



PRICE REDUCTION

430 TUNXIS HILL ROAD
FAIRFIELD, CT
06825

REDEVELOPMENT
OPPORTUNITY

ANGEL 
COMMERCIAL, LLC

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angelcommercial.com

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

BROKER

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\$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 the newly 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 linear 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. Potential uses include a vibrant mixed-use project with street-level retail or restaurant space and residential or office units above, or the development of professional or medical offices. All redevelopment plans are subject approval by the Fairfield Planning & Zoning Commission.

Strategically positioned, 430 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 offering presents a rare investment opportunity in prime real estate with significant redevelopment potential.

Financial Information

Sale Price:	\$6,200,000
Real Estate Taxes:	\$118,850.48 (2025)

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

Features

Traffic Count:	9,110 Average Daily Volume
Parking:	56 Spaces (25 Covered) + Rooftop Parking
Loading:	Two 10' W × 10' H Drive-In Doors
Ceiling Height:	10' (Service Center)
Amenities:	8' H × 9' W × 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

Utilities

Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas
Power:	800 Amps

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



CONVENIENT LOCATION WITH NEARBY AMENITIES



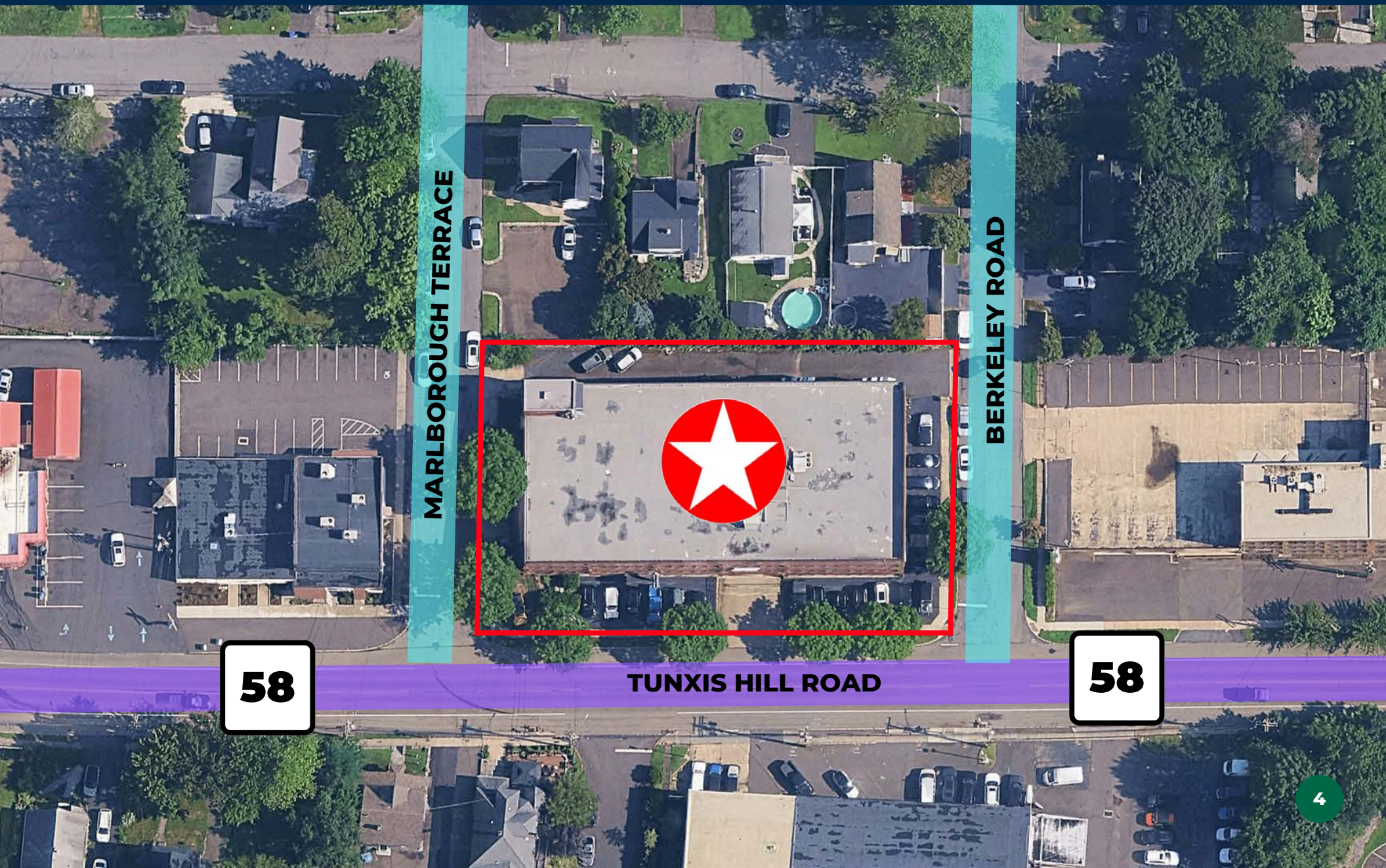
Close to restaurants, big box retail stores, fitness gyms, daycare centers, hotels, and auto dealerships.



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

Aerial View

200' Frontage on Route 58



MARLBOROUGH TERRACE

BERKELEY ROAD

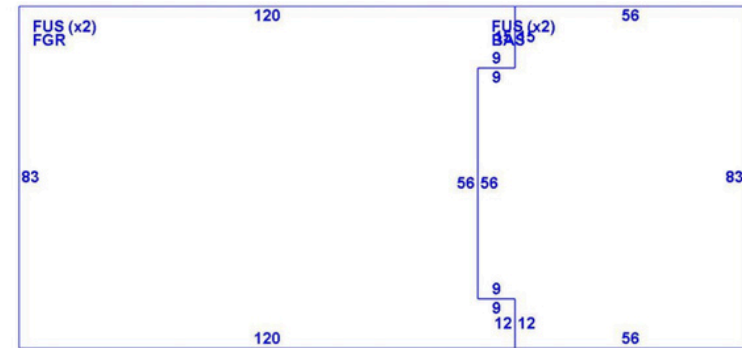
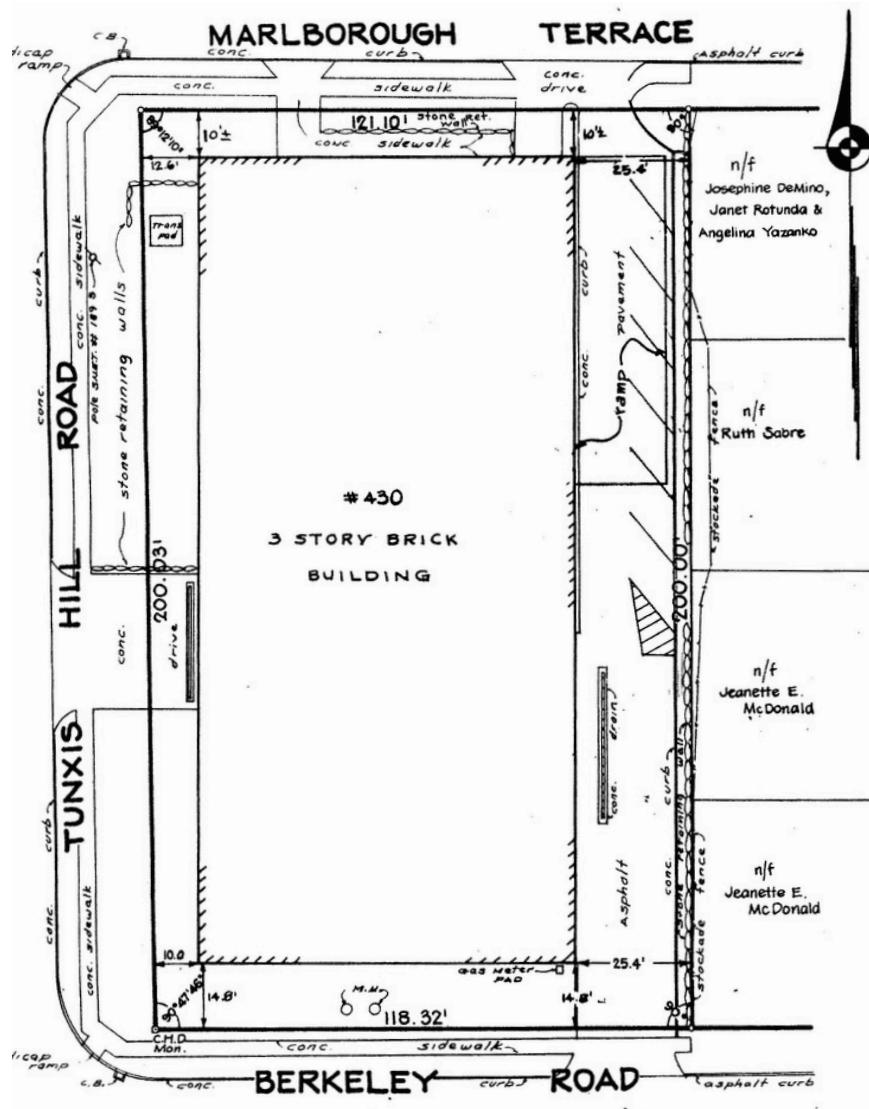
TUNXIS HILL ROAD

58

58

Site Plan & Building Layout

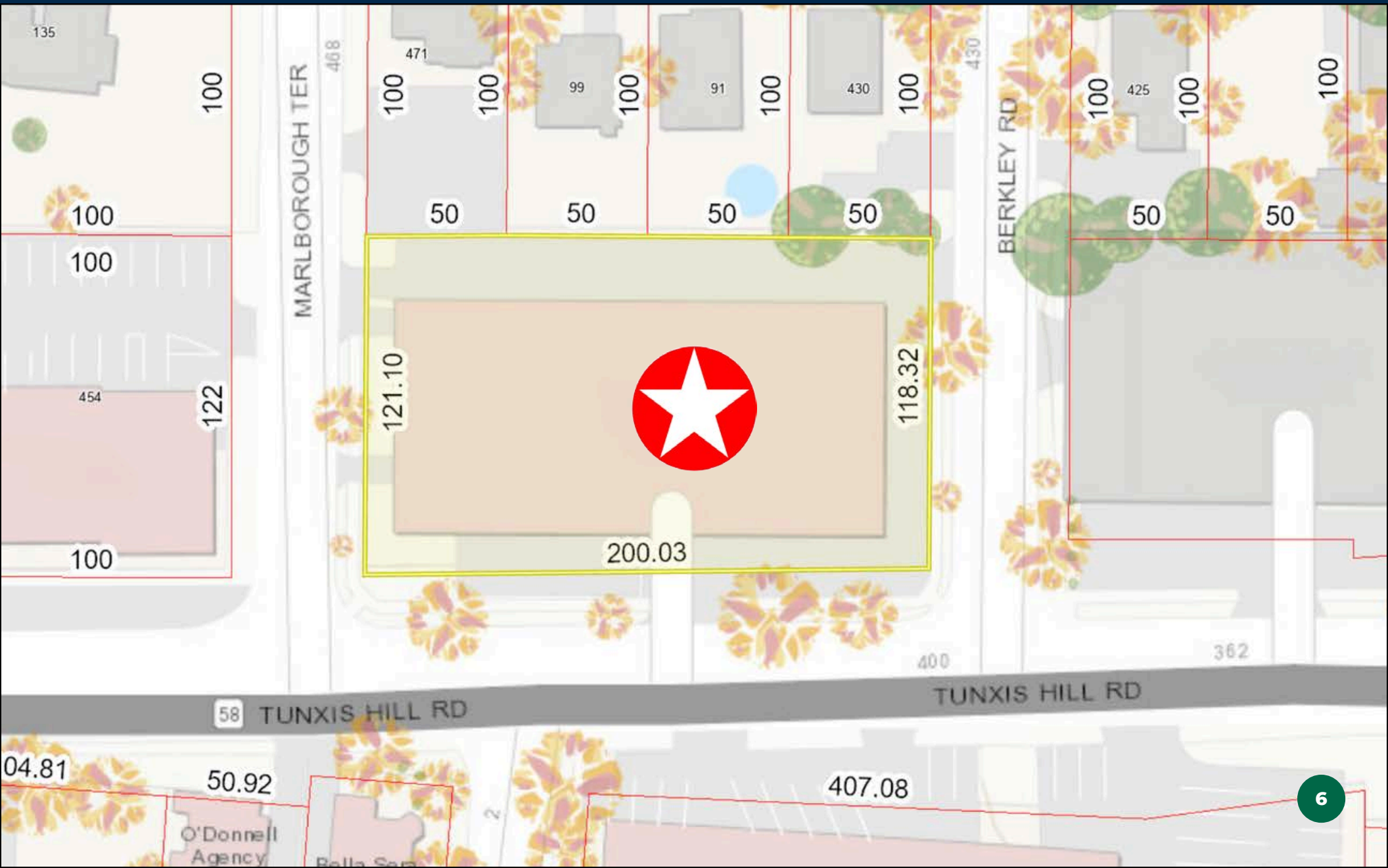
0.55 Acres



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

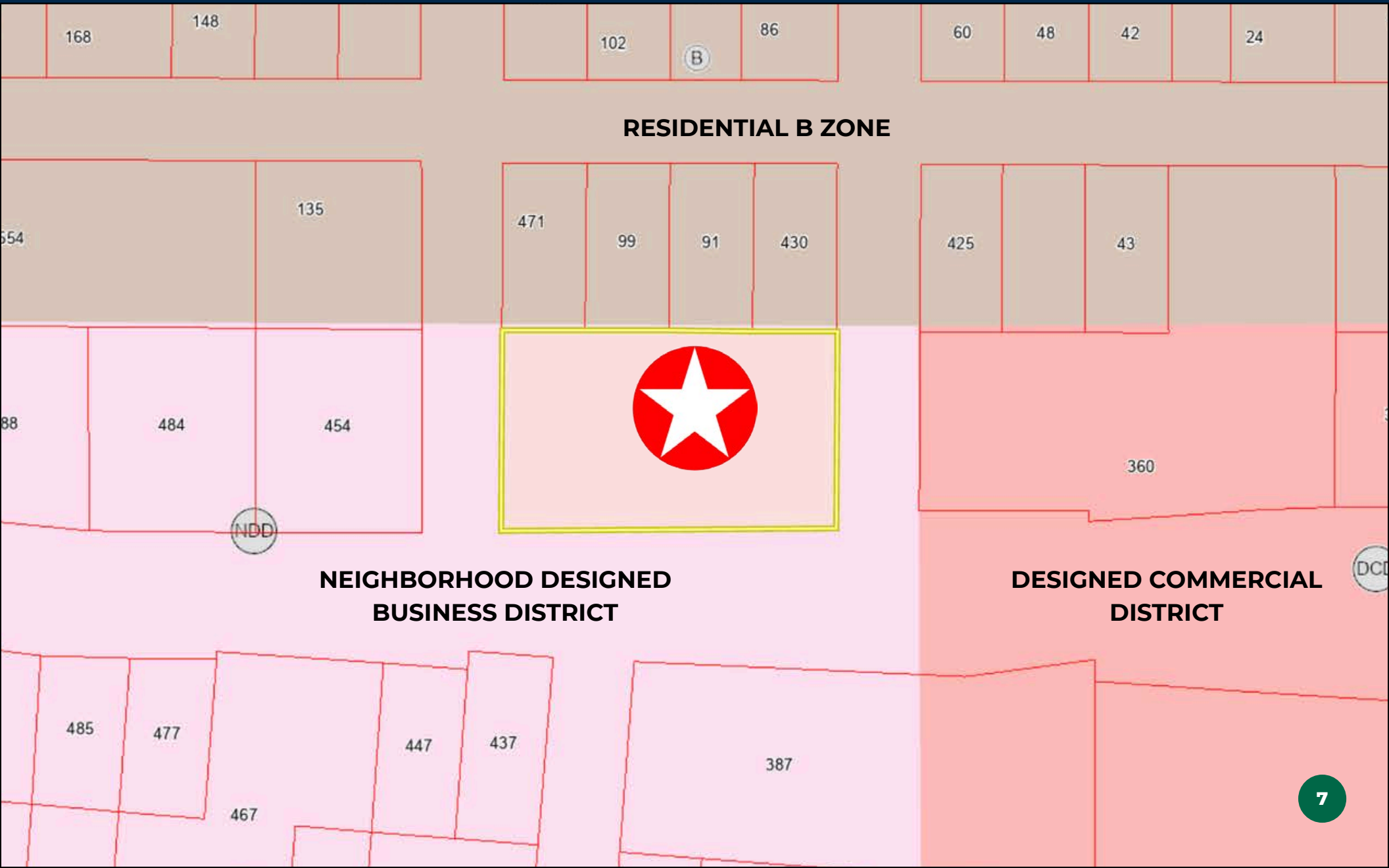
Parcel Plan

0.55 Acres



Zoning Map

Neighborhood Designed Business District (NDD)



Current Parking Plan

**56 Spaces (25 Covered)
+ Rooftop Parking**

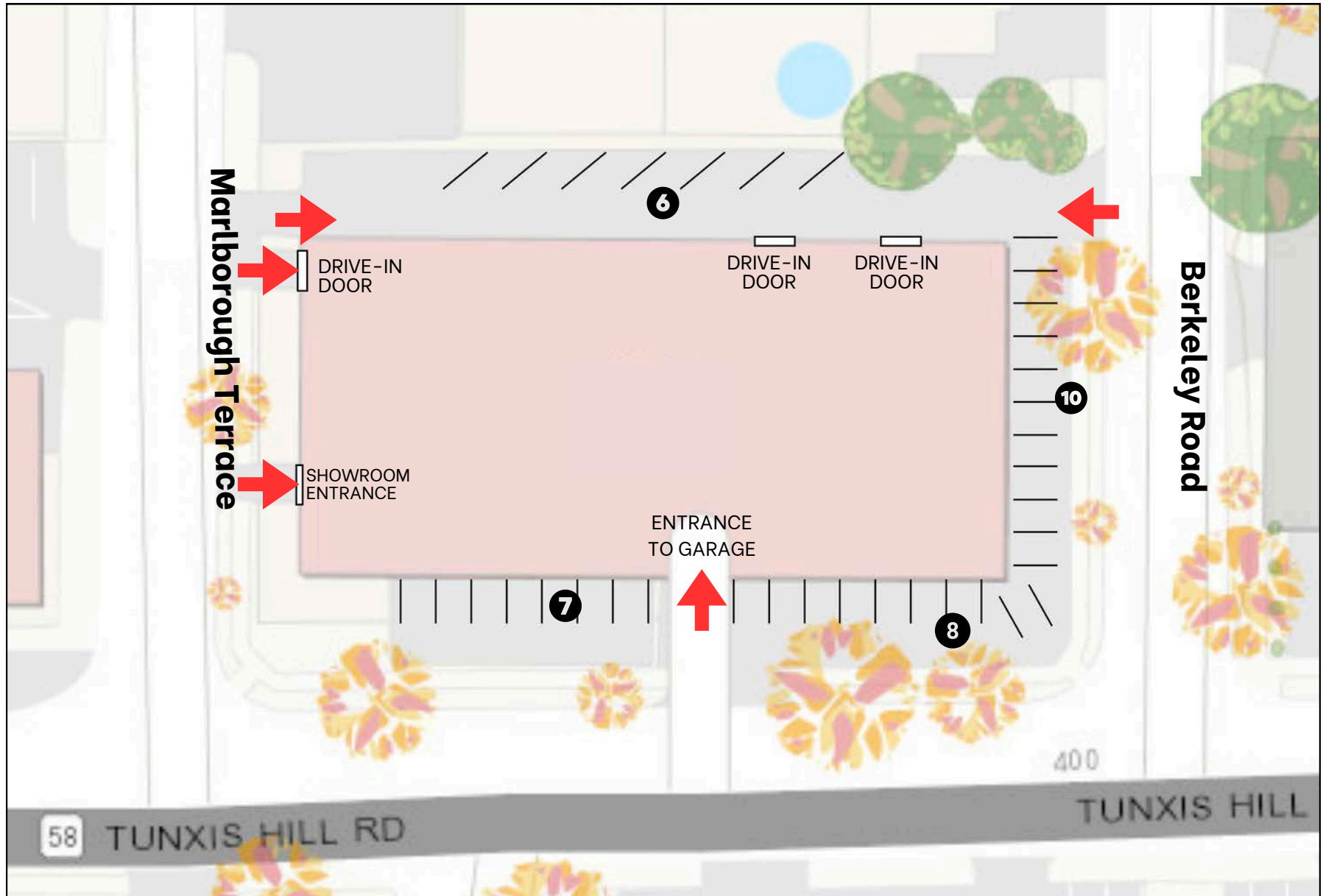
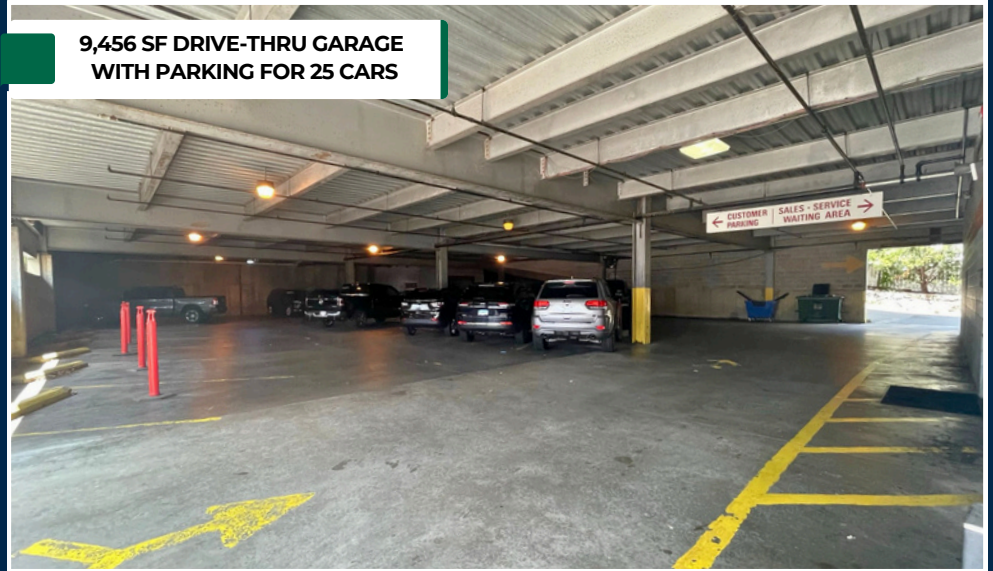


Photo Gallery

**43,824 SF BUILDING
ON 0.55 ACRES**



**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**



Photo Gallery

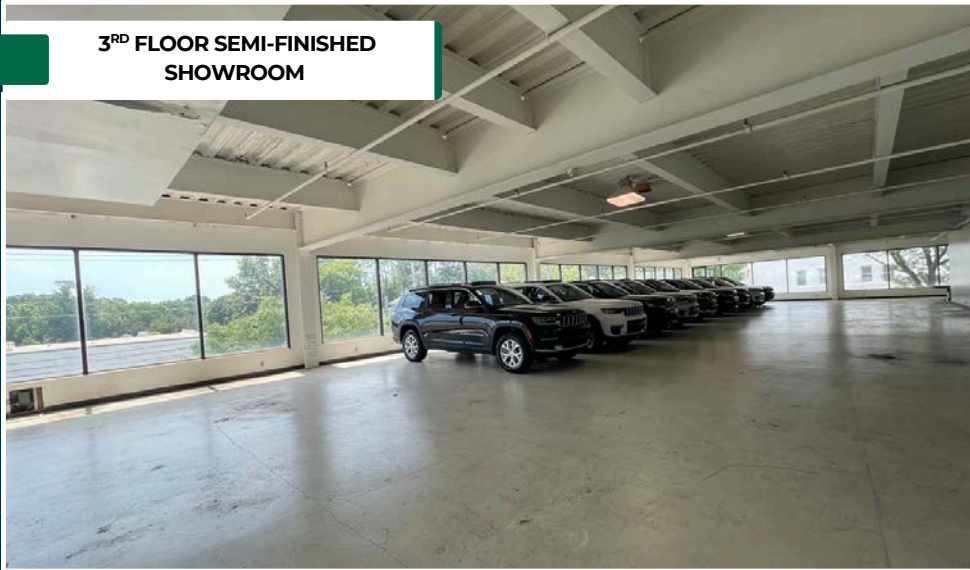
2ND FLOOR SHOWROOM



ON-GRADE ACCESS
TO 2ND FLOOR SHOWROOM



3RD FLOOR SEMI-FINISHED
SHOWROOM



3RD FLOOR CONFERENCE ROOM

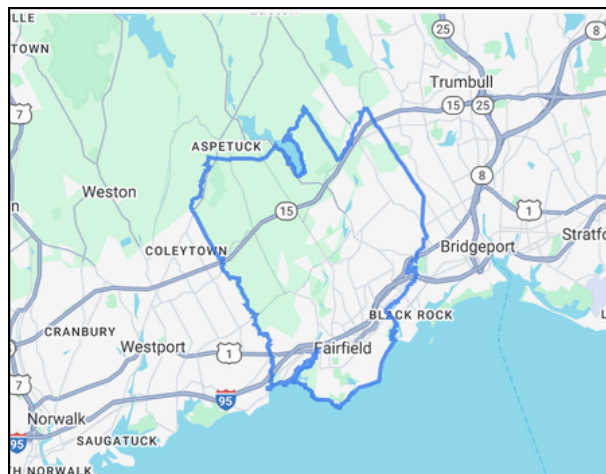


Fairfield, CT Housing Market

\$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.

Apartment

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



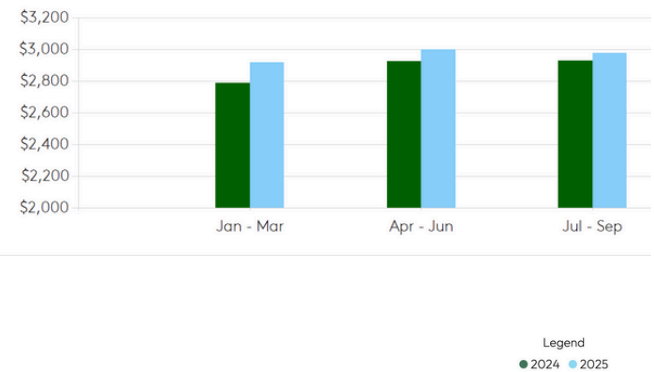
Percentage*	Rent Range
0%	Below \$700/month
0%	\$700 - \$1,000/month
17%	\$1,001 - \$1,500/month
0%	\$1,501 - \$2,000/month
83%	Above \$2,000/month

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.

Market Trends Over Time ⓘ

⌄ Last Updated September 2025

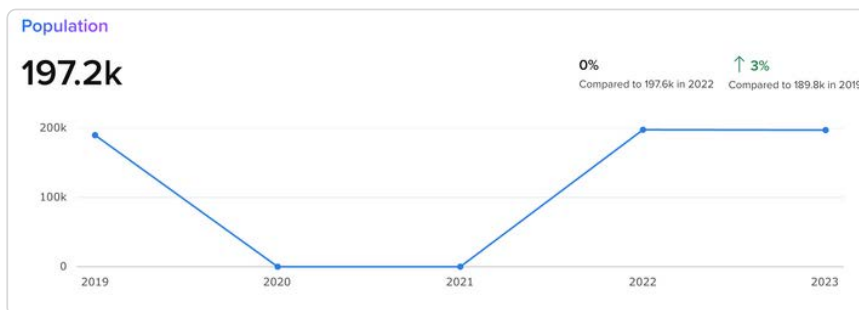
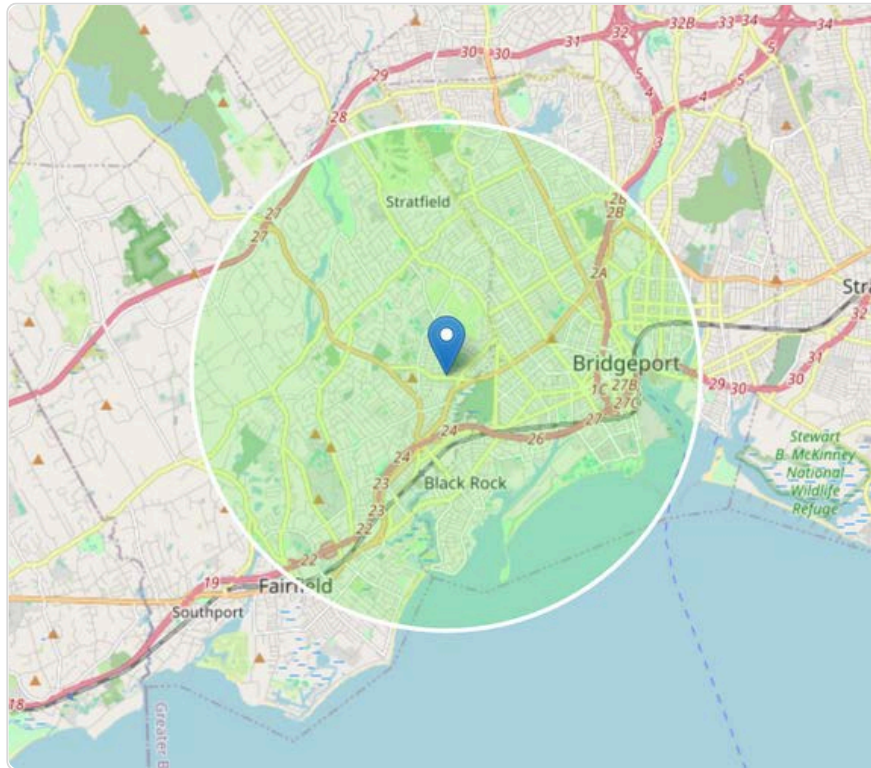


What salary do I need to live comfortably in Fairfield, CT?

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

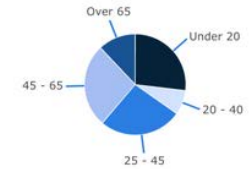


Age Demographics

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

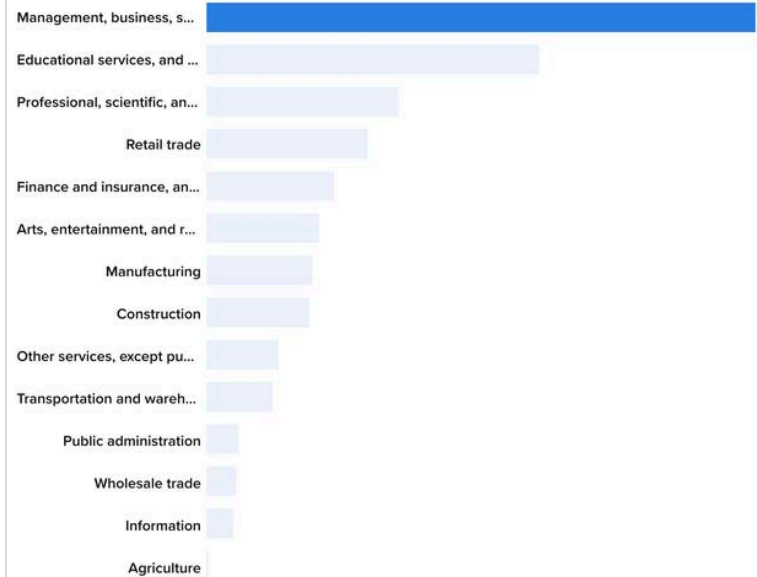
1:1
1:1 predicted by 2028

Renters

Homeowner

158.9k

Top Employment Categories



Discover Fairfield, Connecticut...



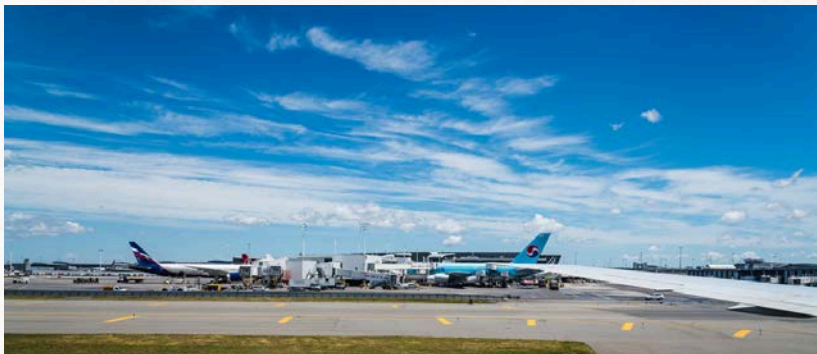
A Prime Location

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

430 TUNXIS HILL ROAD
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VIEW ZONING
REGULATIONS



VIEW FIELD CARD



VIEW TAX BILL



EMAIL BROKER



CALL BROKER

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