

1320 KINGS HIGHWAY CUTOFF
FAIRFIELD, CT
06824



Freestanding 5,400 SF Divisible Office/Retail Building with Drive-Thru Minutes to I-95 for Lease

Angel Commercial, LLC, acting as the exclusive real estate broker, is pleased to offer an exceptional leasing opportunity at **1320 Kings Highway Cutoff, Fairfield, CT**. This standalone, 5,400 RSF divisible office/retail building with a drive-thru facility, is strategically located minutes away from I-95. The entire property is available for lease at \$60/SF NNN. The building is divisible to 2,700 SF at a higher rate. Erected in 1991, this single-story structure, formerly the Bank of America premises, occupies 0.89 acres and boasts two ingress/egress points, providing a commanding 143 linear feet of frontage along Fairfield's Kings Highway Cutoff. Property attributes encompass prominent pylon signage, a canopied drive-thru facility equipped with three bays, a drive-up ATM, a handicap-accessible entrance, and an ample parking area housing 38 surface parking spaces.

The building's interior is presently configured with an open layout, inclusive of teller stations, perimeter offices/cubicles, a kitchenette, two secure deposit handling rooms, an ATM-equipped vestibule, a night depository window, and two restrooms.

In a Designed Commercial District (DCD) Zone that affords a versatile range of permissible uses, encompassing retail, professional, and office operations. These approved uses include but are not limited to bakeries, restaurants, medical facilities, veterinary clinics, and printing establishments.

Situated just minutes from I-95 (Exit 22), 1320 Kings Highway Cutoff enjoys a strategically advantageous location. Its neighboring establishments include prominent retailers such as Stop and Shop, DSW, CVS, Marshalls, McDonald's, Chick fil-A, and the new RH Outlet, alongside a host of office and medical facilities, restaurants, and shopping centers. The property's accessibility is greatly enhanced by its proximity to transportation hubs, with a distance of 1.2 miles to the Fairfield Metro Train Station, 1.3 miles to the Fairfield Train Station, and convenient access to the Greater Bridgeport Transit Bus Line.

For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

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.

1320 KINGS HIGHWAY CUTOFF FAIRFIELD, CT 06824

FINANCIAL INFORMATION

Lease Rate: \$60/SF NNN (Entire Property)
Real Estate Taxes: \$73,935.00 (2024)

THE SITE

Space Available: 5,400 SF (Divisible to 2,700 SF)
Total Building Size: 5,400 SF
Land: 0.89 Acres
Zoning: Designed Commercial District (DCD)
Year Built: 1991
Construction: Brick/Masonry
Stories: One
Tenancy: Single or Multiple

FEATURES

Traffic Count: 13,956 Average Daily Volume
Parking: 38 Surface Space
 (7 spaces per 1,000 SF)
Amenities: Pylon Signage, 3 Bay Drive-Thru, Drive-up ATM, Vestibule with ATM, Night Depository Window, Two Restrooms, Kitchenette, Handicap Accessible

UTILITIES

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

DEMOGRAPHICS

	ONE MILE	THREE MILES
Population:	30.6k	117k
Median HH Income:	\$117k	\$84.1k

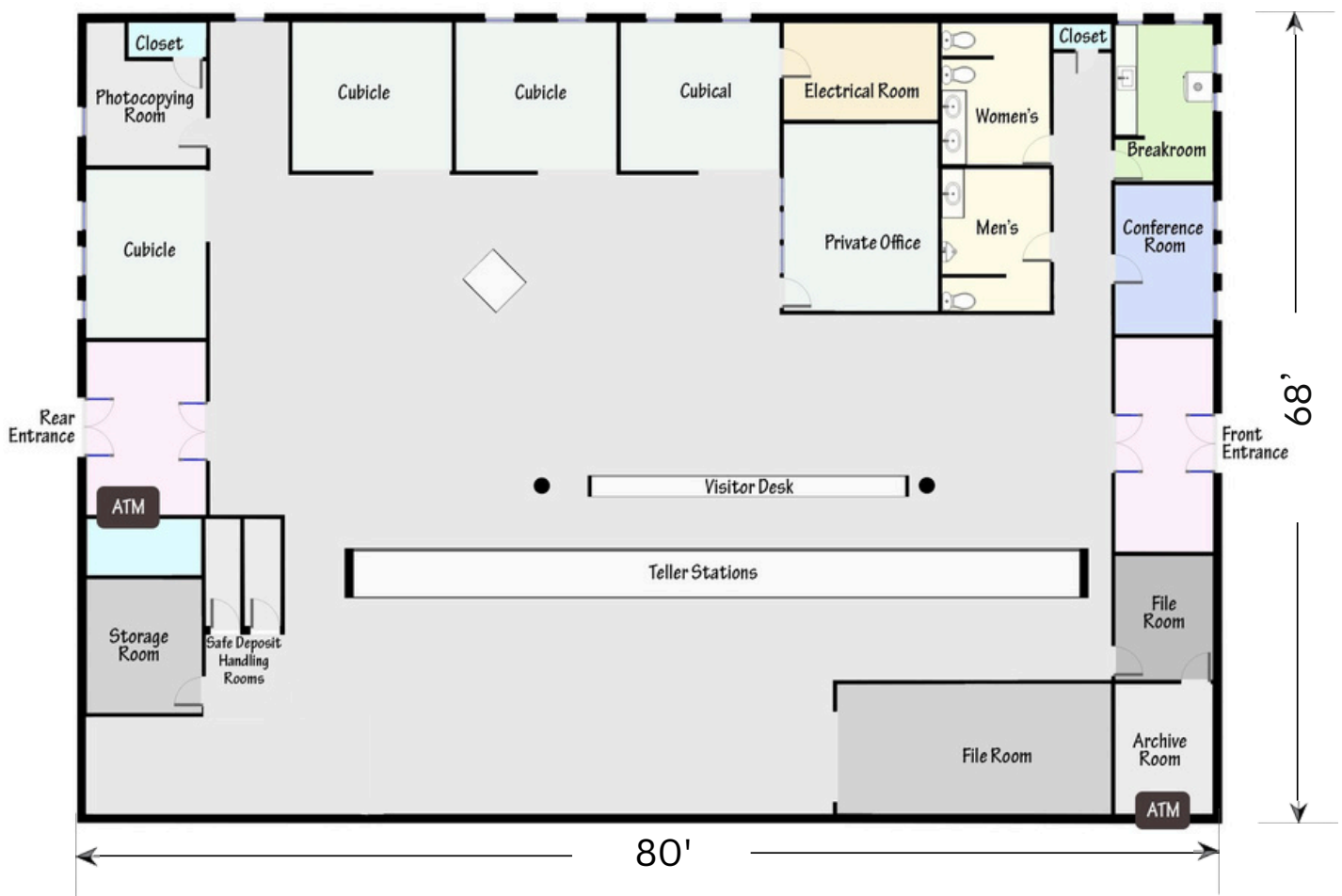


No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

1320

KINGS HIGHWAY CUTOFF
FAIRFIELD, CT
06824

Floor Plan: 5,400 SF - NOT TO SCALE



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.