

675 Kings Highway, Fairfield, CT

Retail Space Available for Lease: \$35/SF NNN



Freestanding Retail Building: Formerly occupied by a cosmetology school. Limited parking on site. Fairfield is home to dozens of national retailers.

The Site

Total Space Available:	3,600 SF ~ \$35/SF NNN
Total Building Size:	3,600 SF
Land:	.13 Acres
Real Estate Taxes:	\$9,114 - \$3.65/SF
Zoning:	Designed Commercial District
Traffic Count:	19,100
Parking:	9 Spaces

Utilities

Water:	Sewer
A/C & Heating:	Forced Air

Three Mile Demographics

Population:	145,780
Average HH Income:	\$93,538

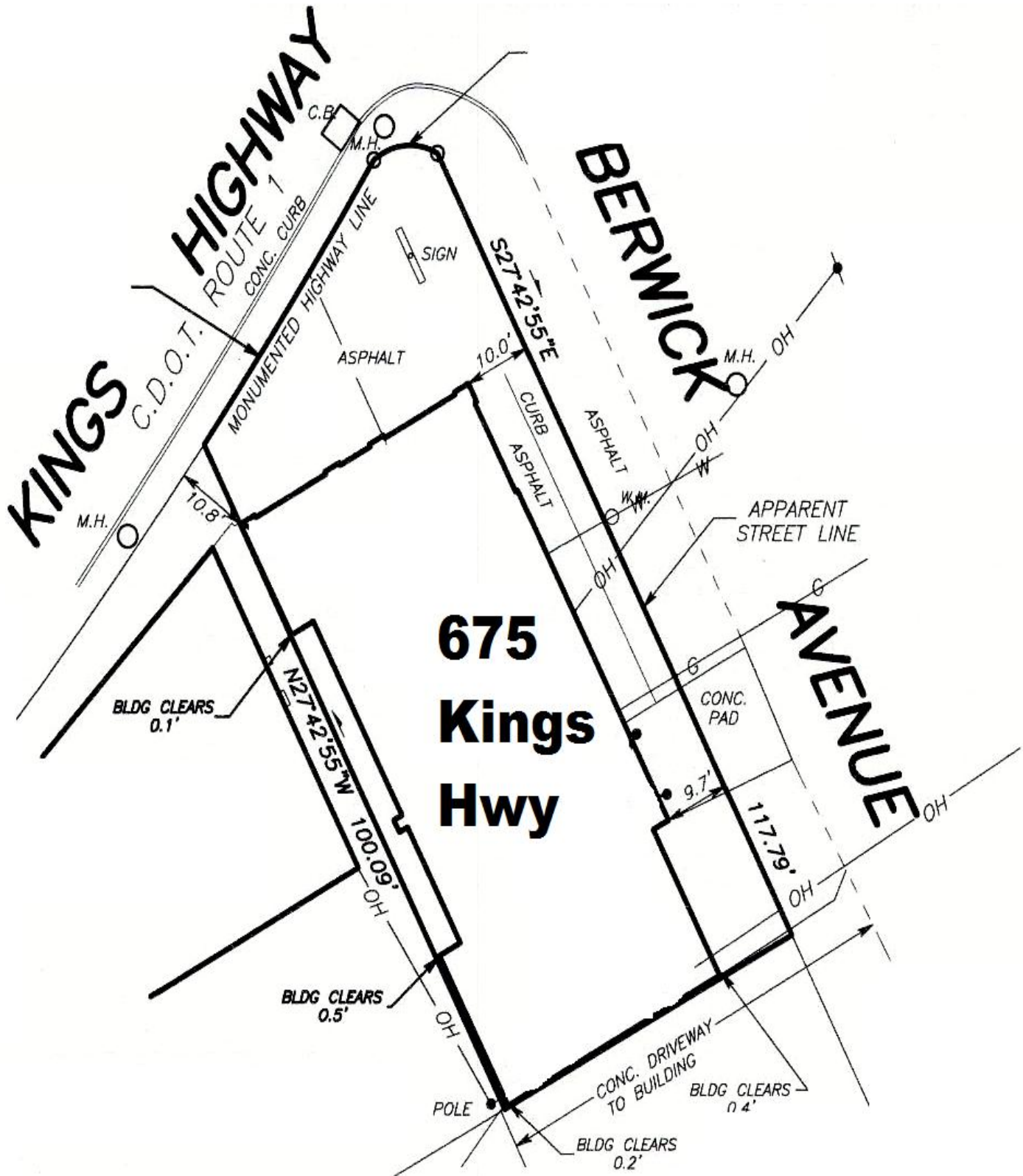
Five Mile Demographics

Population:	249,098
Average HH Income:	\$90,584



PETER DINARDO
ENTERPRISES
PROPERTY INVESTORS & DEVELOPERS

Info@DiNardoEnt.com
(203) 333-0206





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Neighboring Tenants	Distance (mi)
Walgreens	.1
Firestone Complete Auto Care	.2
Miller Nissan	.3
Stop & Shop	.3
Frank Pepe Pizzeria	.4
Kohl's	.4
Dunkin' Donuts	.4
Fairfield County Bank	.4
Chrysler	.5
Jeep	.5
Dodge	.5
Mercedes-Benz	.5
Audi	.5
Porsche	.6
Lexus	.7
People's United Bank	.7
Verizon	.7
Staples	.7
Planet Fitness	.9
BJ's Wholesale Club	.9
TJ Maxx	1.1
Sleep Number	1.3
Petco	1.3
Whole Foods	1.3
Chase	1.3
Chipotle Mexican Grill	1.3
Home Depot	1.4
Webster Bank	1.4
Red Mango Frozen Yogurt	1.4
Eastern Mountain Sports	1.4
ShopRite	1.5
Party City	1.5
Supercuts	1.5