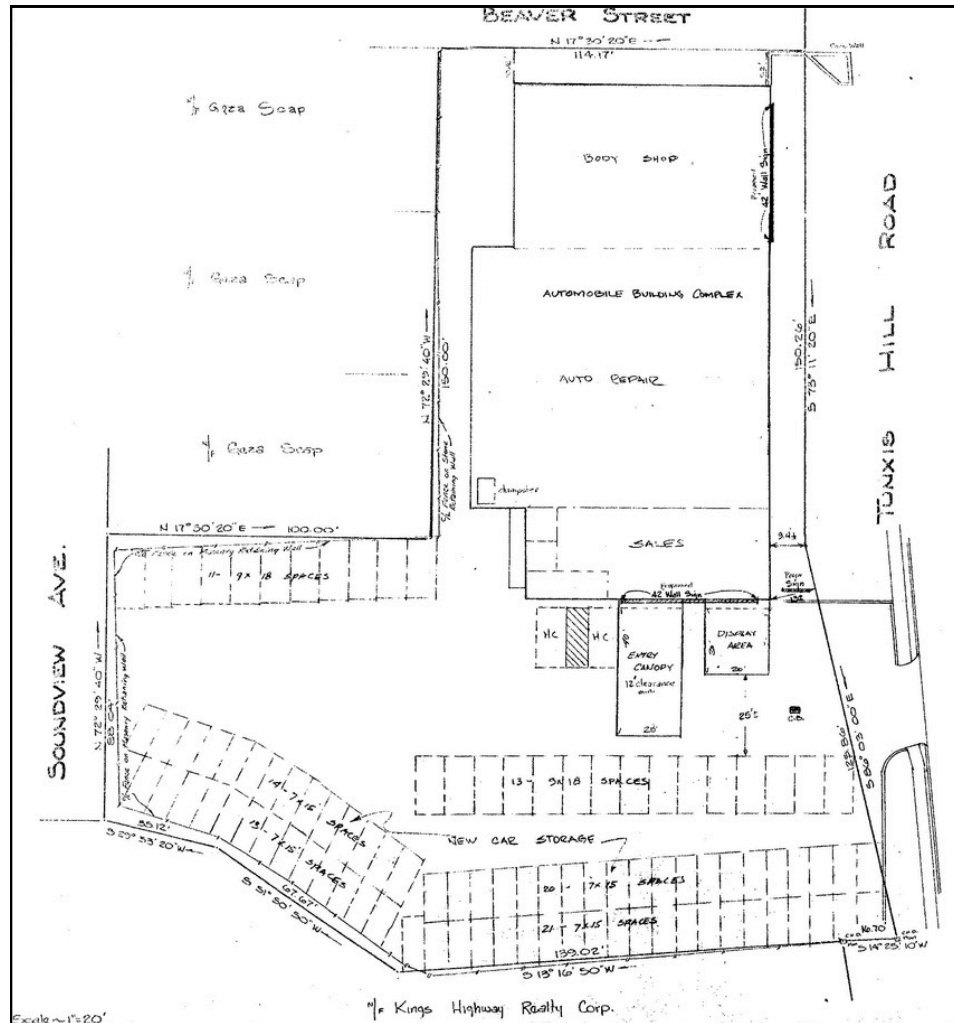
407' Frontage on Route 58



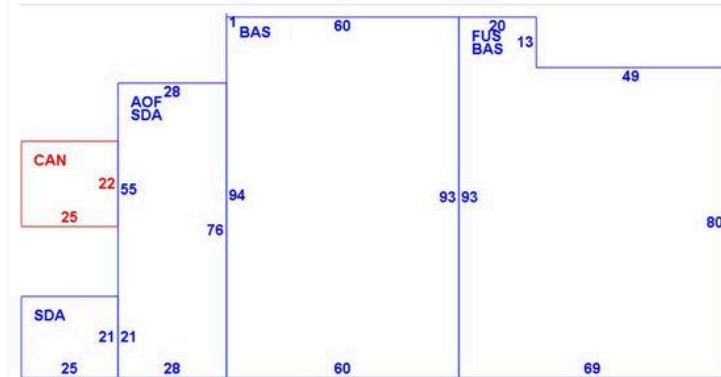
Site Plan & Building Layout

387 TUNXIS HILL ROAD
FAIRFIELD, CT
06825

1.01 Acres



Building Layout



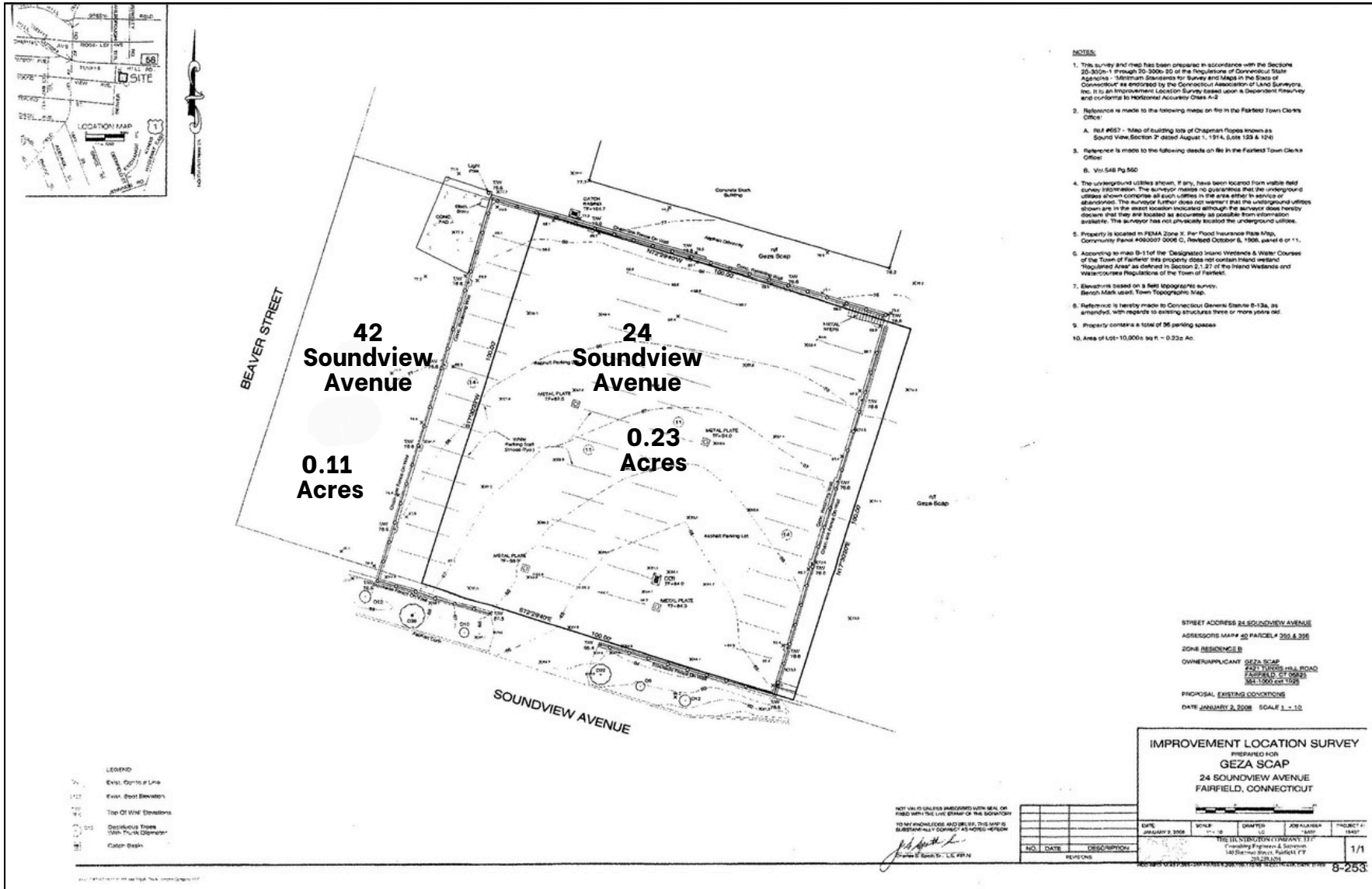
Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	11,360	11,360
FUS	Upper Story, Finished	5,780	5,780
SDA	Store Display Area	2,653	2,653
AOF	Office	2,128	2,128
CAN	Canopy	550	0
		22,471	21,921

Site Plan

24 & 42

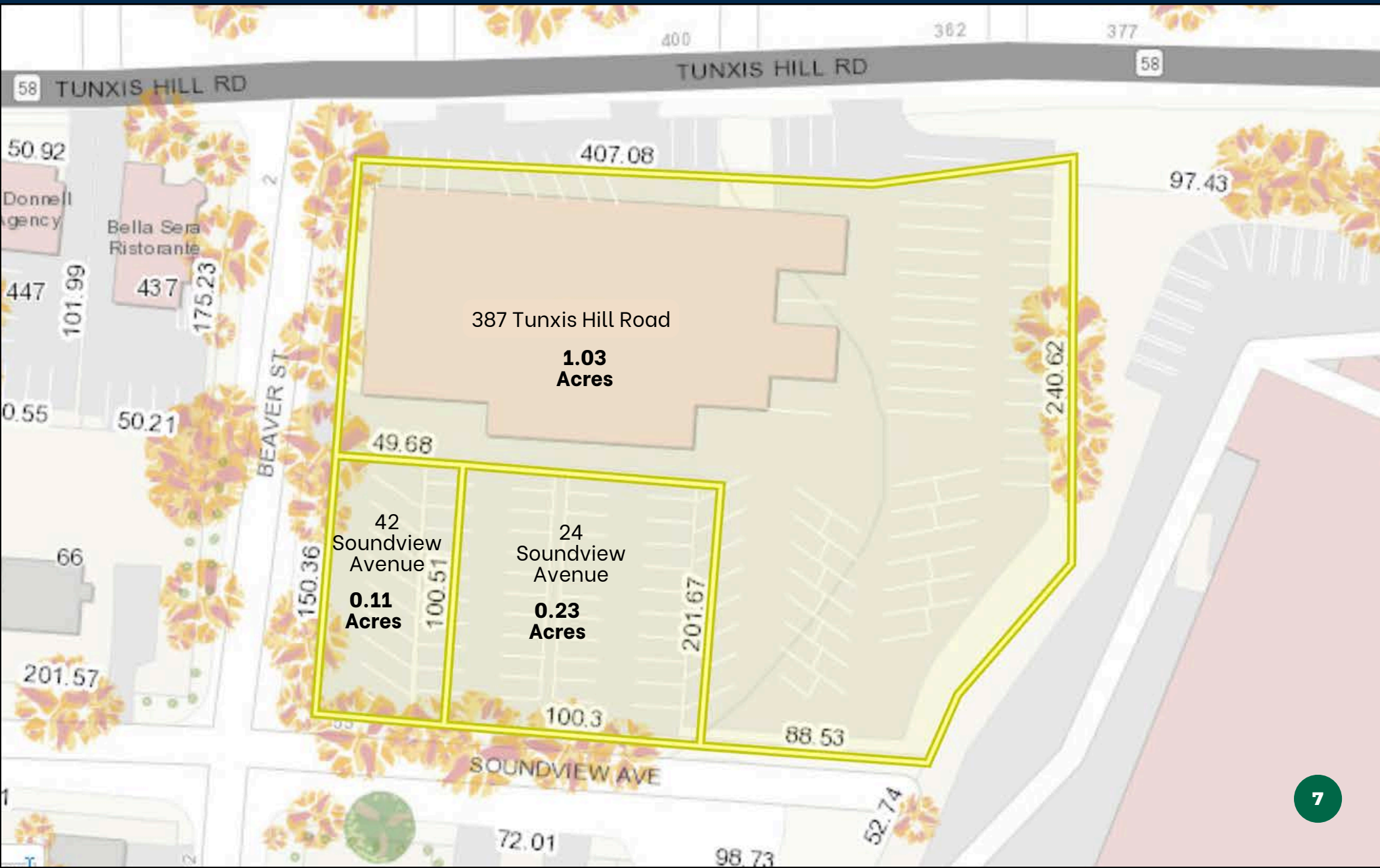
SOUNDVIEW AVENUE
FAIRFIELD, CT
06825

0.34 Acres



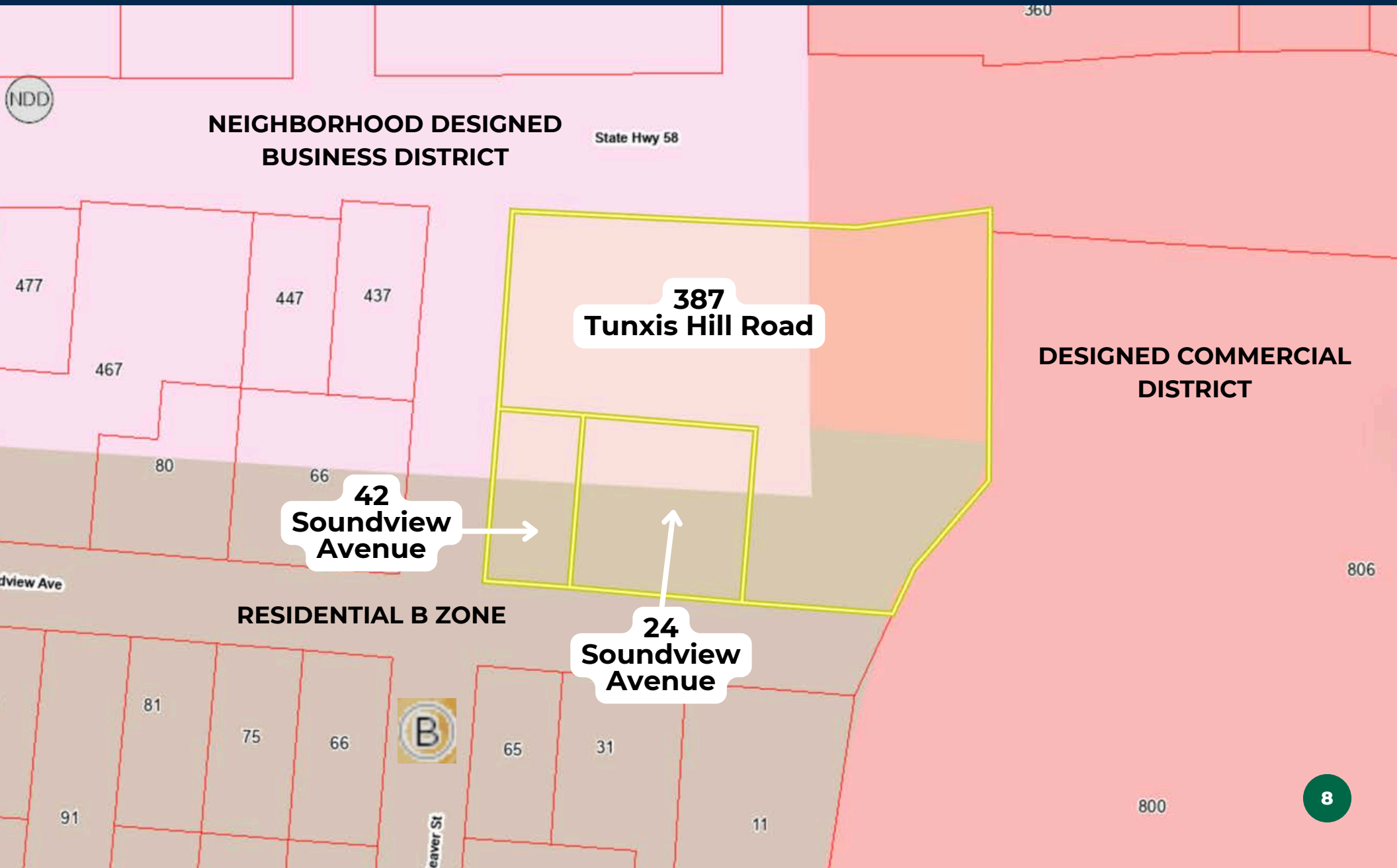
Parcel Map

1.37 Acres



Zoning Map

Neighborhood Designed Business District (NDD) & Residential B



Current Parking Plan

139 Spaces

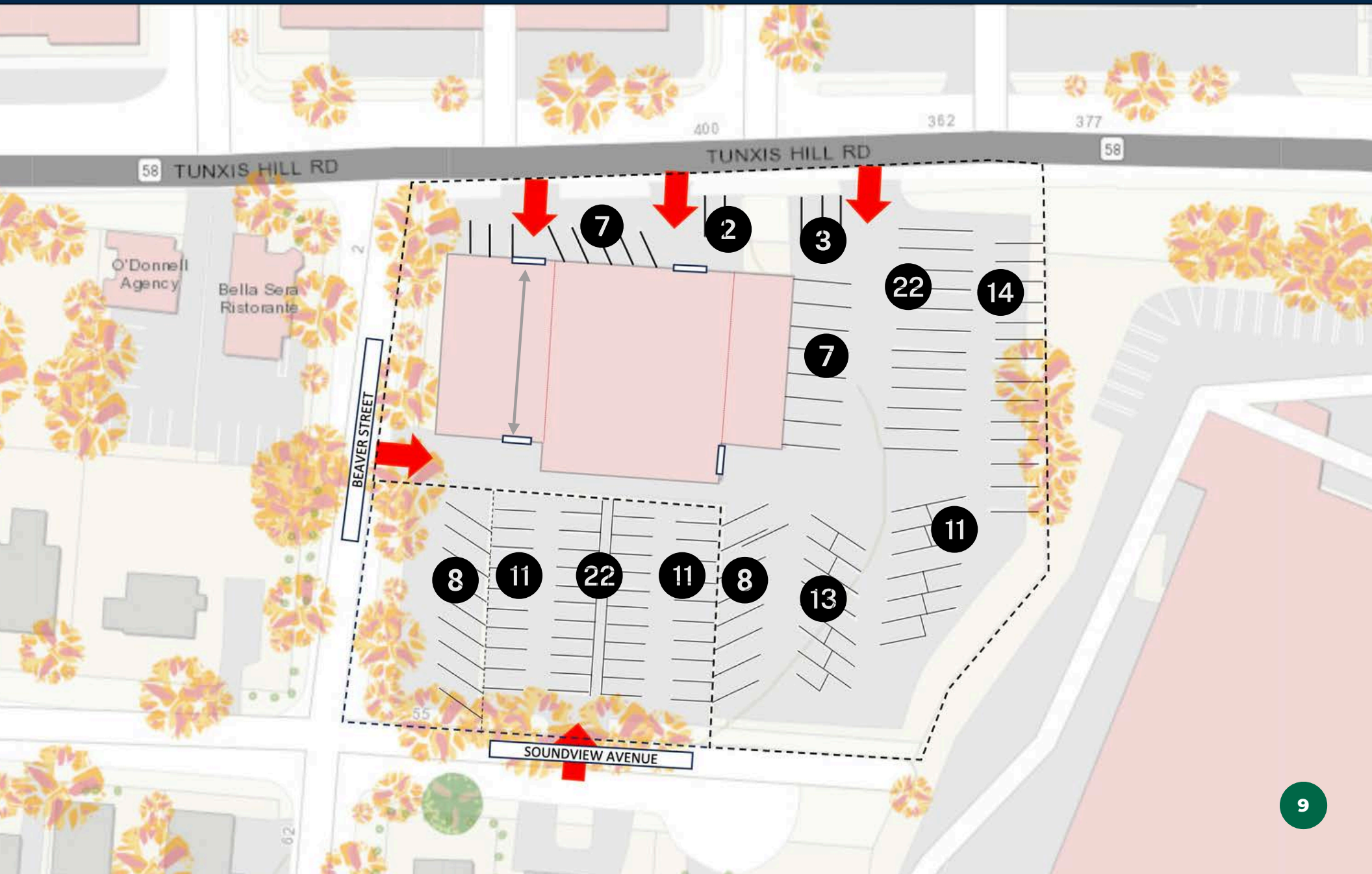
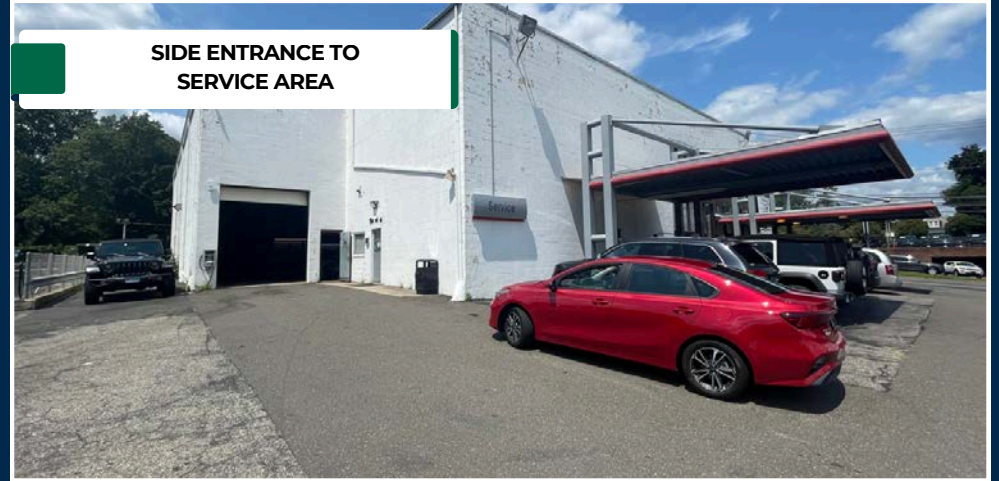


Photo Gallery

PROMINENT POLES SIGNAGE



SIDE ENTRANCE TO
SERVICE AREA



407' FRONTAGE ON
ROUTE 58



Photo Gallery

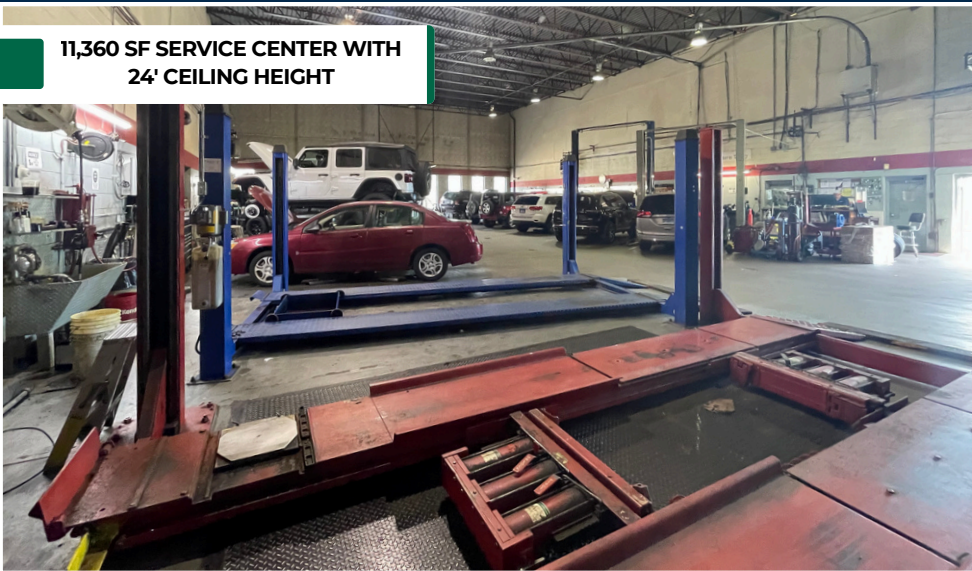
ADDITIONAL PARKING



2,432 SF SHOWROOM



11,360 SF SERVICE CENTER WITH
24' CEILING HEIGHT



PARTS SERVICE DESK

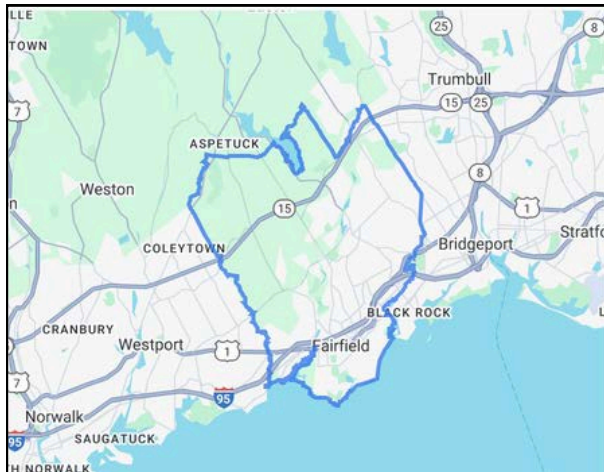


Fairfield, CT Housing Market

\$929,976

↑ 1.2% 1-yr

The average Fairfield, CT home value is \$929,976, up 1.2% over the past year and goes to pending in around 10 days.



Fairfield Key Takeaways

Typical Home Values: \$929,976

1-year Value Change: +1.2%

(Data through July 31, 2025)

Fairfield Housing Market Overview

↑ -- 1-year Market Forecast

141 For sale inventory (July 31, 2025)

67 New listings (July 31, 2025)

1.032 Median sale to list ratio (June 30, 2025)

\$879,833 Median sale price (June 30, 2025)

\$1,115,667 Median list price (July 31, 2025)

66.2% Percent of sales over list price (June 30, 2025)

22.2% Percent of sales under list price (June 30, 2025)

10 Median days to pending (July 31, 2025)

(Metric availability is based on market coverage and data)

Apartment Rental Market Trends

Fairfield, CT

What is the average rent in Fairfield, CT?

\$2,977/month

Average Rent

795 Sq Ft

Average Apartment Size

+1.6%

Increase in the Last Year

As of September 2025, the average rent in Fairfield, CT is \$2,977 per month. This is 82% higher than the national average rent price of \$1,640/month, making Fairfield one of the most expensive cities in the US. When you rent an apartment in Fairfield, you can expect to pay about \$1,996 per month for a studio, \$2,977 for a one-bedroom apartment, and around \$3,833 for a two-bedroom apartment. If you opt for a three-bedroom rental, you could pay or more.

Apartmentstooltip

Floor Plan Type	Average Rent	Average Sq Ft
Studio	\$1,996/month	527 Sq Ft
One Bedroom	\$2,977/month	795 Sq Ft
Two Bedroom	\$3,833/month	1,118 Sq Ft

Rent Ranges in Fairfield, CT

⌄ Last Updated September 2025

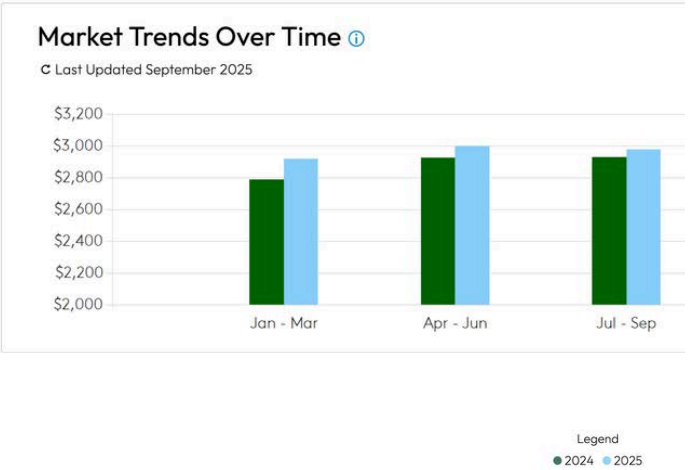
Above \$2,000

Most rental prices fall within this range

Percentage*	Rent Range
0%	Below \$700/month
0%	\$700 - \$1,000/month
17%	\$1,001 - \$1,500/month
0%	\$1,501 - \$2,000/month
83%	Above \$2,000/month

How much has average rent changed in Fairfield, CT?

In the past year, rent has increased by 1.6%, which averages out to \$48 more per month.

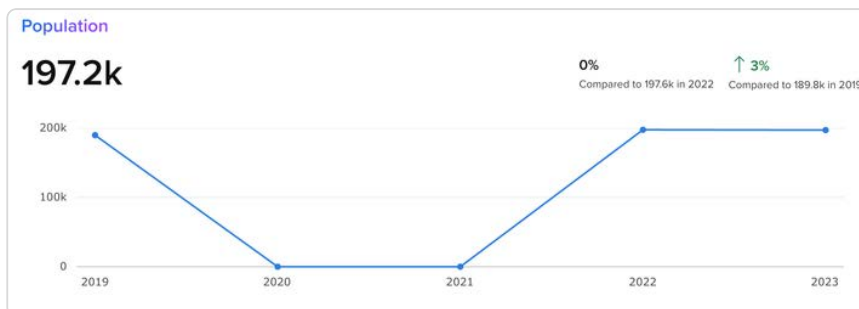
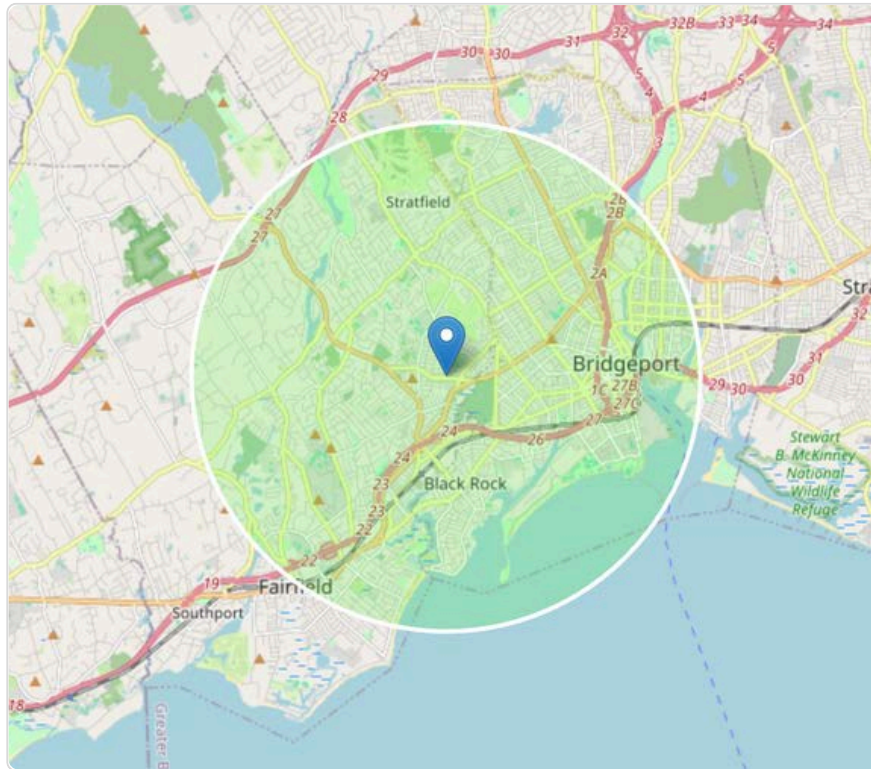


What salary do I need to live comfortably in Fairfield, CT?

Because the average rent in Fairfield is \$2,977, you'll want to make about \$9,923 per month or \$119,076 per year. The general guideline is to pay no more than 30 percent of your monthly income on rent. However, you'll want to consider additional factors, such as your monthly bills and other expenses. Use our rent affordability calculator to help determine how much to budget for rent.

DEMOGRAPHICS

THREE MILES



Household Income

\$78.6k
Median Income

\$81.4k
2028 Estimate

↑ 4%
Growth Rate

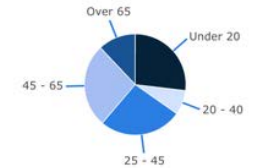


Age Demographics

38
Median Age

38
2028 Estimate

↑ 0%
Growth Rate



Housing Occupancy Ratio

14:1
16:1 predicted by 2028

Occupied

Vacant

Renter to Homeowner Ratio

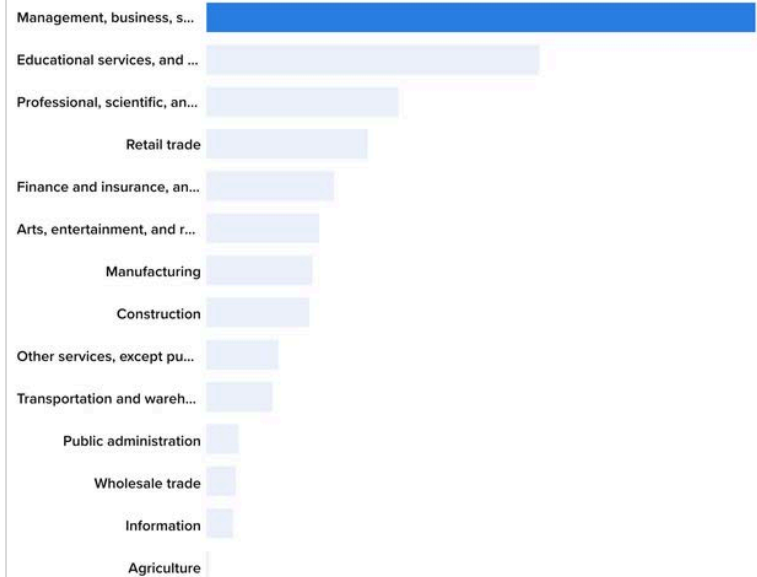
1:1
1:1 predicted by 2028

Renters

Homeowner

158.9k

Top Employment Categories



Discover Fairfield, Connecticut...



A Prime Location

In between Boston and Philadelphia, Fairfield, Connecticut is ideally situated along the Gold Coast on Long Island Sound just 60 miles from Manhattan. This suburban town's prime location gives businesses access to the dense population of the NYC Metropolitan area, home to 20.3 million people.



Thriving Business Environment

Fairfield is home to successful enterprises across various industries. The Bigelow Tea Company, America's #1 Specialty Tea company, is one such example that has been headquartered here since its inception. The diversity of businesses contributes to a vibrant economic environment where companies can prosper.



Excellent Infrastructure

Fairfield's well-maintained infrastructure is another asset. It's less than 50 miles away from three major airports, including LaGuardia, JFK, and Bradley International.



Top-Tier Talent Pool

Fairfield University and Sacred Heart University are both situated in Fairfield, providing a stream of educated, skilled graduates. In fact, 47% of Fairfield's population holds a bachelor's degree or higher, significantly above the national average of 32%.

Discover Even More in Fairfield, Connecticut



Quality of Life

Fairfield offers a high-quality lifestyle that attracts and retains employees. With a median household income of \$127,413, it's a testament to the prosperous living standards here. Fairfield offers beautiful beaches, top-rated schools, and world-class restaurants.



Supportive Government

Fairfield's local government offers several incentives to businesses, including tax abatements and loan programs. The town's commitment to fostering a business-friendly environment is evident in their streamlined business registration process. Fairfield was named Top CT Town for Business Friendliness by the Yankee Institute.



Business Incubators and Networking Opportunities

Fairfield University's Dolan School of Business provides resources for startups, and the Fairfield Chamber of Commerce organizes numerous networking events. This supportive business ecosystem aids business development and success.



Safety and Security

Fairfield has 89% fewer violent crimes and 54% fewer property crimes than the national average, providing a safe and secure environment for its residents and visitors.

NEXT STEPS

387 TUNXIS HILL ROAD
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VIEW ZONING REGULATIONS



VIEW FIELD CARD



VIEW TAX BILL



EMAIL BROKER



CALL BROKER

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