



\$466,000 PRICE REDUCTION
Multi-Use Redevelopment Opportunity on Route 58
for Sale Now at \$4,100,000

Angel Commercial, LLC, as the exclusive commercial real estate broker, is pleased to present **387 Tunxis Hill Road in Fairfield, CT**, now offered at the newly reduced price of **\$4,100,000—a \$466,000 price reduction.**

This exceptional property features 407 linear feet of frontage on Route 58 (Tunxis Hill Road) with prominent pole signage and three curb cuts for easy access. The offering includes three contiguous parcels totaling **1.37 acres**, anchored by a **21,921 SF** commercial building. **Two of the parcels, situated on 0.34 acres in a Residential B Zone, provide additional parking and may be sold separately.**

The two-story building sits on 1.03 acres and provides 87 on-site parking spaces. Interior highlights include:

- First Floor: 2,653 SF climate-controlled display room with floor-to-ceiling windows, 2,128 SF of office space, and an 11,360 SF service center with 24' ceiling height, four drive-in doors with drive-through access, an overhead storage platform, and a conveyor system.
- Second Floor: 5,780 SF of office space.

Redevelopment Potential:

Located in a Neighborhood Designed Business District (NDD) with two adjoining parcels in a Residential B Zone, 387 Tunxis Hill Road offers exceptional flexibility for redevelopment. A developer could pursue a vibrant mixed-use project with street-level retail or restaurant space and residential or office units above, develop professional or medical offices, or use the Residential B parcels for additional parking, landscaped buffers, or new housing such as townhomes or duplexes. All plans are subject to Fairfield Planning & Zoning approval.

Strategically positioned, 387 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 property represents a rare investment opportunity in a high-visibility Fairfield location with outstanding redevelopment potential. For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

387 TUNXIS HILL ROAD FAIRFIELD, CT 06825

Financial Information

Sale Price:	\$4,100,000	
2025 Real Estate	387 Tunxis Hill Road	\$82,321.92
Taxes:	24 Soundview Avenue	\$5,723.44
	42 Soundview Avenue	\$3,030.64
	TOTAL	\$91,076.00

The Site

Rentable SF:	21,921 SF	
Building Size:	22,471 SF	
Occupancy:	0%	
Land:	387 Tunxis Hill Road	1.03 Acres
	24 Soundview Avenue	0.23 Acres
	42 Soundview Avenue	0.11 Acres
	TOTAL	1.37 Acres
Zoning:	Neighborhood Designed Business District (NDD) & Residential B (B)	
Year Built:	1930	
Construction:	Concrete / Cinderblock	
Stories:	Two	
Tenancy:	Single	

Features

Traffic Count:	9,110 Average Daily Volume
Parking:	139 Surface Spaces
Loading:	Two 10' W x 10' H Drive-In Doors, One 10' W x 9' H Drive-In Door, One 10' W x 12' H Drive-In Door
Ceiling Height:	24' (Service Area)
Amenities:	Monument Signage, Oil/Water Separators, Underground Storage Tanks, Inclined Conveyor, 6 Restrooms

Utilities

Water/Sewer	City/City
A/C:	Central Air Conditioning (Office & Showroom)
Heating:	Gas
Power:	400 Amps

Demographics

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

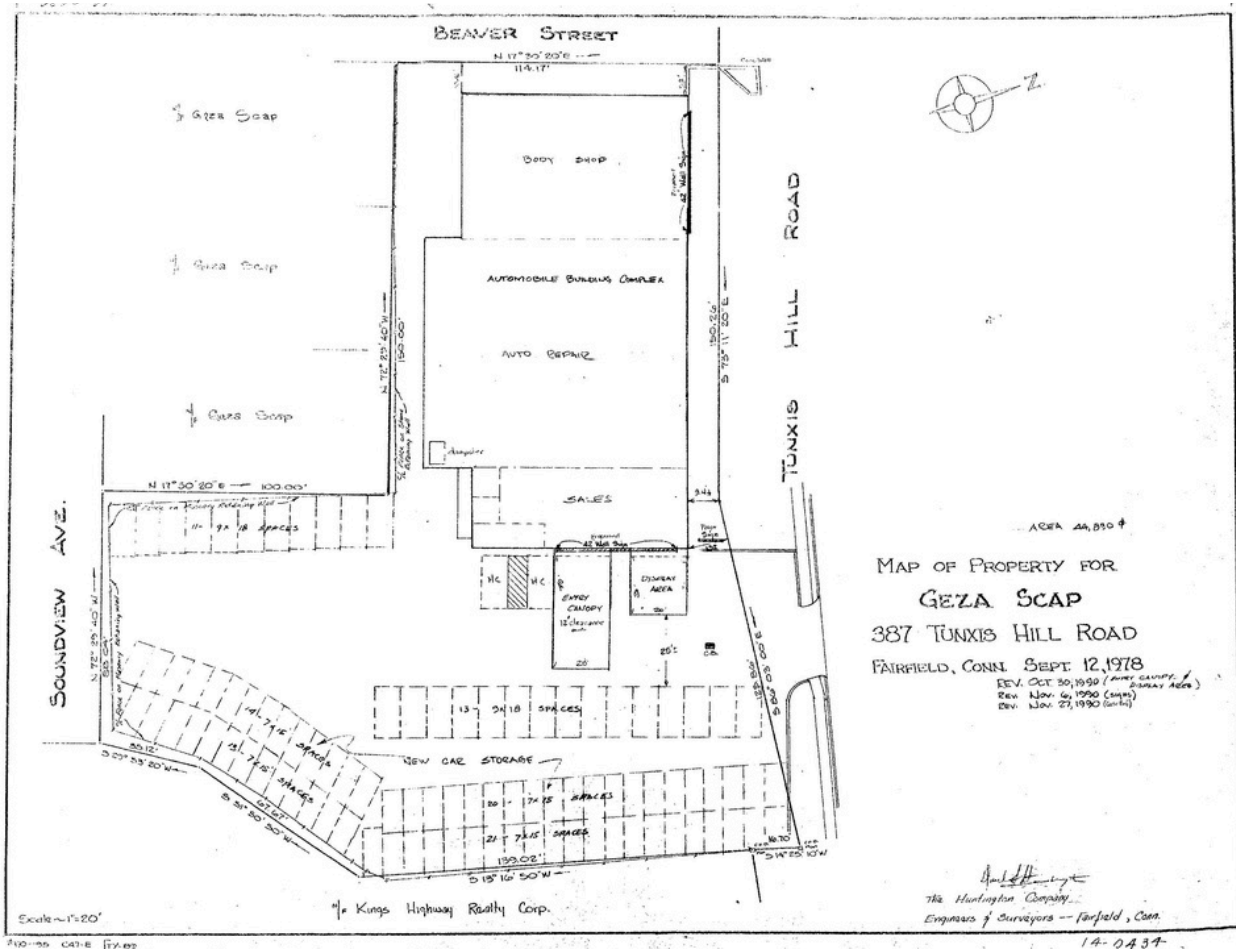


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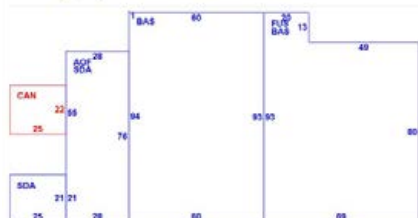
387 TUNXIS HILL ROAD
FAIRFIELD, CT
06825

SITE PLAN

21,921 SF TWO-STORY COMMERCIAL BUILDING ON 1.03 ACRES



Building Layout

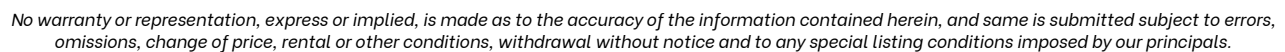


Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	11,360	11,360
FUS	Upper Story, Finished	5,780	5,780
SDA	Store Display Area	2,653	2,653
AOF	Office	2,128	2,128
CAN	Canopy	550	0
		22,471	21,921

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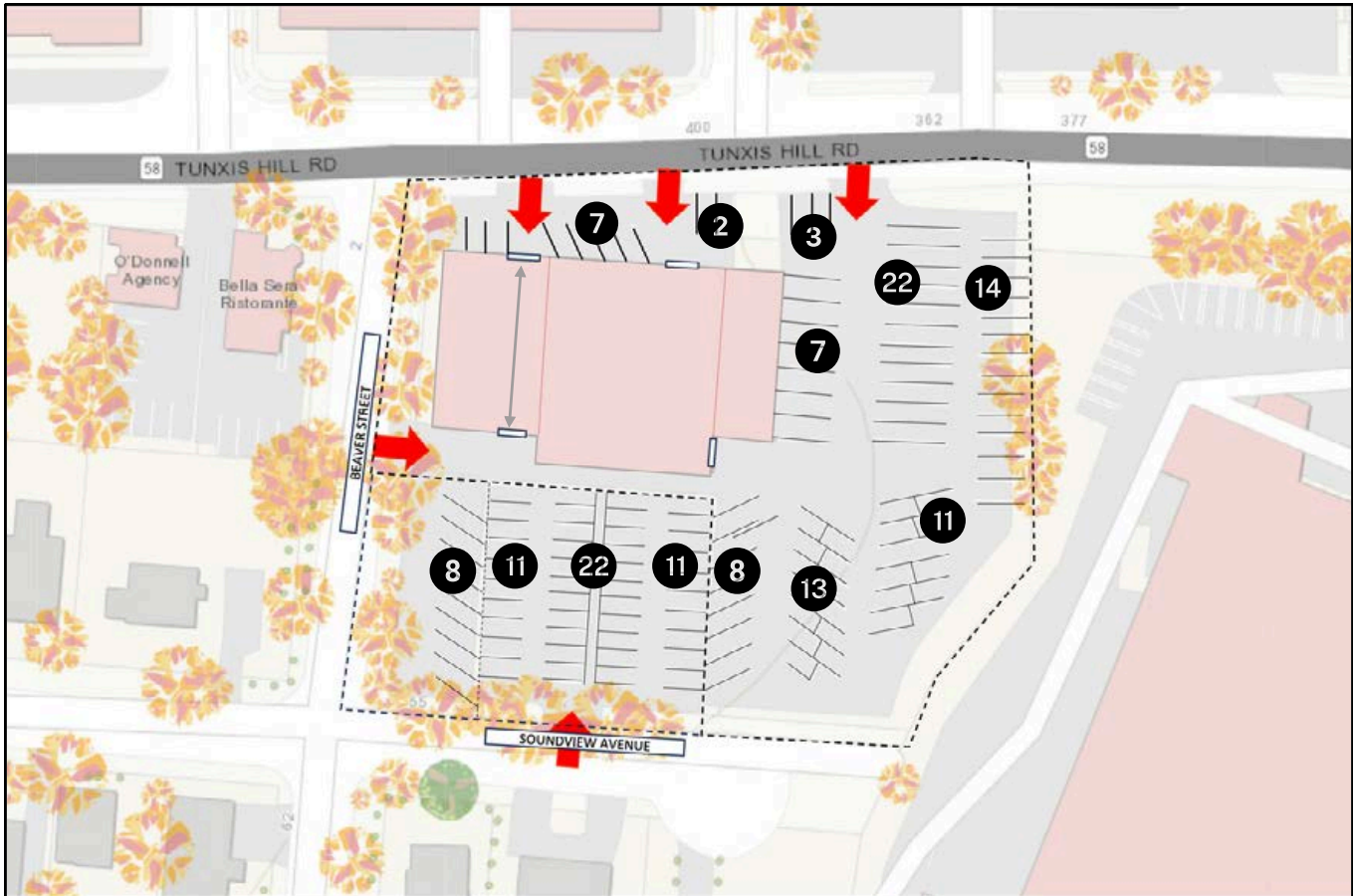
SITE PLAN

0.34 ACRES



387 TUNXIS HILL ROAD
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PARKING PLAN (INCLUDING ADJACENT PARCELS)
139 SPACES



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