



PRICE REDUCTION

430 TUNXIS HILL ROAD
FAIRFIELD, CT
06825

ANGEL 
COMMERCIAL, LLC

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

2425 Post Road, Suite 303
Southport, CT 06890
angelcommercial.com

BROKER

Jon Angel, President
jangel@angelcommercial.com
203.335.6600 Ext. 21

\$520,000 PRICE REDUCTION

Prime Redevelopment Opportunity on Route 58 for Sale Now at \$6,200,000



Angel Commercial, LLC, as the exclusive commercial real estate broker, is pleased to present **430 Tunxis Hill Road in Fairfield, CT**, now offered at a reduced price of **\$6,200,000—a \$520,000 price reduction**. This **43,824 SF** three-story commercial building on **0.55 acres** spans an entire block and features **200 feet of frontage on Route 58 (Tunxis Hill Road)** with prominent pole signage and additional frontage and access on two side streets with drive-thru access.

The building includes **25 exterior vehicle display spaces**, passenger and freight elevators, a wet sprinkler system, fiber optics, and **two new Trane HVAC units**.

The **first floor** features a **9,456 SF garage** with **25 parking spaces** and a **5,152 SF auto service center**.

The **upper levels** offer **29,216 SF of showroom space**, an employee lounge, a conference room, restrooms, and additional parking on the rooftop.

Redevelopment Potential:

Located in a **Neighborhood Designed Business District (NDD)**, 430 Tunxis Hill Road offers exceptional flexibility for redevelopment. Subject to Fairfield Planning & Zoning approval, a developer could pursue a vibrant mixed-use project with street-level retail or restaurant space and residential or office units above.

Strategically positioned, 430 Tunxis Hill Road is just **1.2 miles from I-95**, **1.6 miles from the Fairfield 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 offering presents a rare investment opportunity in prime real estate with significant redevelopment potential.

PROPERTY DETAILS & PARCEL MAP

FINANCIAL INFORMATION

Sale Price: \$6,200,000

Real Estate Taxes: \$87,189.56 (2026)

THE SITE

Rentable SF: 34,368 SF

Garage SF: 9,456 SF

Total Building Size: 43,824 SF

Occupancy: 0%

Land: 0.55 Acres

Zoning: Neighborhood Designed Business District (NDD)

Year Built: 1991

Construction: Brick/Masonry

Stories: Three

Tenancy: Single

UTILITIES

Water/Sewer: Public Water / Public Sewer

A/C: Central Air Conditioning

Heating: Gas

Power: 800 Amps

FEATURES

Traffic Count: 8,600 Average Daily Volume

Parking: 56 Spaces (25 Covered) + Rooftop Parking

Loading: Three 10' W x 10' H Drive-In Doors

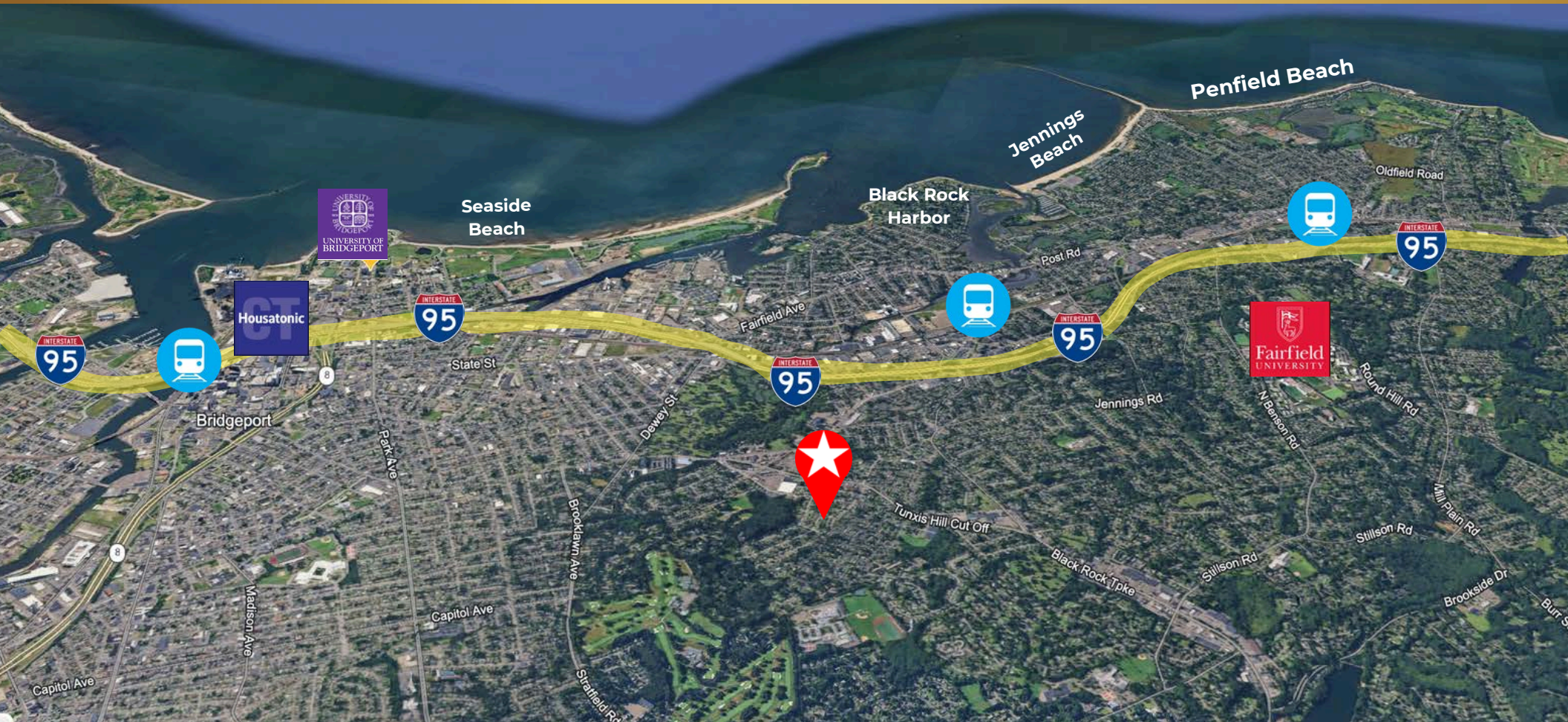
Ceiling Height: 10' (Service Center)

Amenities: 8' H x 9' W x 21' D Freight Elevator with 3 Ton Load Capacity, Passenger Elevator, 4 Restrooms, Two 1,200 Gallon Above Grade Gasoline Storage Tanks, Wet Sprinkler System, Pole Signage, Fiber Optics

Operating hours reflect developer's operating assumptions.



LOCATED WITHIN CONNECTICUT'S AFFLUENT "GOLD COAST"



UNMATCHED CONNECTIVITY & LIFESTYLE



Near Universities &
Institutes for Higher Learning



1.2 Miles to
I-95 (Exit 24)



1.9 Miles to Fairfield
Black Rock Train Station



2.8 Miles from
Black Rock Harbor



3.6 Minutes from
Jennings Beach



MINUTES TO I-95, TRAIN STATION AND AMENITIES



MORNING FUEL
Dunkin', Starbucks
& McDonalds



DAILY ERRANDS
ShopRite, Whole
Foods & Trader Joe's



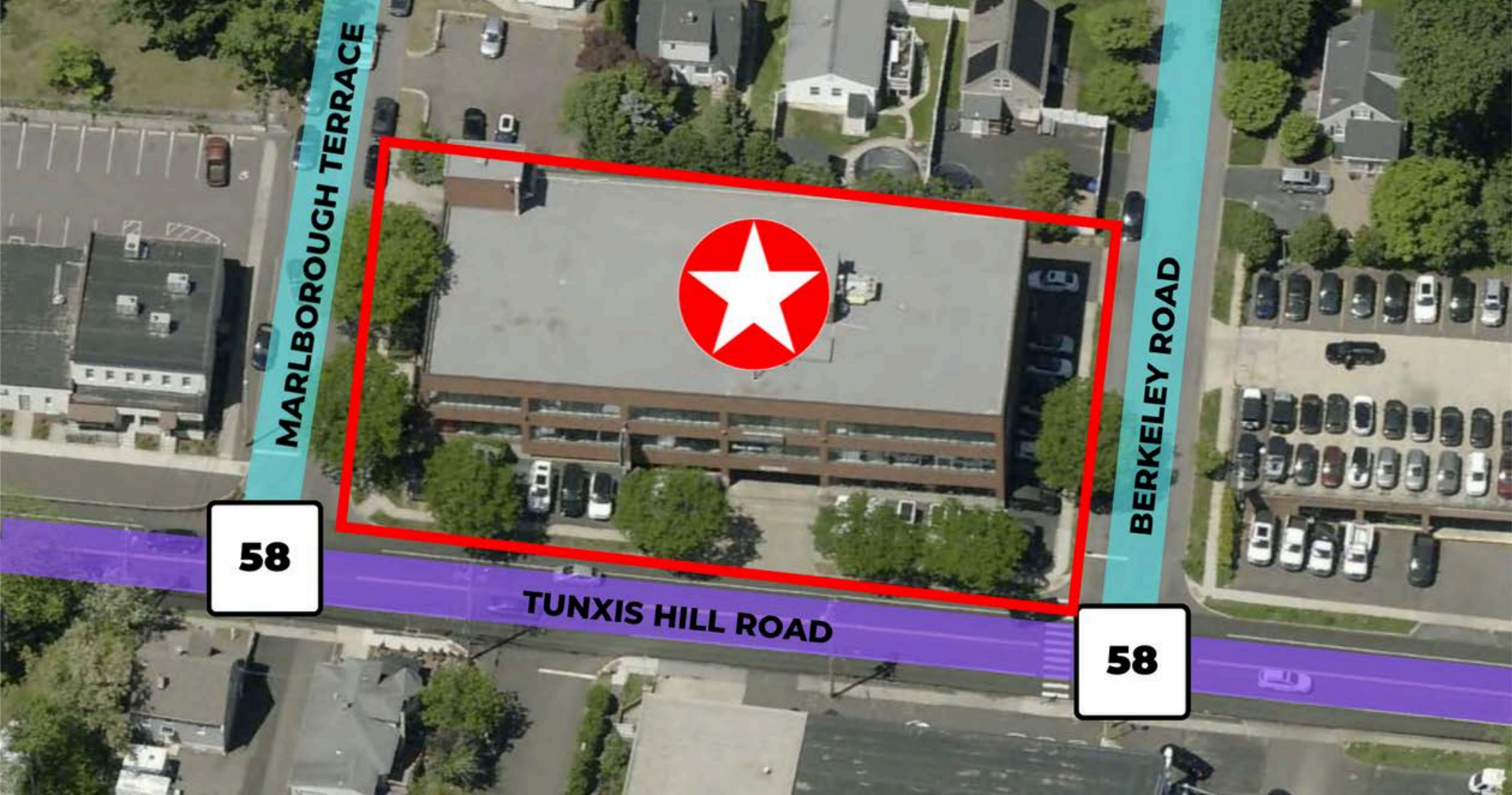
FITNESS
The Edge Fitness Center
& Planet Fitness



RX & WELLNESS
CVS, Walgreens
& Medical Offices



DAY CARE
Bright Horizons &
Bright Beginnings



OPERATIONAL SITE SPECIFICATIONS



0.55-Acre Level
Corner Lot



8,600 Average
Daily Volume



200' Frontage on
Route 58



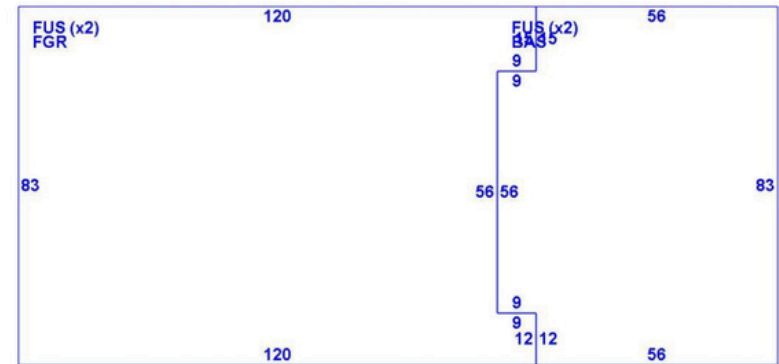
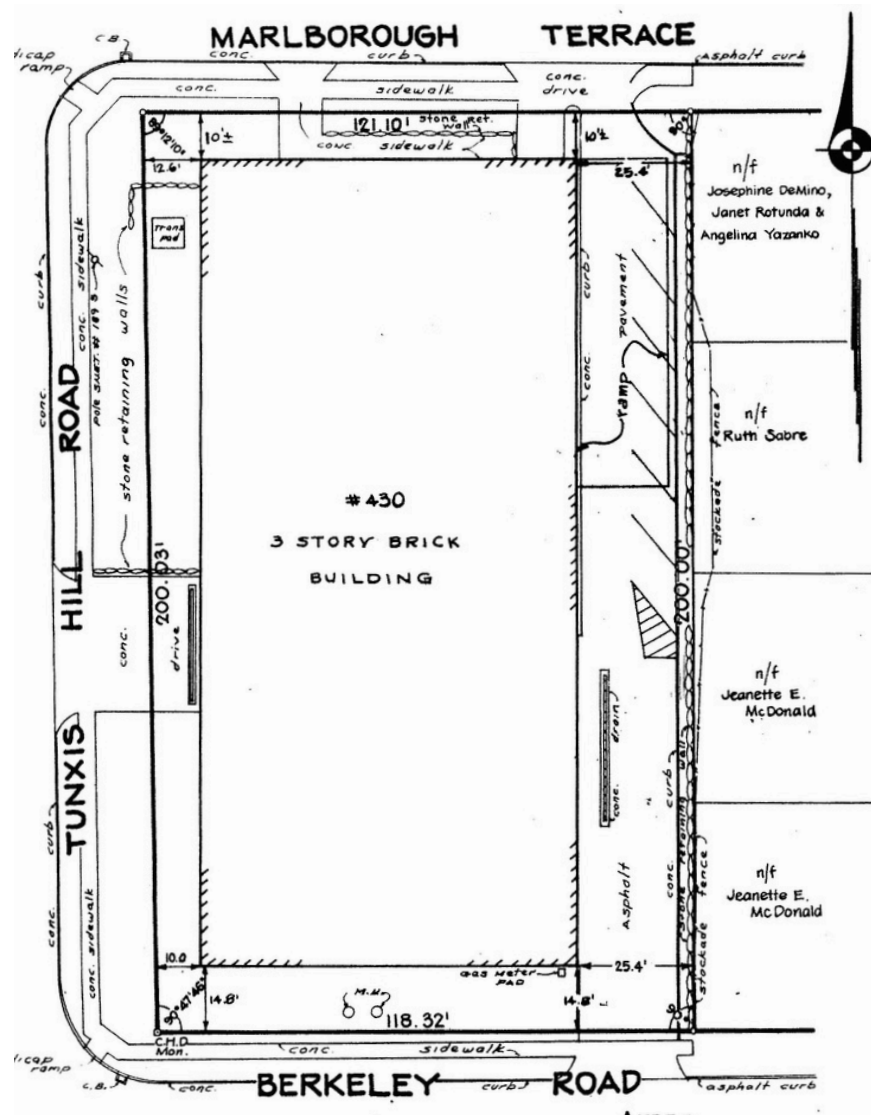
56 Spaces (25 Covered)
+ Rooftop Parking



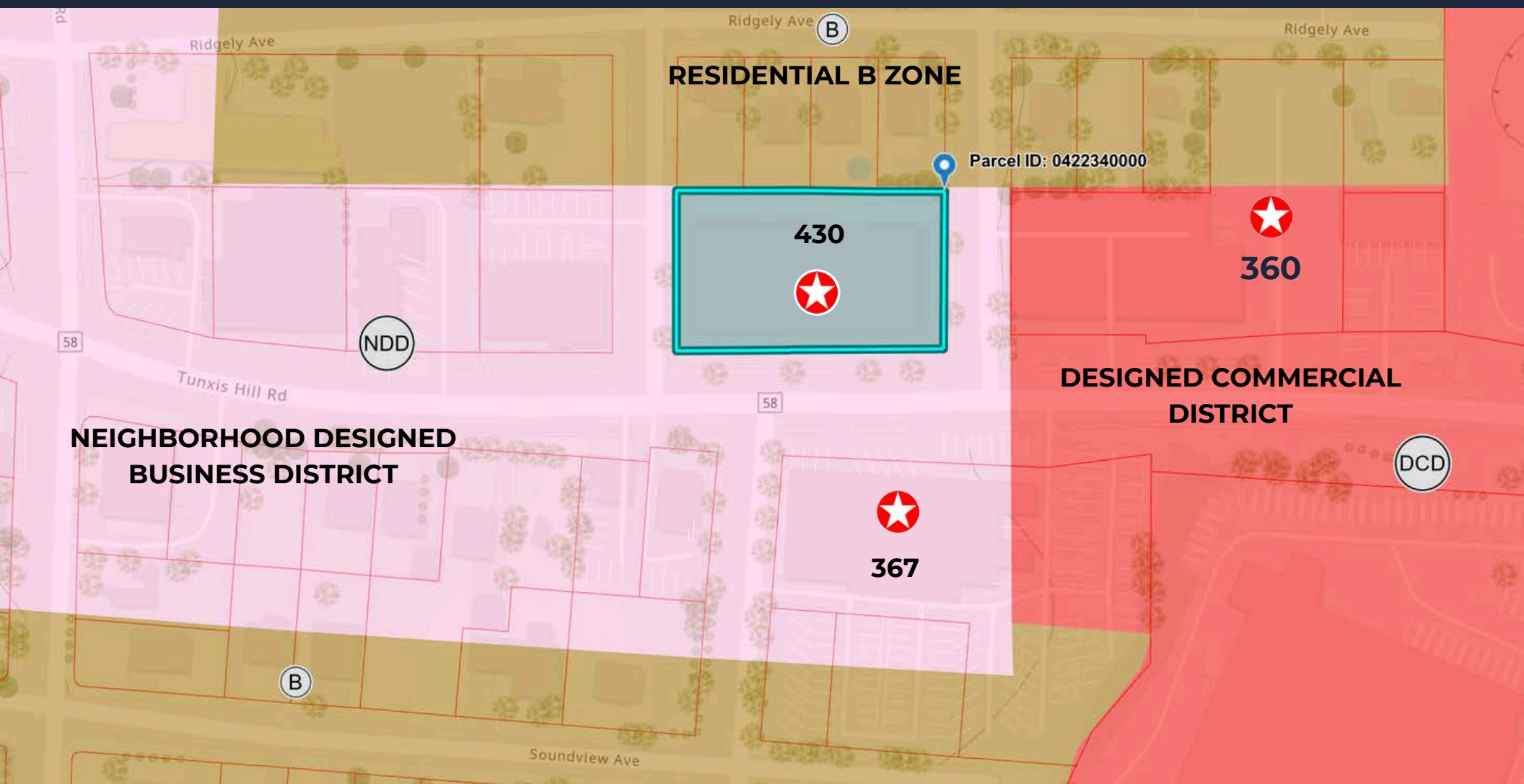
Three Drive-In
Doors

Site Plan & Building Layout

0.55 Acres



Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	29,216	29,216
BAS	First Floor	5,152	5,152
FGR	Garage	9,456	0
		43,824	34,368



STRATEGIC ASSEMBLAGE & REDEVELOPMENT OPPORTUNITY

Located in Fairfield's Neighborhood Designed Business District and adjacent to a Residential B Zone and a Designed Commercial District, the property presents exceptional redevelopment potential. The adjacent property at 360 Tunxis Hill Road and the property directly across the street at 367 Tunxis Hill Road are also currently available for sale. This creates a rare assemblage opportunity for a grand-scale development. A developer could pursue a significant mixed-use project featuring street-level retail with residential or office units above, or establish a comprehensive professional office complex. All plans are subject to Fairfield Planning & Zoning approval.

Current Parking Plan

56 Spaces (25 Covered) + Rooftop Parking

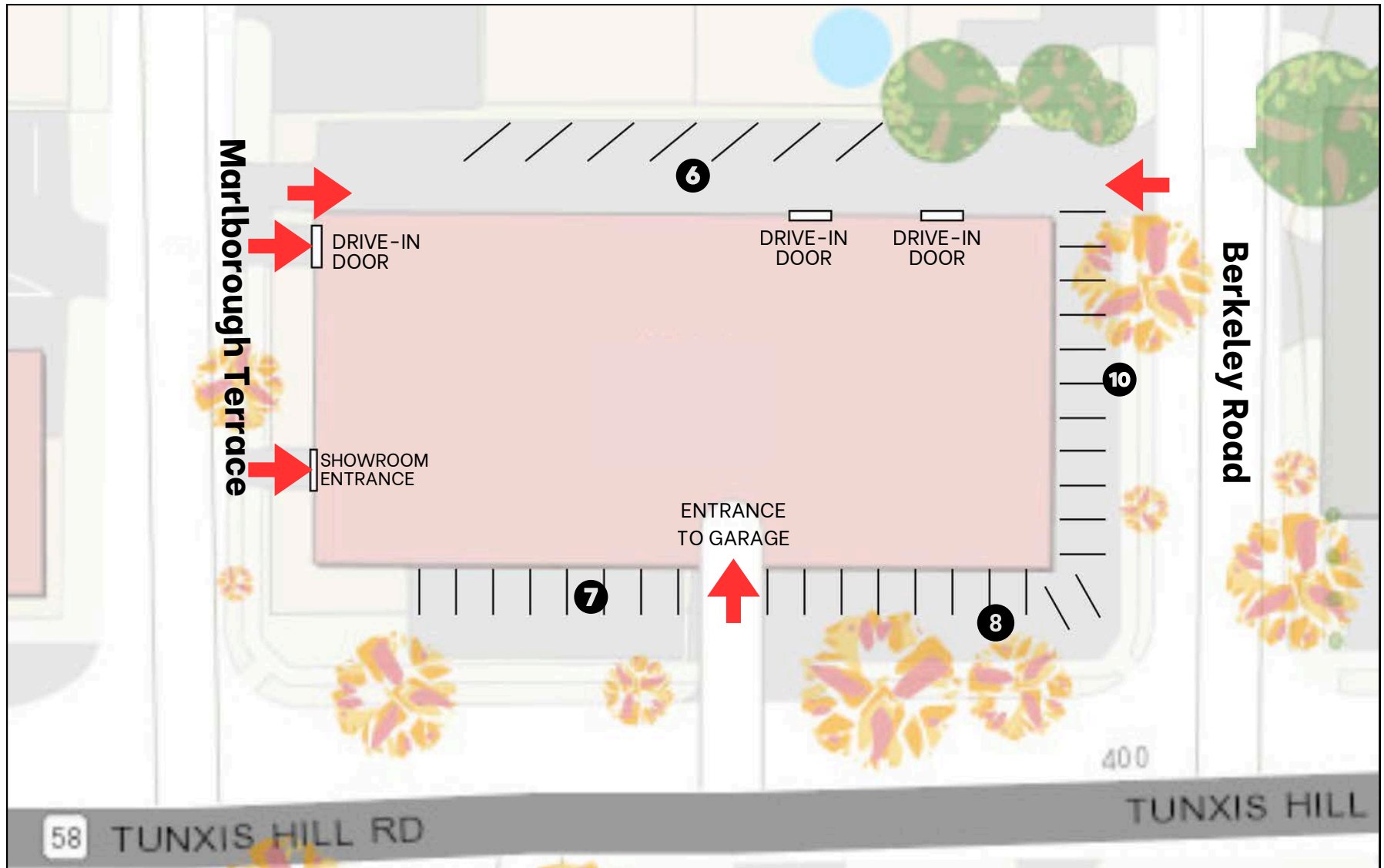


Photo Gallery: Exterior



**43,824 SF BUILDING ON A 0.55-ACRE CORNER LOT
WITH ROOFTOP PARKING**



**ENTRANCE TO 9,456 SF DRIVE-THRU GARAGE
WITH PARKING FOR 25 CARS**



**SHOWROOM ENTRANCE & DRIVE-IN DOOR
ON MARLBOROUGH TERRACE**



TWO DRIVE-IN DOORS ACCESSIBLE FROM BERKELEY ROAD

Photo Gallery: Interior



ON-GRADE ACCESS TO 2ND FLOOR SHOWROOM



3RD FLOOR SEMI-FINISHED SHOWROOM



3RD FLOOR CONFERENCE ROOM

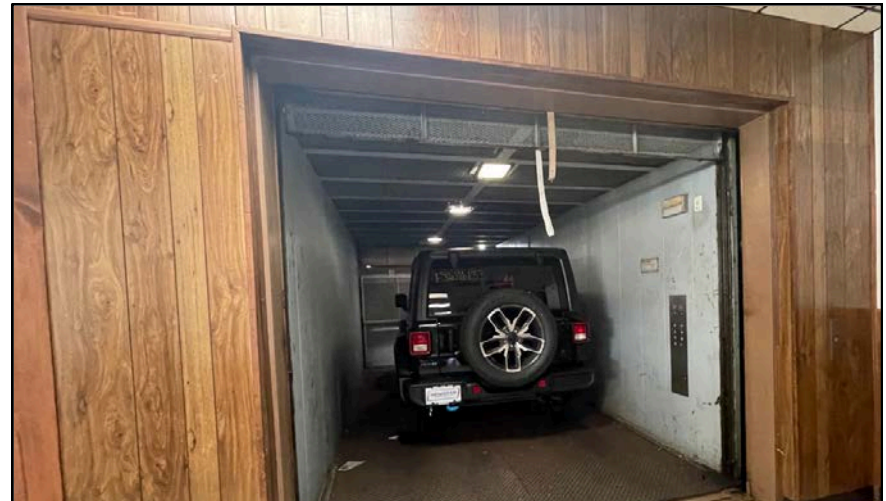
Photo Gallery: Interior



9,456 SF DRIVE-THRU GARAGE WITH PARKING FOR 25 CARS



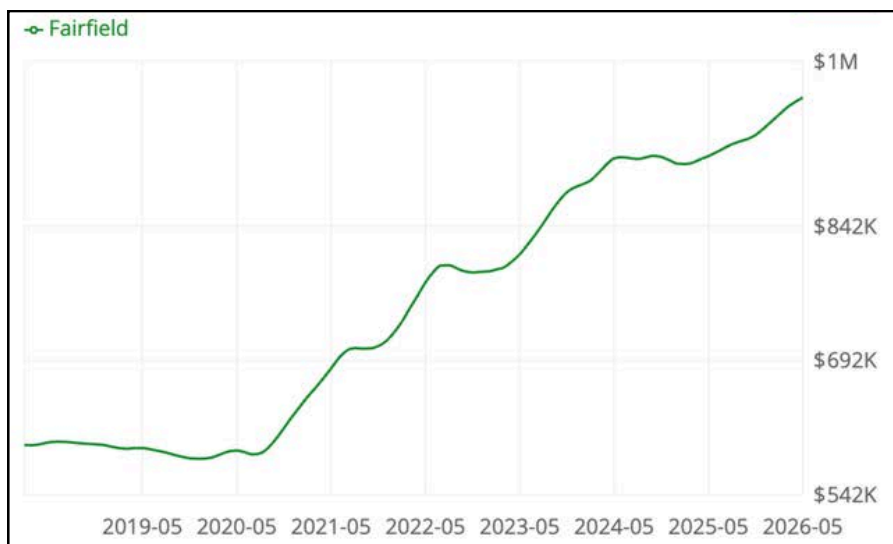
5,152 SF AUTO SERVICE CENTER WITH 10' CEILING HEIGHT



8' H x 9' W x 21' D FREIGHT ELEVATOR WITH 3 TON CAPACITY

Housing Market Overview

Data Updated: June, 2026
Source: www.zillow.com



Fairfield, CT



1-YEAR MARKET FORECAST

Market Metric	Statistics (Fairfield, CT)	Data Date
For Sale Inventory	139	May 31, 2026
New Listings	80	May 31, 2026
Median Sale to List Ratio	1.027	Apr 30, 2026
Median Sale Price	\$921,458	Apr 30, 2026
Median List Price	\$1,048,833	May 31, 2026
Percent of Sales Over List Price	59.80%	Apr 30, 2026
Percent of Sales Under List Price	29.30%	Apr 30, 2026
Median Days to Pending	8 Days	May 31, 2026

Apartment Rental Market Trends

Data Updated: June, 2026
Source: www.apartments.com

What is the average rent in Fairfield, CT?

- \$2,976/month (Average Rent)
- 798 Sq Ft (Average Apartment Size)
- +0.3% (Increase in the Last Year)

Fairfield, CT Rental Market Overview

The average rent in Fairfield is \$2,976 per month. This is 81% higher than the national average rent price of \$1,645/month, making Fairfield one of the most expensive cities in the US.

- Studio apartments in Fairfield average \$2,019 per month.
- One-bedroom apartments in Fairfield average \$2,976 per month.
- Two-bedroom apartments in Fairfield average \$4,311 per month.
- Three-bedroom apartments in Fairfield average \$5,510 or more per month.

Floor Plan Type	Average Rent	Average Sq Ft
Studio	\$2,019/month	527 Sq Ft
One Bedroom	\$2,976/month	798 Sq Ft
Two Bedroom	\$4,311/month	1,186 Sq Ft
Three Bedroom	\$5,510/month	1,987 Sq Ft

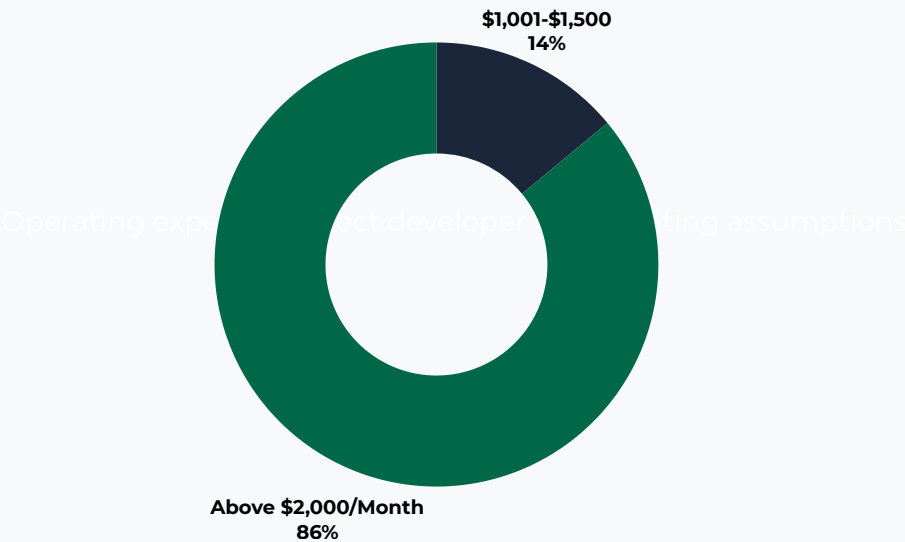
Fairfield, CT

Market Trends Over Time

In the past year, rent has increased by 0.3%, which averages out to \$11 more per month.

Rent Ranges in Fairfield, CT

Most rental prices are above \$2,000 per month.



Fairfield's above-average rental rates demonstrate strong demand for housing, supporting long-term mixed-use redevelopment potential.

DEMOGRAPHIC EXECUTIVE SUMMARY

430 Tunxis Hill Road is located within **one of Fairfield's most established commercial corridors**, supported by an affluent and stable demographic profile. The area is characterized by a highly professional, white-collar workforce and a dense residential community, providing a robust environment for long-term commercial growth and premium automotive or retail assets.

METRIC	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Total Population	19,758	146,310	249,075
Daytime Population	17,125	133,535	223,534
Total Households	7,547	53,992	90,642
Average Household Income	\$137,798	\$126,890	\$134,193
Median Household Income	\$89,529	\$78,500	\$83,916

EDUCATION & WORKFORCE



Highly Educated: Approximately **44% of residents hold a Bachelor's, Graduate, or Professional degree**, reflecting a sophisticated local demographic that supports high-end commercial use.



Professional Workforce: The area features a strong **63% White-Collar** employment rate, supported by a diverse local economy with a low **4.3% unemployment rate**.



Business Environment: The local community is economically active, with a balanced mix of service (16%) and blue-collar (21%) sectors alongside the dominant professional workforce.

HOUSING CHARACTERISTICS



High Home Ownership: The immediate area maintains a balanced housing market with a **53.6% owner-occupied rate**, ensuring a consistent and diverse consumer base.



Household Composition: The neighborhood is characterized by stable residency, with **2-person households (31%)** and **1-person households (30%)** making up the majority of the local consumer units.

*Source: ESRI Business Analyst
(Key Metrics Based on 1-Mile Radius)*

The Fairfield Advantage: Strategic Excellence on the Gold Coast



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 leading specialty tea company, 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. The property sits less than one mile from the Fairfield Black Rock Train Station and is within 50 miles of four major airports, including Westchester County (HPN), 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, 66% of Fairfield's population holds a bachelor's degree or higher, more than double the national average of 32%.

Elite Demographics & Business Vitality



Quality of Life

Fairfield offers a high-quality lifestyle that attracts and retains employees. With a median household income of \$89,529 and an average household income of \$137,798 immediately surrounding 430 Tunxis Hill Road, it is a testament to the prosperous living standards here. Fairfield offers beautiful beaches, top-rated schools, and world-class restaurants.



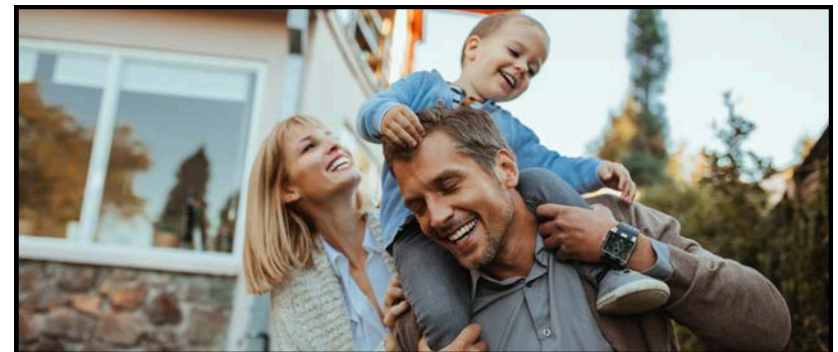
Supportive Government

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

430 TUNXIS HILL ROAD
FAIRFIELD, CT
06825



VIEW ZONING
REGULATIONS



VIEW FIELD CARD



EMAIL BROKER



VIEW
ONLINE LISTING



VIEW TAX BILL



CALL BROKER

ANGEL 
COMMERCIAL, LLC

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

2425 Post Road, Suite 303
Southport, CT 06890
angelcommercial.com

BROKER

Jon Angel, President
jangel@angelcommercial.com
203.335.6600 Ext. 21