

1320 KINGS HIGHWAY CUTOFF FAIRFIELD, CT 06824



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 \pm 2,400 SF front endcap unit with drive-up window and outdoor patio, a \pm 1,300 SF inline unit, and a \pm 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.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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FINANCIAL INFORMATION

Lease Rate: Price Upon Request

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

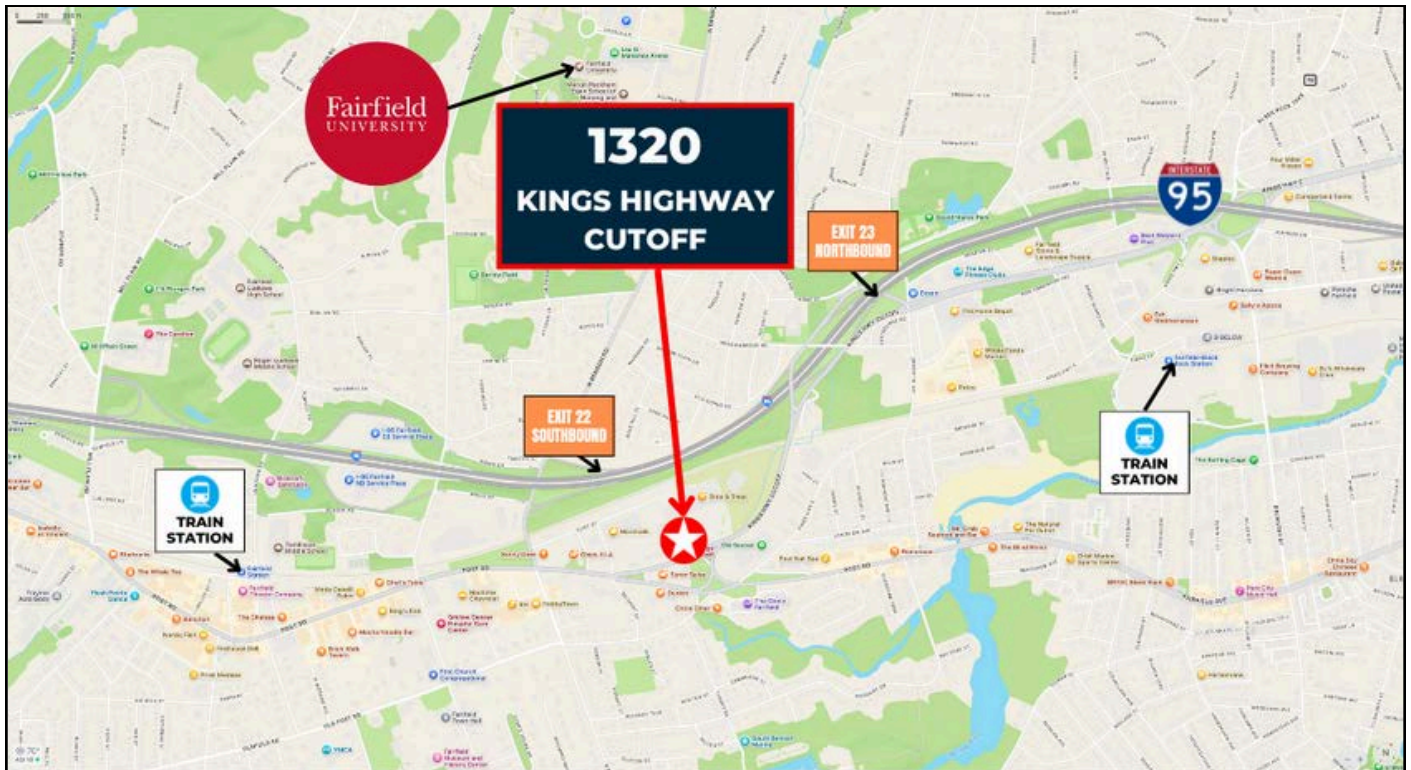
A/C: Central Air Conditioning

Heating: Gas

DEMOGRAPHICS ONE MILE THREE MILES

Population: 29.9k 117.6k

Median HH Income: \$142.2k \$92.6k



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