

SALE

813 KINGS HIGHWAY E

Fairfield, CT 06825



PROPERTY DESCRIPTION

Coldwell Banker Commercial proudly presents 813 Kings Highway East, a prime opportunity to acquire a well-located commercial property along the highly traveled Route 1 corridor in Fairfield. This offering provides strong visibility, convenient access, and proximity to Interstate 95 and the Fairfield Metro Station, making it an attractive investment or owner-user opportunity within one of Fairfield's established business districts.

PROPERTY HIGHLIGHTS

- Prime location along Kings Highway (U.S. Route 1) in Fairfield
- Strong visibility with steady daily traffic counts
- Convenient access to Interstate 95 (Exit 24)
- Minutes to Fairfield Metro Station (Metro-North New Haven Line)
- Established commercial corridor surrounded by retail, medical, and service businesses

OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	0.11 Acres
Building Size:	2,464 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,370	46,620	86,344
Total Population	23,196	129,057	240,760
Average HH Income	\$121,383	\$123,197	\$121,324

Kevin Coleman
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Scott Cooney
(203) 417-5937



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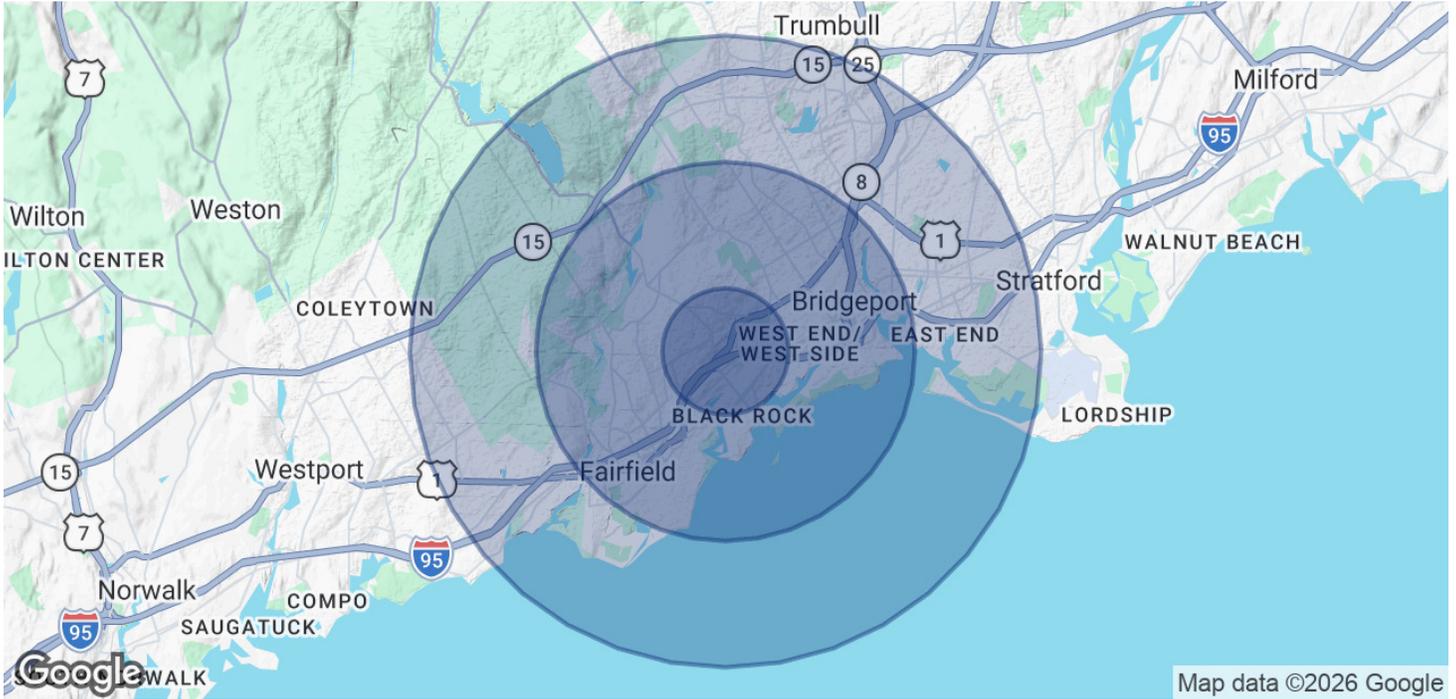
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,196	129,057	240,760
Average Age	39	38	39
Average Age (Male)	38	37	38
Average Age (Female)	40	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,370	46,620	86,344
# of Persons per HH	2.5	2.8	2.8
Average HH Income	\$121,383	\$123,197	\$121,324
Average House Value	\$476,715	\$476,936	\$455,328

Demographics data derived from AlphaMap

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