



500 Kings Highway, Fairfield, CT

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



Kings Plaza: Recently renovated over the years, Kings Plaza is home to Town Fair Tire, Collin’s Medical Equipment, Carpet King and Fresenius Medical Care. With 4 available spaces, two vacant contiguous spaces totaling 4,800 SF, 2,400 SF of a fully fit out dental office, and 12,000 SF of a recently vacated cosmetology school that underwent \$1.5MM in renovations within the past 3 years. Fairfield is home to dozens of national retailers.

The Site

Total Space Available:	19,200 SF
Total Building Size:	38,400 SF
Space 1:	2,400 SF ~ \$35/SF NNN
Space 2:	2,400 SF ~ \$35/SF NNN
Space 3:	2,400 SF ~ \$35/SF NNN
Space 4:	12,000 SF ~ \$35/SF NNN
Land:	3.58 Acres
Real Estate Taxes:	\$145,371 - \$3.79/SF
Zoning:	Designed Commercial District
Traffic Count:	19,100
Parking:	204 Spaces
Tenancy:	Multiple

Utilities

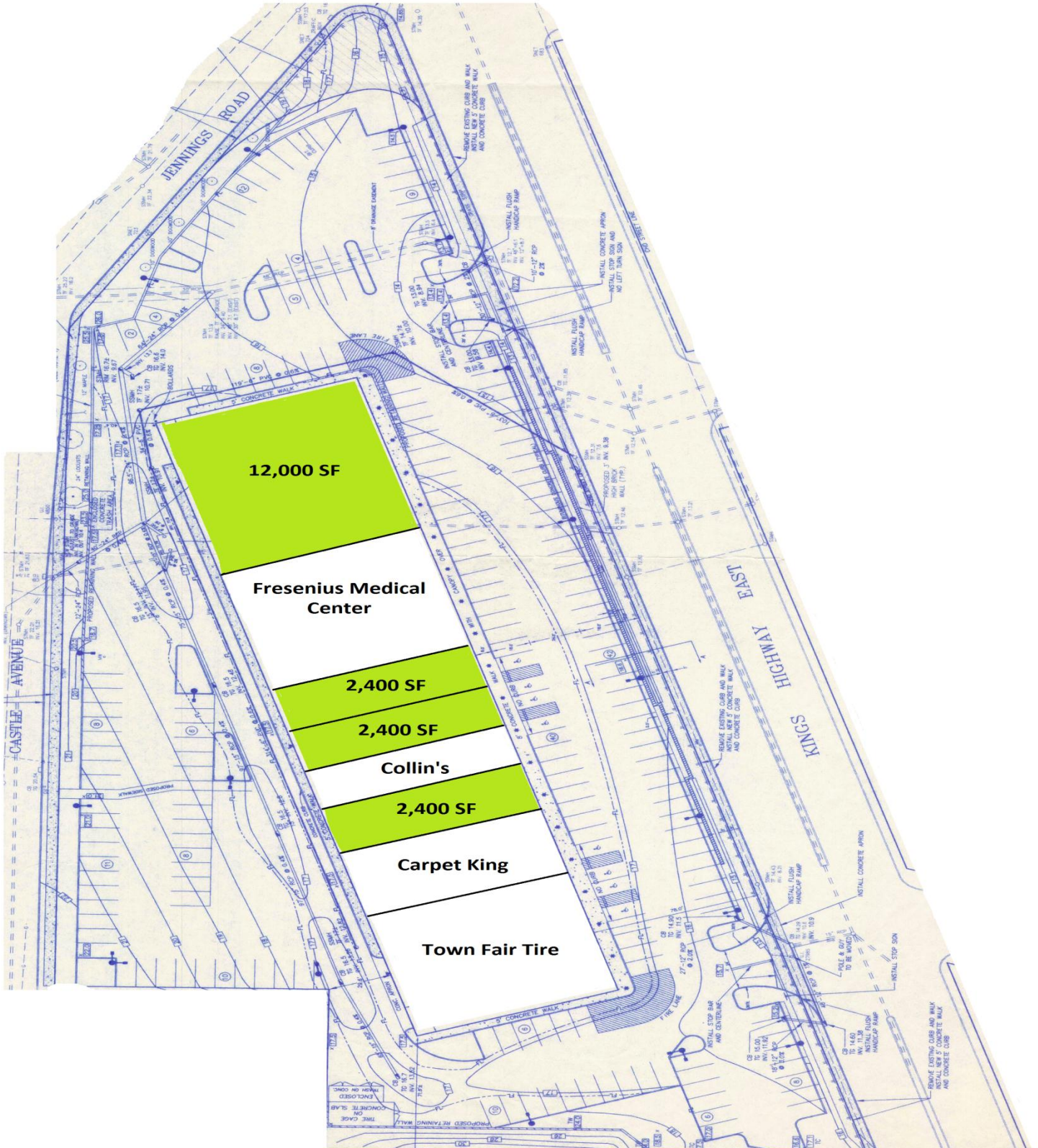
Water:	Sewer
A/C & Heating:	Forced Air

Three Mile Demographics

Population:	141,706
Average HH Income:	\$93,538

Five Mile Demographics

Population:	251,724
Average HH Income:	\$90,584





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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