

# DEVELOPMENT OPPORTUNITY

PRIME FAIRFIELD SITE

## FAIRFIELD MEDICAL CENTER

FAIRFIELD, CONNECTICUT

Colliers

### INVESTMENT HIGHLIGHTS



**PREMIER  
DEVELOPMENT  
SITE**



**EXISTING  
INFRASTRUCTURE**



**EXCEPTIONAL  
PUBLIC TRANSIT**



**1.2 ACRE LOT**



**22,000 SF  
BUILDING**



**CBD LOCATION**



**COMPELLING  
DEMOGRAPHICS**



**0.2 MILES FROM I-95**



**WALK TO  
FAIRFIELD BEACHES**

**REQUEST THE OM**

### PROPERTY OVERVIEW

**BUILDING SIZE:** 22,000 SF (approx.)

**STORIES:** Two Story Brick Building

**ZONING:** Fairfield Center Designed Business District

**LAND AREA ACRES:** 1.2 Acres

**NUMBER OF UNITS:** 11 Units / 9 Condo Owners

**PARKING:** 100 Spaces







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