

1320

KINGS HIGHWAY CUTOFF
FAIRFIELD, CT
06824



PROPOSED RENDERING

ANGEL 
COMMERCIAL, LLC

2425 Post Road, Suite 303
Southport, CT 06890
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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

BROKER

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New Restaurant/Retail Space for Lease in Prime Shopping Destination

APPROVED 5,100 SF BUILDING WITH DRIVE-THRU AT FORMER BANK OF AMERICA SITE

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to present a premier retail leasing opportunity at **1320 Kings Highway Cutoff** in Fairfield, Connecticut. Strategically located in a high-traffic retail corridor, this newly approved **5,100 SF** multi-tenant building is ideal for restaurant and retail tenants seeking prime visibility and convenience.

Situated on a **0.89-acre lot**, the approved building will feature:

- Three divisible units: a [±]2,400 SF front endcap unit with drive-up window and outdoor patio, a [±]1,300 SF inline unit, and a [±]1,300 SF rear endcap unit.
- 45 on-site parking spaces, including 2 ADA-compliant spaces
- Prominent 143 feet of frontage along Kings Highway Cutoff

The property is surrounded by established national retailers including Marshall's, CVS, and DSW, and is steps from popular fast food and coffee establishments including McDonald's, Duchess, Dunkin', Donut Inn, and Chick-fil-A.

Located directly across from the planned redevelopment of the Circle Inn, which will feature 250 apartments and a 110-room hotel, this site offers tremendous future foot traffic and customer base potential.

Exceptional Accessibility

- Minutes from I-95 (Exits 22 & 23)
- 1.1 miles to Fairfield Downtown Train Station
- 1.2 miles to Fairfield Black Rock Train Station
- Convenient access to the Greater Bridgeport Transit Bus Line
- Nearby Fairfield University shuttle service supporting over 6,000 students and staff

This high-visibility location is ideal for restaurant operators, coffee chains, fast casual brands, and retailers looking to establish a presence in one of Fairfield County's most vibrant retail hubs.

FINANCIAL INFORMATION

Lease Rate:	Price Upon Request
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THE SITE

Units Available:	[±] 2,400 SF (Front EndCap) [±] 1,300 SF (In-Line) [±] 1,300 SF (Rear EndCap)
Building Size:	5,100 SF
Building Type:	Restaurant/Retail
Land:	0.89 Acres
Zoning:	Designed Commercial District (DCD)
Year Built:	TBD
Construction:	TBD
Stories:	One
Tenancy:	Multiple

FEATURES

Traffic Count:	13,956 Average Daily Volume
Parking:	45 Surface Spaces (2 ADA-Compliant)
Amenities:	Building Signage, Drive-Up Window (One Unit), Private Restrooms in Each Unit

UTILITIES

Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas

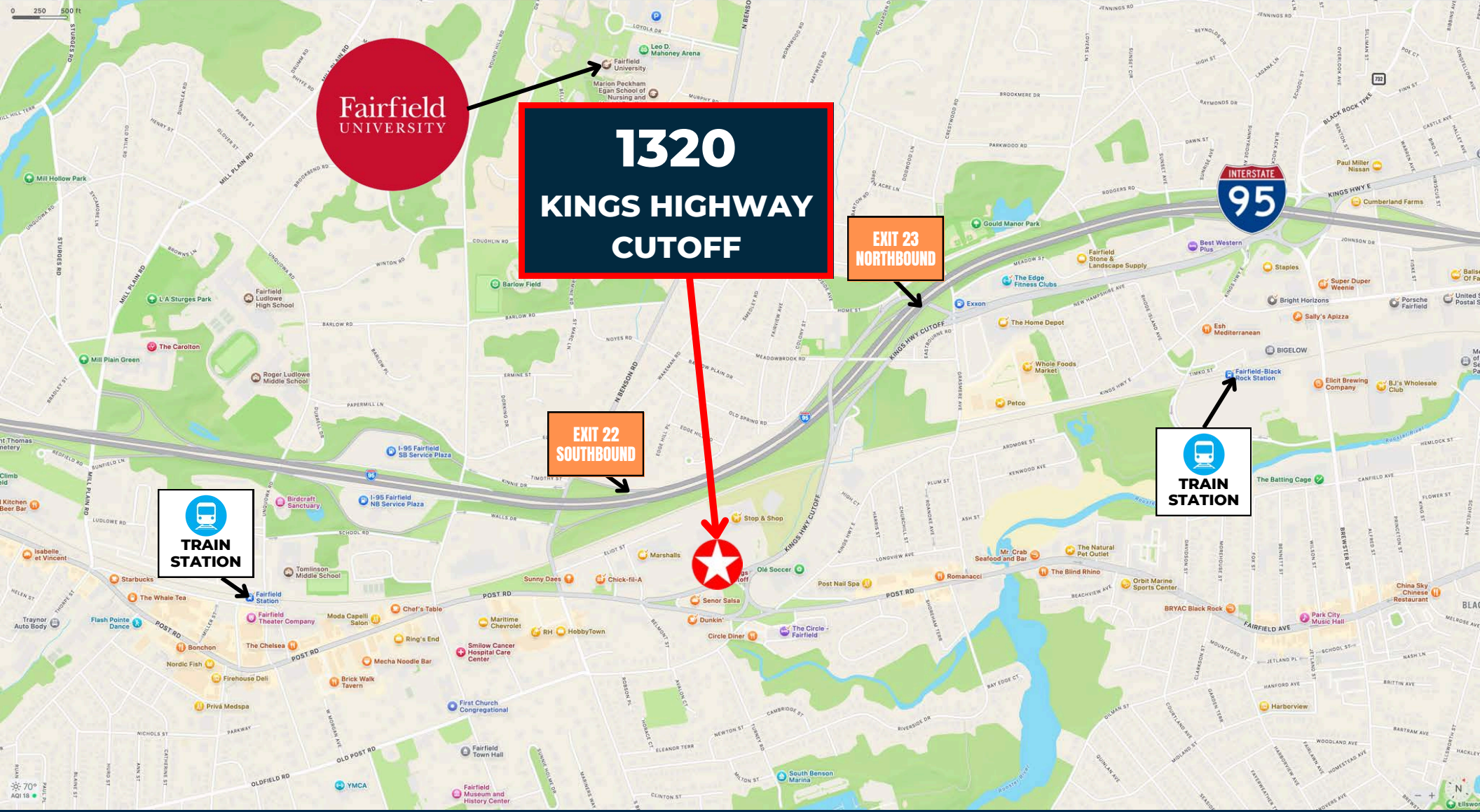
DEMOGRAPHICS ONE MILE THREE MILES

Population:	29.9k	117.6k
Median HH Income:	\$142.2k	\$92.6k

SITE DEVELOPMENT PLAN

5,100 SF





**Fairfield
UNIVERSITY**

**1320
KINGS HIGHWAY
CUTOFF**

**EXIT 23
NORTHBOUND**

**EXIT 22
SOUTHBOUND**

**TRAIN
STATION**

**TRAIN
STATION**

EASILY ACCESSIBLE BY CAR, TRAIN, AND BUS



Minutes from I-95,
Exit 22 (0.5 Miles) &
Exit 23 (0.7 Miles)



0.2 Miles from Bus
Stop and Fairfield
University Shuttle



1.1 Miles from Fairfield Downtown
& 1.2 Miles from Fairfield Black
Rock Train Stations



IN A VIBRANT HIGH TRAFFIC RETAIL HUB



Near Popular Fast Food Restaurants & Coffee Chains

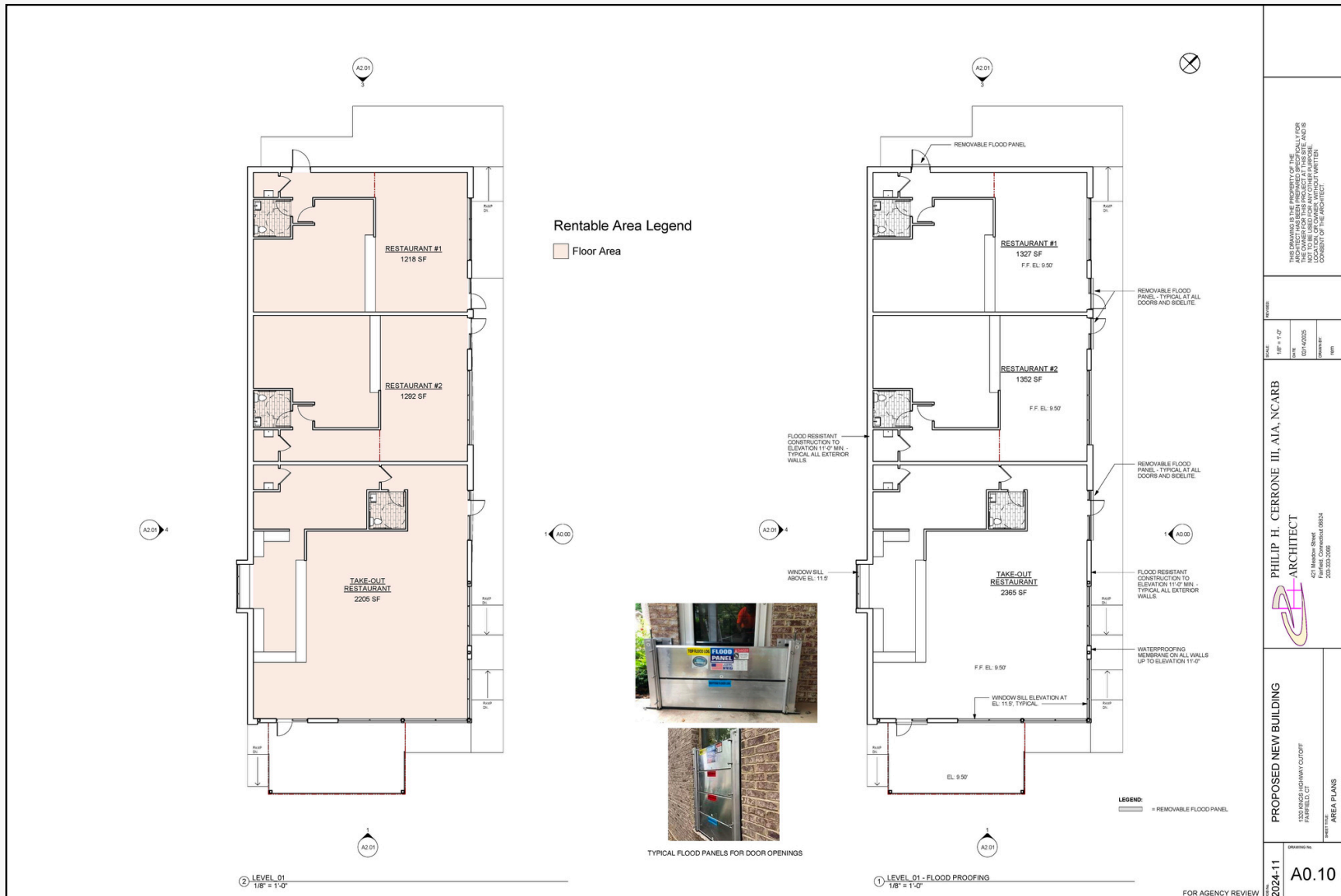


Next to Popular Clothing and Drug Store Chains

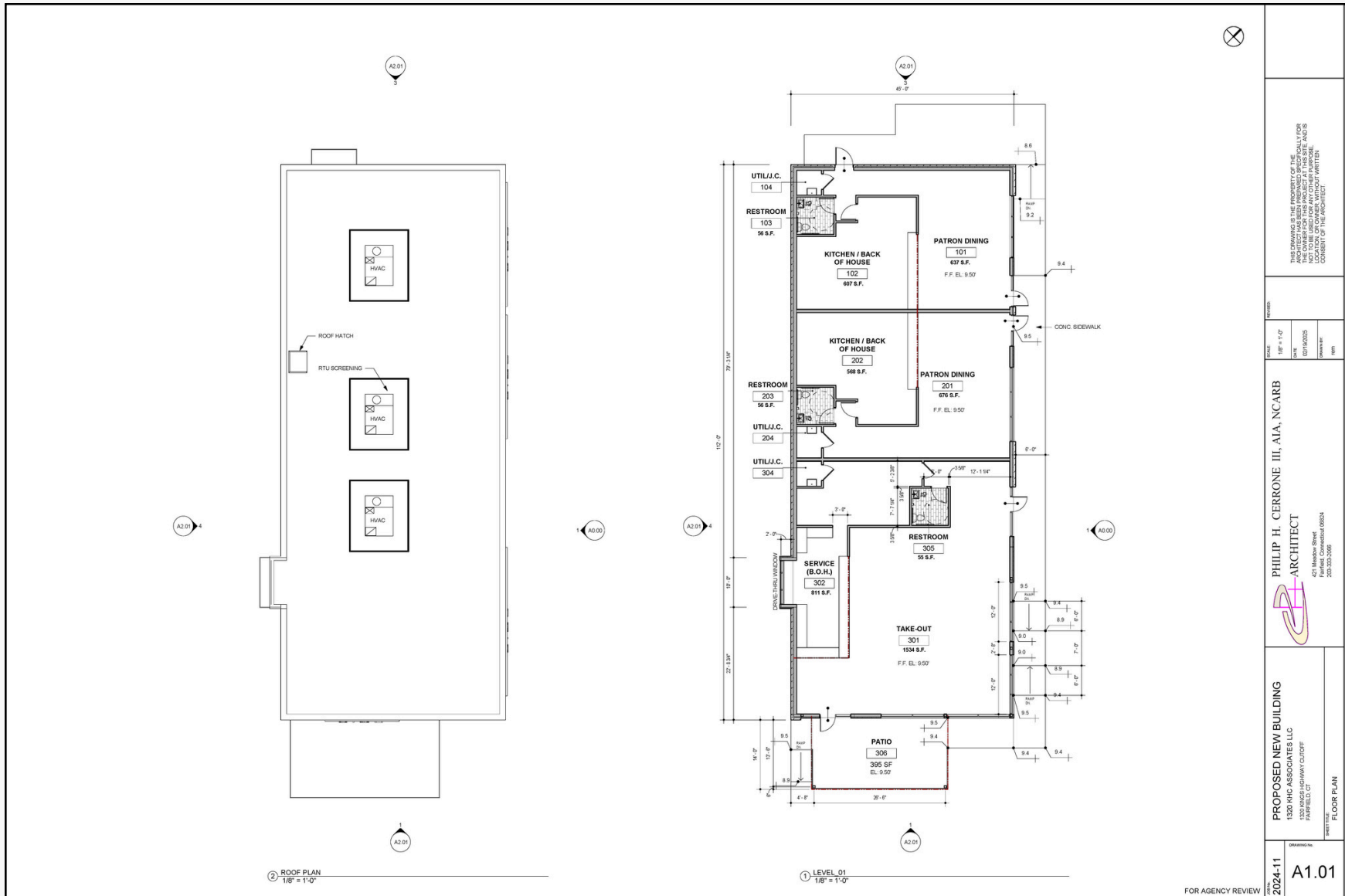


Prime Location to Serve Waiting Customers from Nearby Service Shops

PROPOSED AREA PLANS



PROPOSED FLOOR PLANS



<p>THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.</p>	
<p>DATE: 11/1/24</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT: GUNWOODS</p> <p>OWNER: [REDACTED]</p>	<p>PHILIP H. CERRONE III, AIA, NCARB</p> <p>ARCHITECT</p> <p>421 Madison Street Raleigh, North Carolina 27604 919.286.2024</p>
<p>PROPOSED NEW BUILDING</p> <p>1320 KHC ASSOCIATES LLC 1320 KINGS HIGHWAY COURSE FAIRFIELD, CT</p>	<p>FLOOR PLAN</p>
<p>2024-11</p>	<p>A1.01</p>

FOR AGENCY REVIEW

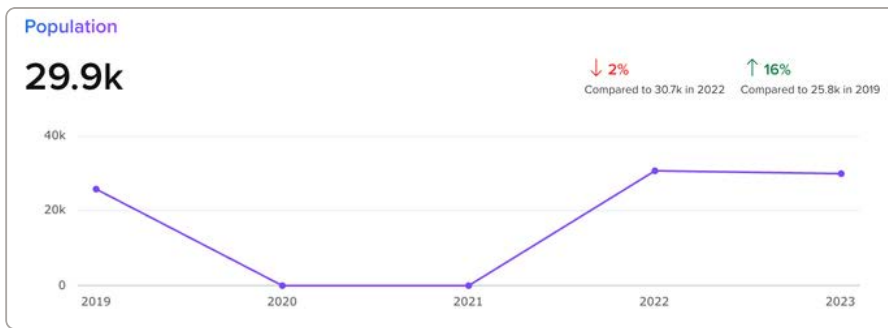
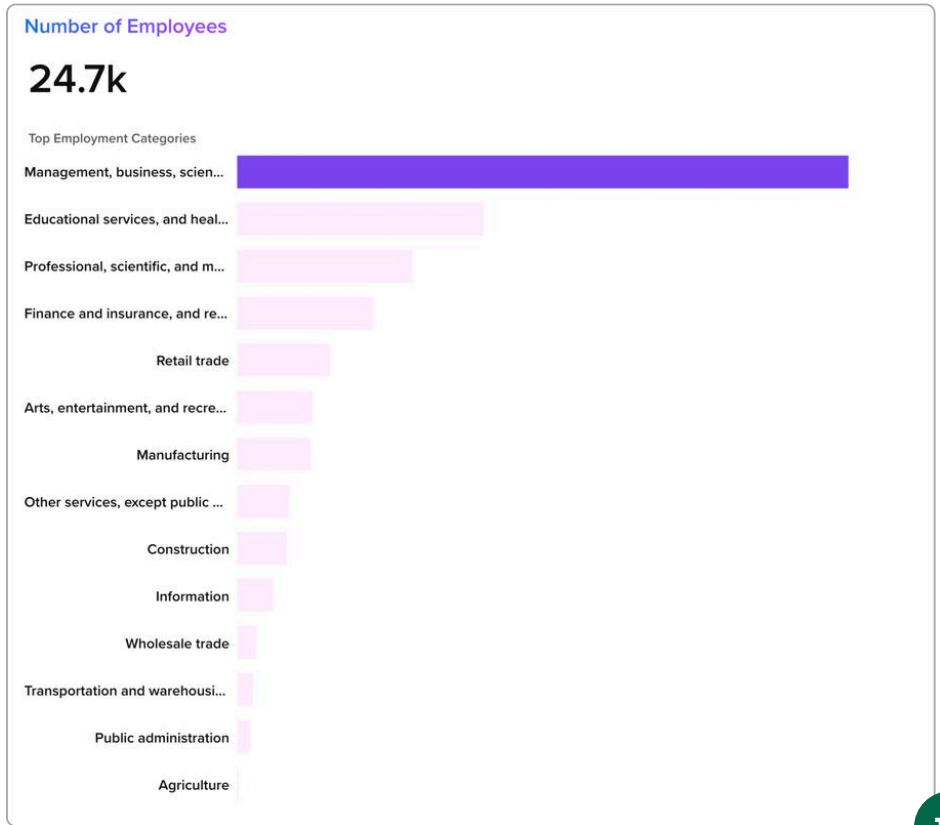
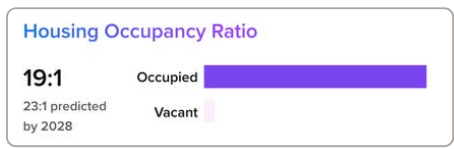
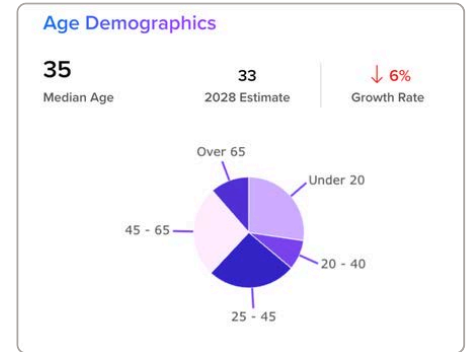
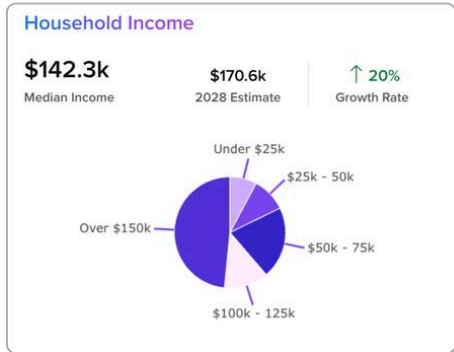
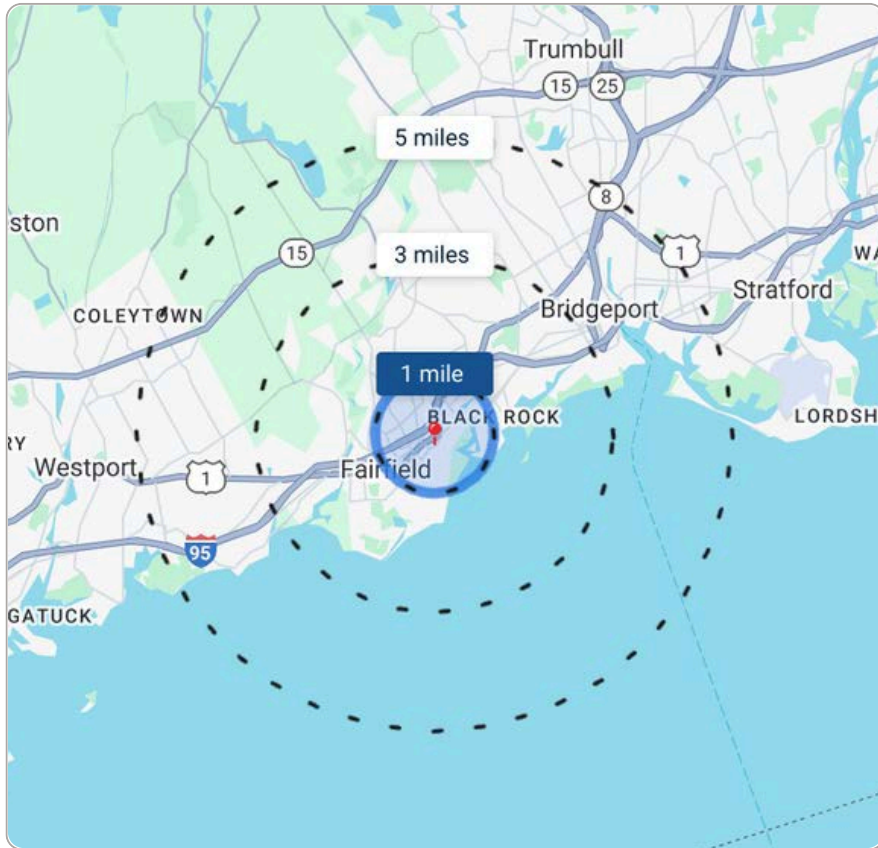
BUILDING SIGNAGE

PROPOSED RENDERING



DEMOGRAPHICS

ONE MILE



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 firm, is one such example that has been headquartered here since its inception. This diversity contributes to a vibrant economic environment conducive to business prosperity.



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.



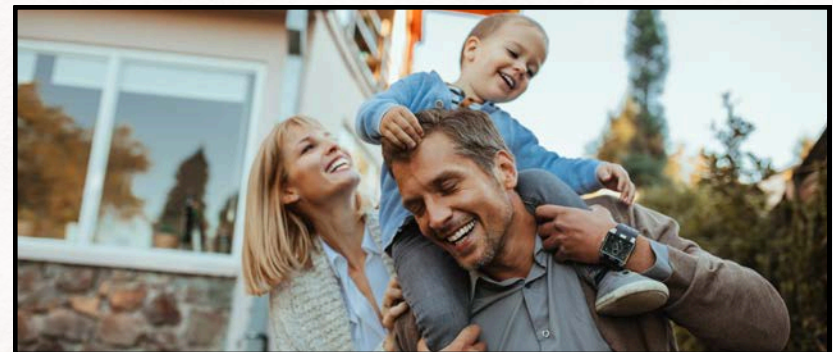
Supportive Government

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

1320 KINGS HIGHWAY CUTOFF
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REVIEW ZONING
REGULATIONS



VIEW ONLINE
LISTING



EMAIL BROKER



CALL BROKER



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