

AVAILABLE FOR SALE

685 Kings Hwy E & 227 Berwick Avenue, Fairfield



1,488 SF Commercial Retail Building & 959 SF Single-Family House, adjacent to each other.



To arrange a tour contact:
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VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com



Positioned at the intersection of 685 Kings Hwy E and 227 Berwick Avenue in Fairfield, this property presents a compelling redevelopment opportunity in a well-established and highly accessible corridor. The site benefits from strong visibility, steady local traffic, and proximity to key residential neighborhoods, making it ideal for a range of forward-looking uses.

Surrounded by a balanced mix of commercial activity and suburban charm, the location offers the rare advantage of both convenience and community appeal. Its generous footprint and strategic corner positioning allow for flexible planning—whether envisioning modern residential units, boutique retail, mixed-use development, or a thoughtfully designed live-work destination.

With easy access to major roadways and nearby amenities, future development here can seamlessly integrate into the fabric of Fairfield while elevating it. This is a chance to reimagine a well-located parcel into a vibrant, high-value asset that meets the evolving needs of today's market.

Strong demographics and limited supply make redevelopment attractive. The surrounding area features stable, higher-income households and established neighborhoods, but relatively constrained new development. That imbalance creates an opportunity to introduce updated product—whether residential, mixed-use, or service-oriented retail—that meets modern expectations and commands premium pricing.

There's value-add potential. If the existing use is underutilized, redevelopment allows an investor to significantly increase the property's highest and best use, driving NOI growth and long-term appreciation in a market that historically holds value well.

Property Details

Two separate lots that are adjacent to each other

685 Kings Hwy East Fairfield, CT 06825:

- Commercial retail building.
- The total building area is 1,488 square feet
- 0.10 acres
- Zone DCD Designed Commercial District.
- The existing tenant is on a month-to-month basis.
- Age 1933.
- 72 Feet of frontage on Kings Hwy E

227 Berwick Avenue, Fairfield, CT 06825:

- Single-family house.
- The total living area of the building is 959 square feet
- 0.17 acres.
- Zone C Residence "C" District.
- The house is vacant and is in distress.
- Age 1916

Key Highlights

16,700 cars drive by daily

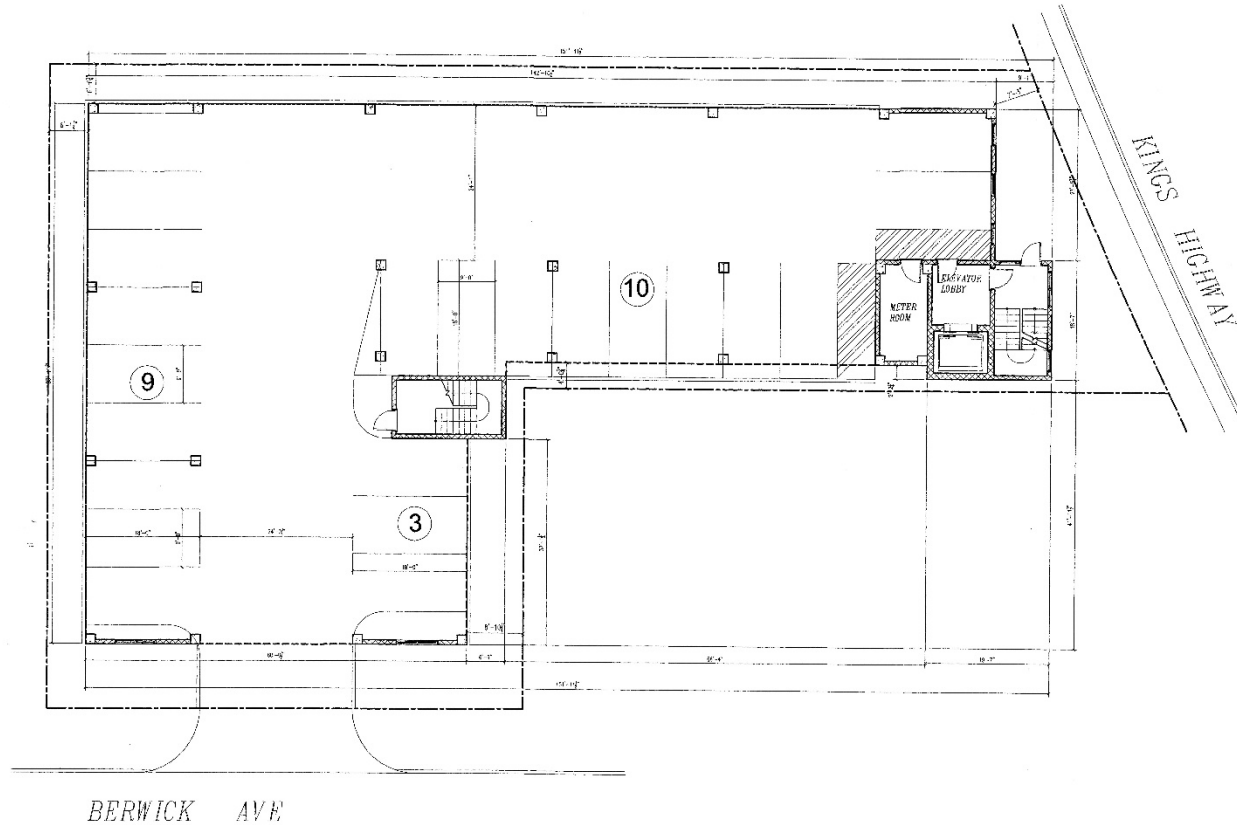
Conceptual drawings available
for 18 units

Total land 0.27 Acres

Combined Asking price:
\$825,000

Zone:

The underlying zone is Designed Commercial District and Residence C, and such District abuts a state highway, the provisions of Section 10.6, and 10.6.8 regarding minimum lot area and, maximum allowable dwelling unit density may at the discretion of the Commission be waived if a petition for a change in the zone map is made in connection with a "Set-aside Development" as defined by Section 8-30g(6) of the Connecticut General Statutes or any amendment thereto and subject to the additional standards provided in Section 10.17; provided however, in no event may the minimum lot area be less than one half (1/2) acre and the maximum allowable dwelling unit density greater than thirty (30) units per acre on a pro rata basis.




GARAGE LEVEL PLAN
SCALE - 1/8" = 1'-0"



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GUEDES ASSOCIATES, INC.
Designers, Architects & Project Managers
1425 Noble Avenue, Bpt., CT 06610
Tel. 203-367-5180 Fax. 203-367-4961



DATE: 7/2/21
DRAWN: [Name]
CHECKED: [Name]
PROJECT #:

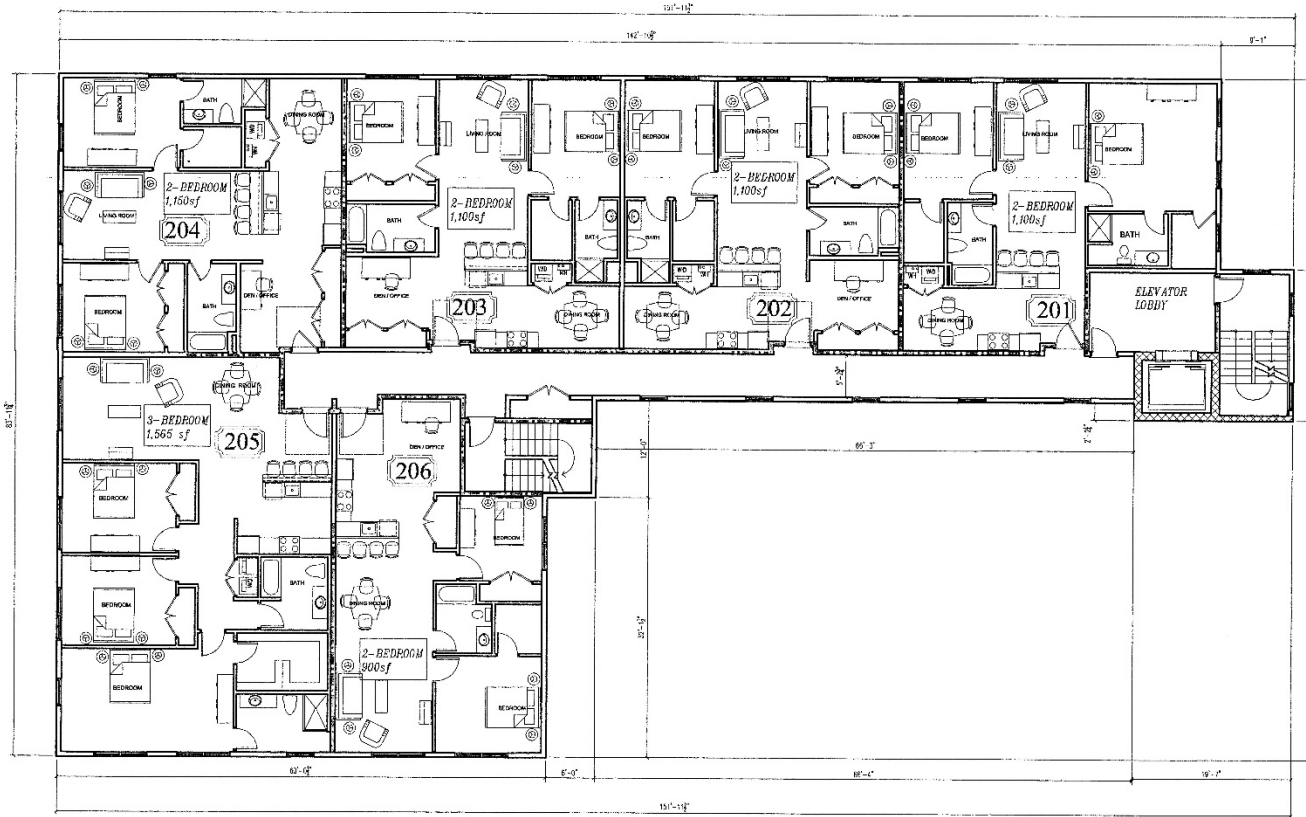
685 KINGS HIGHWAY
FAIRFIELD, CT
FIRST FLOOR PLAN



**PRIMROSE
COMPANIES**

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A-1



THIRD FLOOR PLAN

SCALE - 1/8" = 1' - 0"

SIX DWELLING UNITS

FIVE 2 BEDROOM DWELLING UNITS

ONE 3 BEDROOM DWELLING UNITS

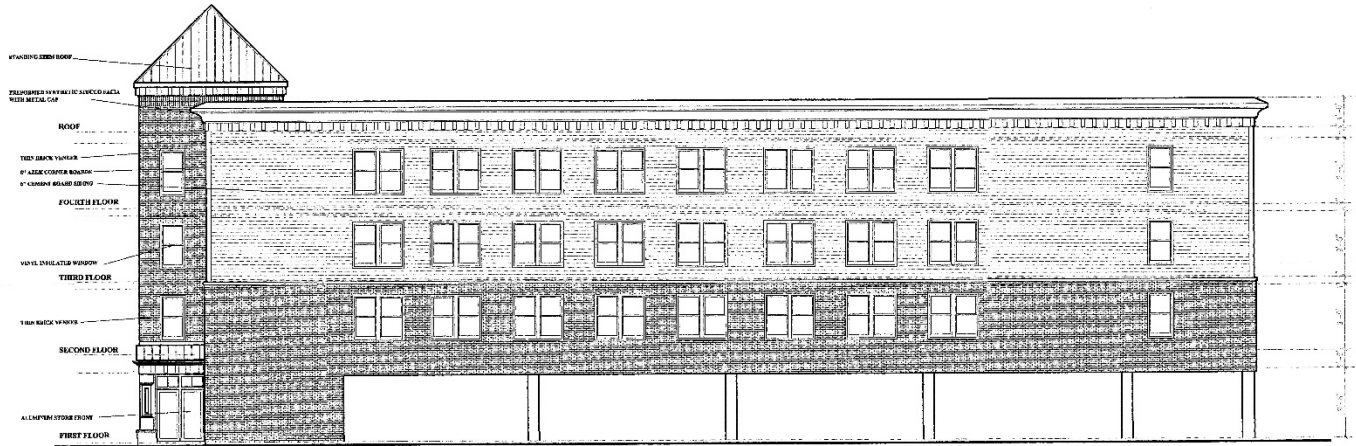


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| REVISIONS | | | | | |

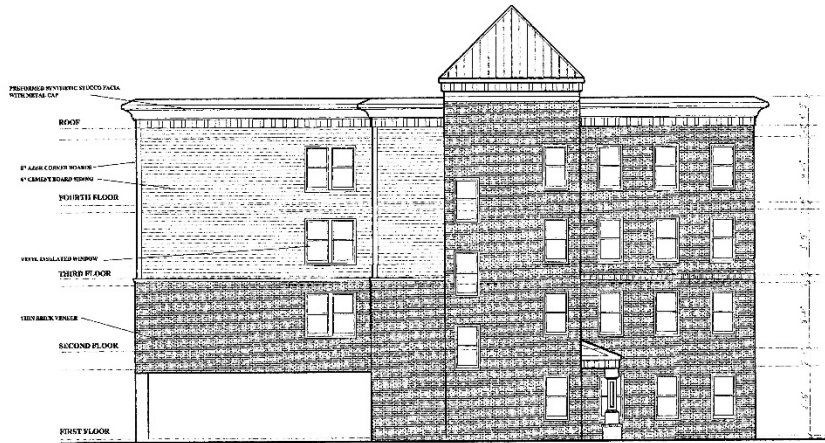
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| DATE | SCALE | AS NOTED | PROJECT # |
| 7-8-21 | | | |
| DRAWN BY | | | |



RIGHT SIDE ELEVATION PLAN
SCALE - 3/16" = 1'-0"



KINGS HIGHWAY EAST ELEVATION PLAN
SCALE - 3/16" = 1'-0"



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| REVISIONS | | | | | |

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| | | |
|--|--------------------------------------|-------------------------------|
| KING COMPANY 685 KINGS HIGHWAY FAIRFIELD, CT | DATE: 7-6-21 DRAWN: J.N. GUEDES | SCALE: AS NOTED PROJECT #: |
| | FRONT & RIGHT SIDE ELEVATION PLAN | |



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BERWICK ELEVATION PLAN
SCALE - 3/16" = 1'-0"



REAR ELEVATION PLAN
SCALE - 3/16" = 1'-0"



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| REVISIONS | | | | | |

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| COMMONS NCS HIGHWAY FIELD, CT | DATE: 7-8-21 | SCALE: AS NOTED | PROJECT #: |
| | | | J.N. GUEDES |



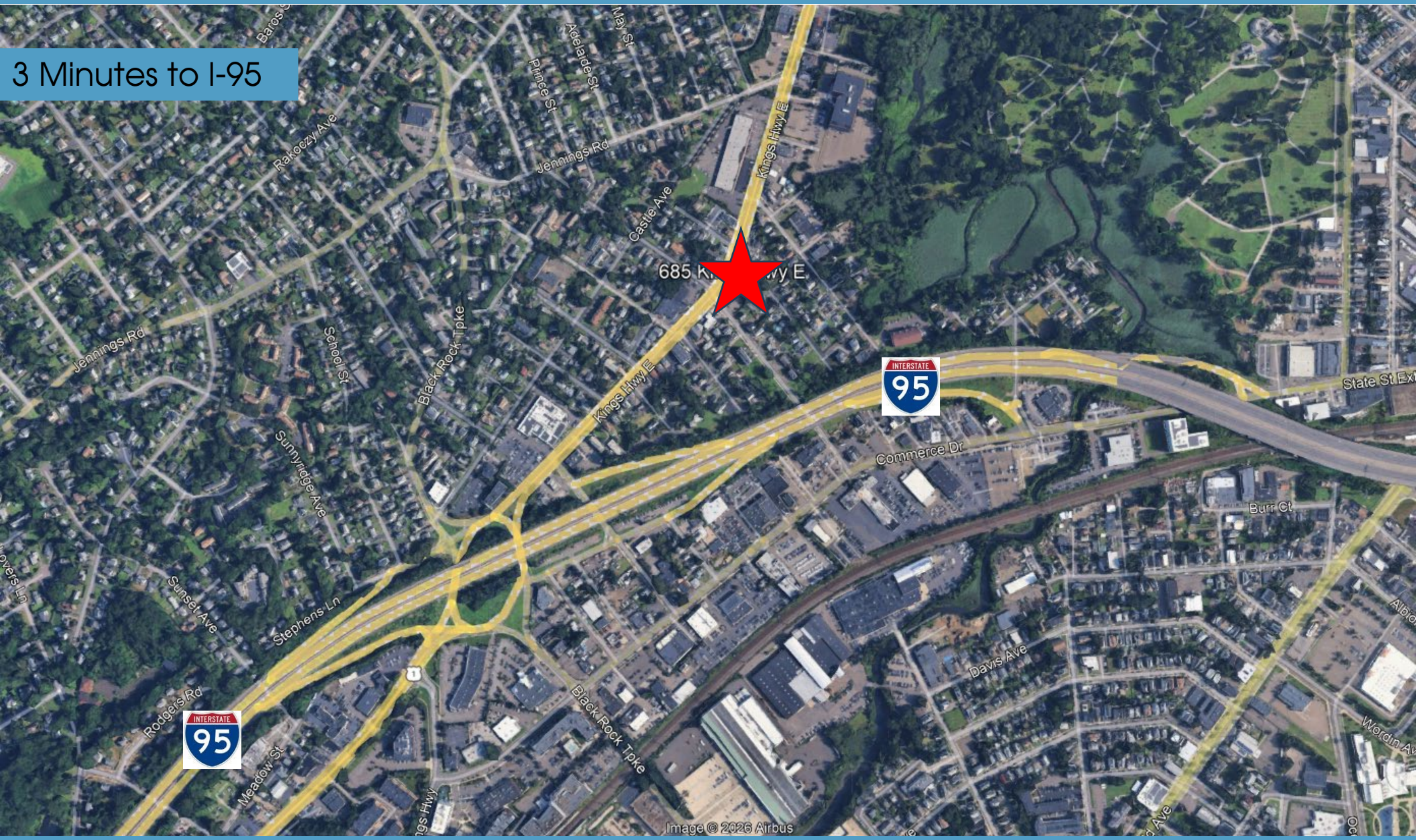
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3 Minutes to I-95

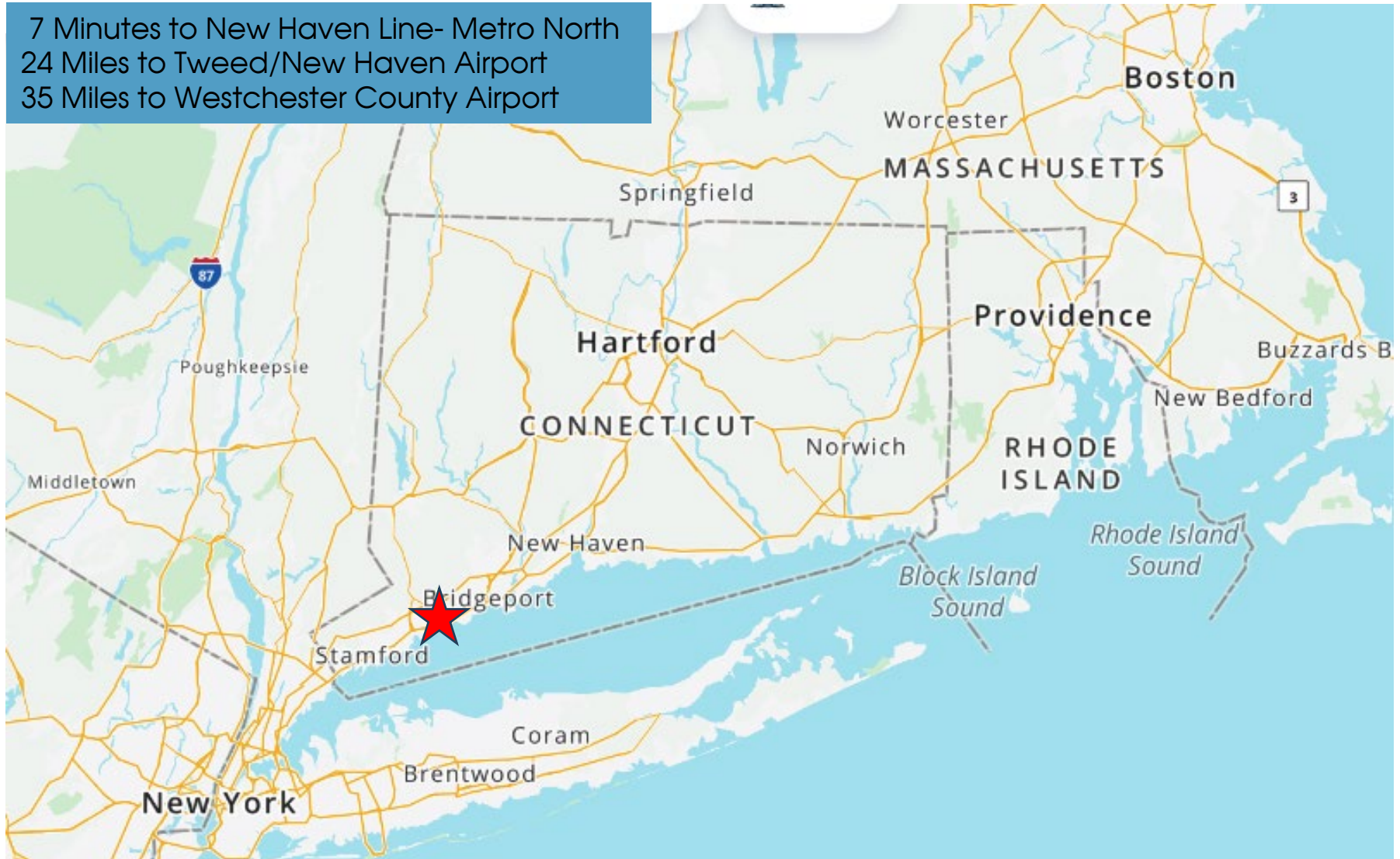


VIDAL/WETTENSTEIN, LLC



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7 Minutes to New Haven Line- Metro North
24 Miles to Tweed/New Haven Airport
35 Miles to Westchester County Airport



Fairfield, Connecticut

General

| | Fairfield | State |
|--|-----------|-----------|
| ACS, 2019–2023 | | |
| Current Population | 62,508 | 3,598,348 |
| Land Area <i>mi</i> ² | 30 | 4,842 |
| Population Density <i>people per mi</i> ² | 2,091 | 743 |
| Number of Households | 21,433 | 1,420,170 |
| Median Age | 41 | 41 |
| Median Household Income | \$168,391 | \$93,760 |
| Poverty Rate | 5% | 10% |

Economy

Top Industries

| Lightcast, 2023 (2 and 3 digit NAICS) | Jobs | Share of Industry |
|---|--------|-------------------|
| 1 Health Care and Social Assistance <i>Ambulatory Health Care Services</i> | 5,286 | 47% |
| 2 Accommodation and Food Services <i>Food Services and Drinking Places</i> | 3,352 | 93% |
| 3 Educational Services <i>Educational Services</i> | 3,206 | 100% |
| 4 Retail Trade <i>Food and Beverage Stores</i> | 2,947 | 24% |
| 6 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i> | 1,572 | 100% |
| Total Jobs, All Industries | 23,319 | |

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

| Year | 2020 | 2021 | 2022 | 2023 | 2024 |
|-------|------|------|------|-------|-------|
| Total | 735 | 949 | 892 | 1,020 | 1,166 |

Total Active Businesses 8,413

Key Employers

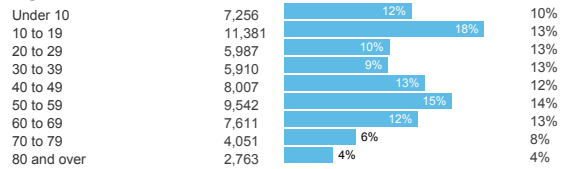
Data from Municipalities, 2025

- Bigelow Tea
- Fairfield University
- Sacred Heart University
- Carolton Chronic-Convalescent
- RBC-Heim Bearings

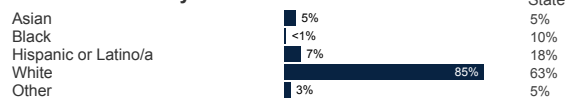
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

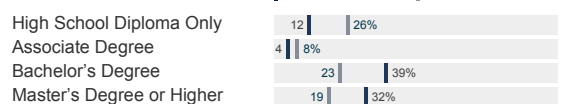


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



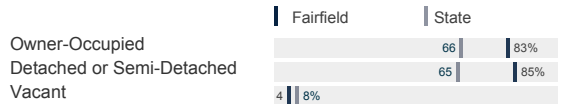
Educational Attainment



Housing

ACS, 2019–2023

| | Fairfield | State |
|-------------------|-----------|-----------|
| Median Home Value | \$738,000 | \$343,200 |
| Median Rent | \$2,194 | \$1,431 |
| Housing Units | 22,435 | 1,536,049 |



Schools

CT Department of Education, 2024-25

School Districts

| | Available Grades | Total Enrollment | Pre-K Enrollment | 4-Year Grad Rate (2022-23) |
|---------------------------|------------------|------------------|------------------|----------------------------|
| Fairfield School District | PK-12 | 9,139 | 211 | 95% |
| Statewide | - | 508,402 | 20,762 | 88% |

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

| | Math | ELA |
|---------------------------|------|-----|
| Fairfield School District | 69% | 71% |
| Statewide | 44% | 49% |

Fairfield, Connecticut

Labor Force

CT Department of Labor, 2024

| | Fairfield | State |
|------------|-----------|-----------|
| Employed | 28,898 | 1,842,285 |
| Unemployed | 994 | 67,181 |

Unemployment Rate



Self-Employment Rate*



*ACS, 2019–2023

Catchment Areas of 15mi, 30mi, and 60mi

Massachusetts



Population within 45 minutes: 1,807,805

Access

ACS, 2019–2023

| | Fairfield | State |
|---------------------|-----------|--------|
| Mean Commute Time * | 34 min | 26 min |

Mean Commute Time *

No Access to a Car

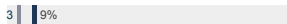


No Internet Access

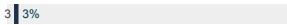


Commute Mode

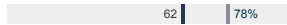
Public Transport



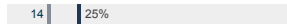
Walking or Cycling



Driving



Working From Home *



Public Transit

CT transit Service

-

Other Public Bus Operations

Greater Bridgeport Transit Authority

Train Service

Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

| | |
|--------------------------------|---------------|
| Total Revenue | \$368,758,000 |
| Property Tax Revenue | \$316,545,000 |
| per capita | \$5,035 |
| per capita, as % of state avg. | 154% |
| Intergovernmental Revenue | \$33,680,000 |
| Revenue to Expenditure Ratio | 104% |

Municipal Expenditure

| | |
|-------------------|---------------|
| Total Expenditure | \$354,828,000 |
| Educational | \$218,902,000 |
| Other | \$135,926,000 |

Grand List

| | |
|---|------------------|
| Equalized Net Grand List | \$16,502,489,153 |
| per capita | \$262,482 |
| per capita, as % of state avg. | 147% |
| Commercial/Industrial Share of Net Grand List | 12% |
| Actual Mill Rate | 26.98 |
| Equalized Mill Rate | 18.73 |

Municipal Debt

| | |
|--------------------------------|---------------|
| Moody's Rating (2024) | Aaa |
| S&P Rating (2024) | AAA |
| Total Indebtedness | \$192,317,000 |
| per capita | \$3,059 |
| per capita, as % of state avg. | 104% |
| as percent of expenditures | 54% |
| Annual Debt Service | \$26,090,000 |
| as % of expenditures | 7% |

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

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