

1320 KINGS HIGHWAY CUTOFF
FAIRFIELD, CT
06824



Freestanding Divisible 5,400 SF Office/Retail Building with Drive-Thru Minutes to I-95 for Lease at \$60/SF NNN

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.





DETAILS

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

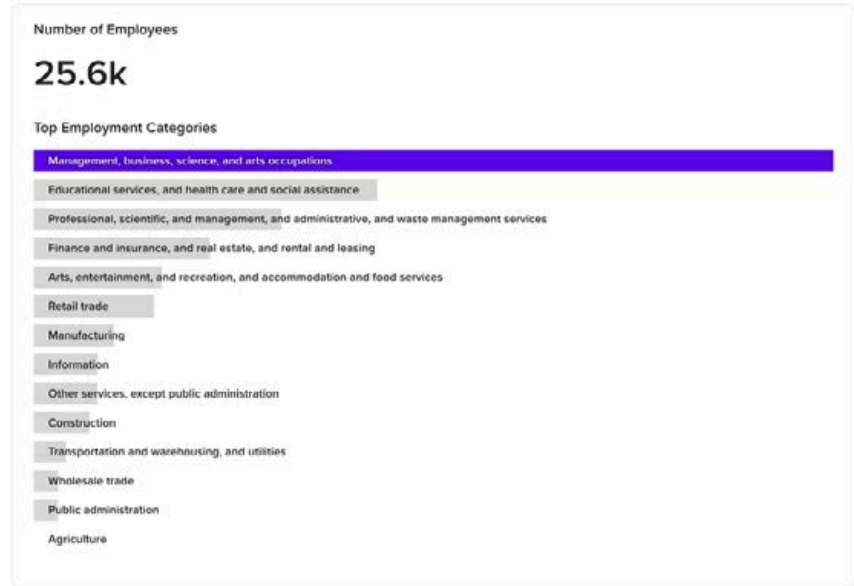
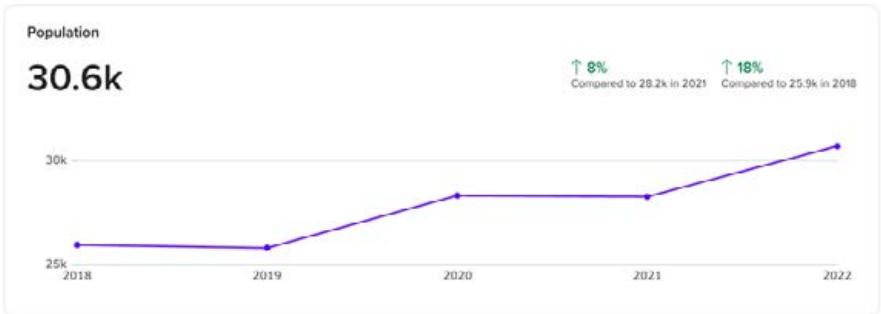
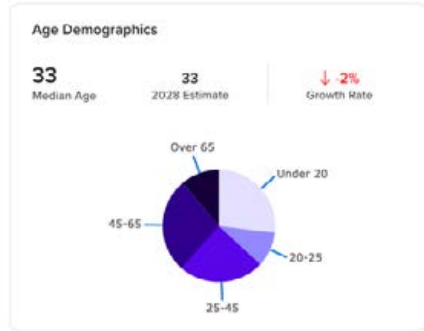
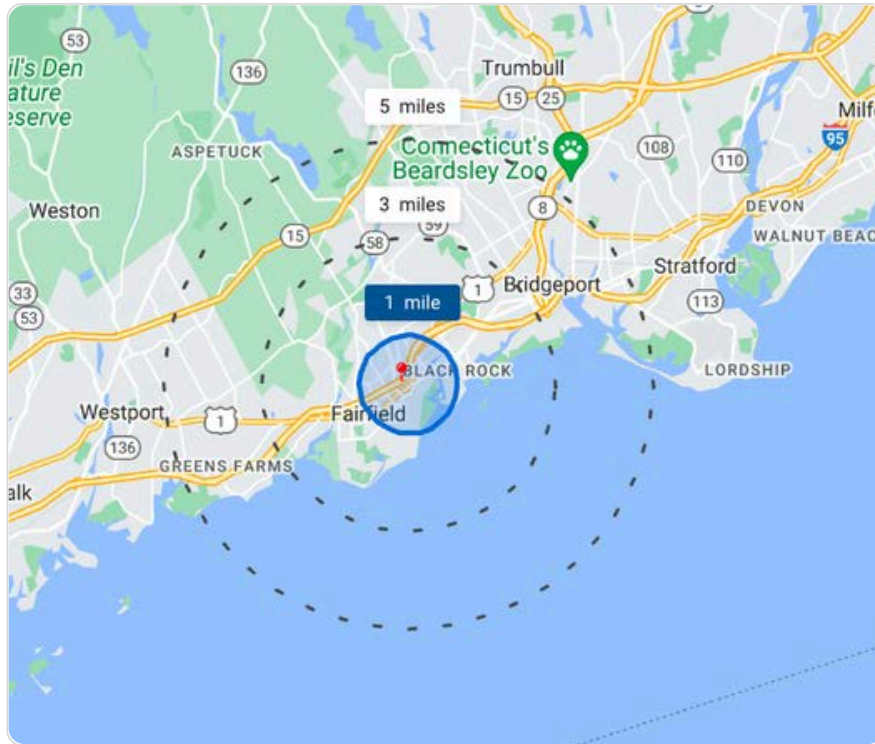
Heating: Gas

DEMOGRAPHICS

	ONE MILE	THREE MILES
Population:	30.6k	117k
Median HH Income:	\$124k	\$84.1k

DEMOGRAPHICS

ONE MILE





**1320
KINGS HIGHWAY
CUTOFF**

CONVENIENT COMMUTER LOCATION WITH NEARBY AMENITIES



Amenities include restaurants, retail stores, banks, fitness gym, hotel, and delivery services companies.



Minutes to I-95, Exit 22, and the Fairfield Metro-North Train Stations.



DSW DESIGNER SHOE WAREHOUSE®
CVS pharmacy
Marshalls

Public Storage

Stop&Shop



FAIRFIELD TIRE & AUTO

SPICE CLUB
Indian Kitchen

1320
KINGS HIGHWAY CUTOFF



Splash
CAR WASH



Senior Salsa

DOUGHNUT INN
Always fresh...Always friendly

McDonald's



T Mobile HobbyTown

RH OUTLET

ups

FUNCTIONAL FITNESS Training

Chick-fil-A

FRESH FOOD

Duchess

SERVED FAST

DSW DESIGNER SHOE WAREHOUSE

CVS pharmacy

Marshalls

DUNKIN'

Splash CAR WASH

FAIRFIELD TIRE & AUTO

Senor Salsa

1320 KINGS HIGHWAY CUTOFF

MATTRESS FIRM

SPICE CLUB Indian Kitchen



DOUGHNUT INN

Always fresh...Always friendly

Public Storage

McDonald's



Hartford HealthCare

THE CIRCLE
FAIRFIELD



DUNKIN'

McDonald's

DOUGHNUT INN
Always fresh...Always friendly

MATTRESS FIRM

Stop&Shop

Public Storage



1320
KINGS HIGHWAY
CUTOFF

Senior Salsa

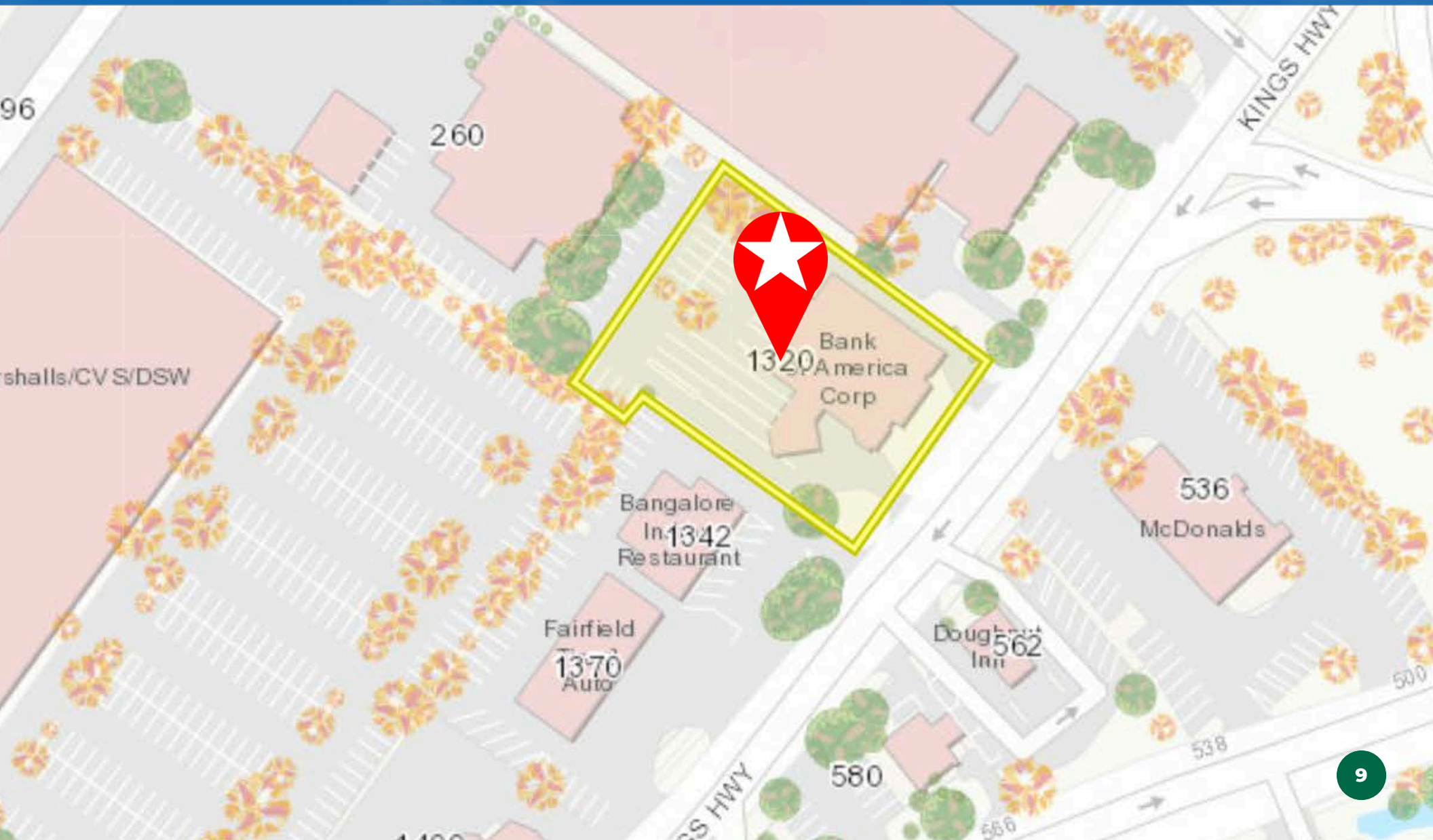
SPICE CLUB
Indian Kitchen

FAIRFIELD
TIRE & AUTO

PARCEL MAP

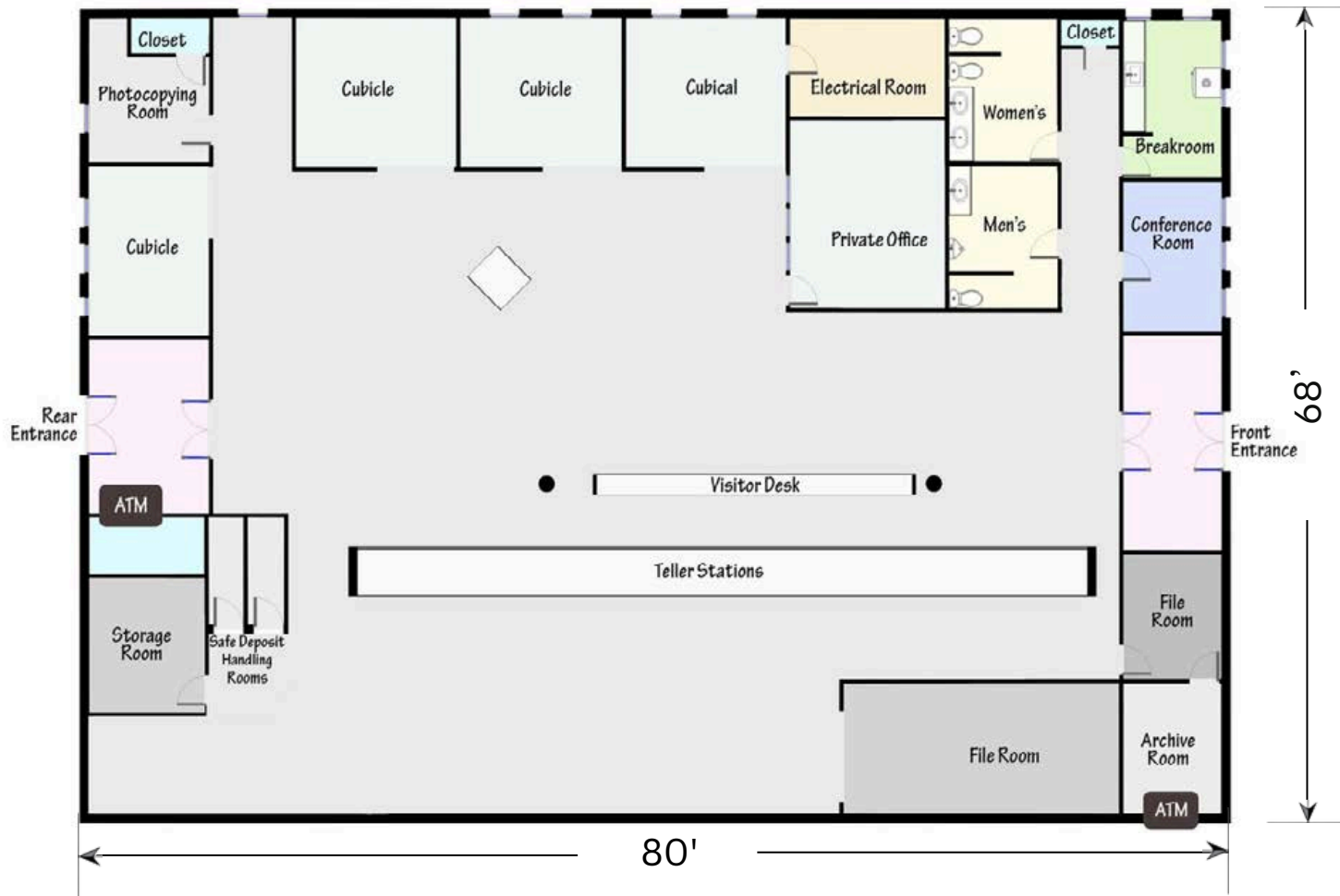
5,400 SF (Divisible to 2,700 SF)

0.89 ACRES



FLOOR PLAN

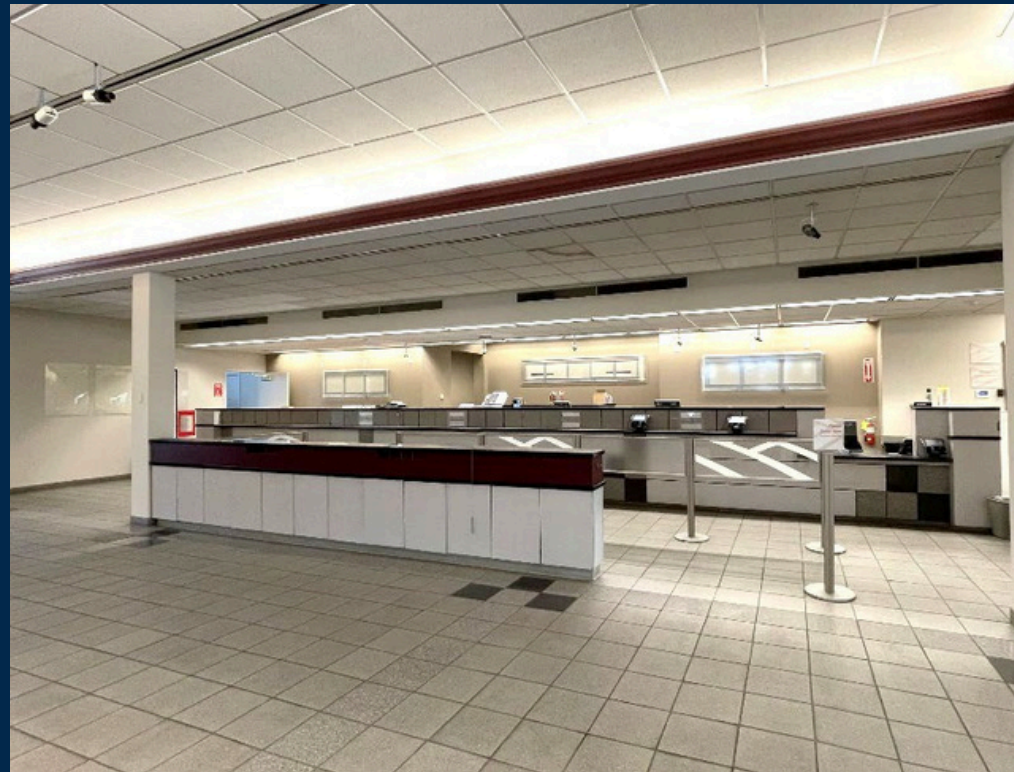
5,400 SF



NOT TO SCALE











NEXT STEPS

1320 KINGS HIGHWAY CUTOFF
FAIRFIELD, CT
06824



REVIEW ZONING
REGULATIONS



VIEW ONLINE
LISTING



EMAIL BROKER



CALL BROKER



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