

FLEX BUILDING FOR LEASE

90 Tunxis Hill Road, Fairfield, CT



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SIOR Individual Members
Society of Industrial & Office Realtors

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Entire building available for lease

- Fully built-out office space and potential to remove office space for more warehouse space
- The Landlord improved the building by adding a new overhead door, furnace, renovated 2 bathrooms, security systems, rubber roof (2023), and thermostat.
- The landlord will handle snow plow, landscaping, garbage removal, and capital improvements.



Location: Located on the Fairfield/Bridgeport border. 1 mile to exit 24 I-95

PROPERTY DETAILS

Building Area: 1,780± SF

Land Area: .12acre

Zoning: DCD

Parking: 4 son-site with additional on Tunxis Hill Rd

Ceiling Height: 14'

Age: 1974

Air conditioning: yes

Gas: Yes, gas heat

Water/ Sewer: City

Rental Rate: \$3,000 + NNN
Minimum of 3 year lease.

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12.3.28 The following uses are permitted subject to securing a Special Exception in accordance with Section 27.0 of the Zoning Regulations:

- 12.3.28.1 Homes for the aged, rest homes, chronic and convalescent nursing homes
- 12.3.28.2 Day nurseries
- 12.3.28.3 Public utility substations and water pumping stations
- 12.3.28.4 Gasoline filling stations; automobile repair facilities, including automobile, trailer and farm equipment repairing; painting and upholstery; establishments for motor vehicle washing; establishments for the sale of new or used automobiles or the rental thereof.

12.4 Designed Commercial District Uses

The purpose of this zone is to provide for retail uses as well as business and professional offices.

Permitted Uses in Designed Commercial District

- 12.4.1 Buildings, uses and facilities of the Town
- 12.4.2 Railroad rights-of-way and passenger stations including customary accessory services therein, but not including switching, freight yards, terminals or storage sidings
- 12.4.3 Business and professional offices
- 12.4.4 Financial institutions
- 12.4.5 Medical and dental clinics
- 12.4.6 Indoor theater and assembly halls
- 12.4.7 Hotels and motels
- 12.4.8 Indoor recreational facilities
- 12.4.9 Retail service stores for cleaning and pressing laundry, including dry cleaning.

- 12.4.10 Self-service laundry, provided there shall be no use of inflammable liquids or steam.
- 12.4.11 Undertaker's establishments
- 12.4.12 Veterinary hospitals
- 12.4.13 Printing and publishing establishments occupying not more than 5,000 square feet of floor area
- 12.4.14 Bakeries, catering establishments and confectionery stores
- 12.4.15 Restaurants and food service (including non-table service restaurants and catering)
- 12.4.16 Drive-through restaurants, provided that a stacking area having a shape of not less than ten (10) feet by one hundred fifty (150) feet per window is provided.
- 12.4.17 Restaurants and other food service establishments where customers are served only when seated at tables or counters. Such uses may include food take-out service incidental to the primary permitted use, but shall not include establishments where customers are served in motor vehicles.
- 12.4.18 Residential uses provided it shall not be located on a ground floor and not to exceed more than 50 percent of the total floor area of the building, and not to exceed more than 70 percent of the total floor area of the building, when located within the Commerce Drive Area Designed District, and no building of mixed residential business shall contain more than two stories devoted to residential use. Each dwelling unit must have a minimum floor area of 750 square feet, except that with respect to dwelling units to be occupied exclusively by elderly families, as defined in Section 31.0 or dwelling units classified as affordable housing as defined in Section 31.0, minimum floor area for such units shall be consistent with the requirements of State and Federal programs for elderly and affordable housing.
- 12.4.19 Notwithstanding the above provision with regard to total floor area, residential use may occupy up to 66 2/3 percent of the total floor area of the building provided that those units in excess of 50 percent of the area of the building are contracted with the Town of Fairfield or its designated agent as "affordable housing" as defined in Section 31.0.
- 12.4.20 Building, uses and facilities of the State of Connecticut, Federal Government or other governmental agencies, which buildings shall not include institutions of a correctional nature or for the insane.

- 12.4.21 Off-street parking
- 12.4.22 Schools, colleges and universities
- 12.4.23 Churches and other places of worship, parish halls, museums and charitable institutions
- 12.4.24 Barber shops and beauty parlors
- 12.4.25 Package stores for the sale, and establishments for the service, of alcoholic liquors, beer, ale or wine
- 12.4.26 Stores and other buildings and structures where goods are sold or service is rendered primarily at retail
- 12.4.27 The manufacture, processing or assembly of goods:
1. When accessory and subordinate to a permitted use which is being conducted on the same premises;
 2. When located within an enclosed building;
 3. When such process does not occupy more than one-third of the floor area of the premises containing and occupied by the permitted uses; and
 4. When such manufacture, processing or assembly does not involve the use of machinery or equipment requiring more than a total of five horsepower.
- 12.4.28 The following uses are permitted subject to securing a Special Exception in accordance with Section 27.0 of the Zoning Regulations.
- 12.4.28.1 Membership clubs
- 12.4.28.2 Homes for the aged, rest homes, chronic and convalescent nursing homes
- 12.4.28.3 Day nurseries
- 12.4.28.4 Public utility substations and water pumping stations
- 12.4.28.5 Gasoline filling stations: auto mobile repair facilities, including automobile, trailer and farm equipment repairing; painting and upholstery; establishments for motor vehicle washing;

establishments for the sale of new or used automobiles or the rental thereof.

12.4.28.6 Assisted living Facilities

12.4.28.7 Dog Day Care: Use may include Commercial Dog Day Care provided that there is no overnight kenneling: not occupied by more than one (1) dog per 50 square feet of indoor space; must provide an outdoor run connected therewith which is fenced in. Fence shall be designed to prevent animals from overhanging any property line. The facility must be inspected and licensed by the State of Connecticut. Use cannot abut a residential district.

12.5 Neighborhood Designed Business District

The purpose of this district is to provide local neighborhoods with needed and desirable convenience goods and services in a manner which will not be detrimental to the surrounding residential areas. The uses permitted in this zone shall be limited to those which will primarily serve the local neighborhood and are consistent with the purpose for which this district was designed.

Permitted Uses in the Neighborhood Designed District

12.5.1 Retail uses limited to: antiques, art galleries, art studio, art supplies, books, clothing, driving schools, drugs, dry goods, flowers, fruits, furniture, garden and farm supplies, gifts, groceries, hardware, interior decorating, meats, periodicals, pets and related supplies, sandwiches, shoe repair, stationery, toilet articles; provided no individual retail establishment shall have an interior floor area exceeding 4,000 square feet.

12.5.2 Business and professional offices which primarily provide services to customers and clients on the premises provided that no individual tenant shall have an interior floor area exceeding 4,000 square feet.

12.5.3 Banks and Financial institutions having a maximum interior floor area of 4,000 square feet.

12.5.4 Self-service laundry having a maximum interior floor area of 4,000 square feet, provided that there shall be no use of inflammable liquids or steam.

12.5.5 Residential uses provided it shall not be located on a ground floor and not to exceed more than 50 percent of the total floor area of the building and no building of mixed residential business shall contain more than two stories devoted to residential use. In the case of a property with multiple buildings, ground floor residential occupancy may be permitted in one building if such occupancy has a minimum street line setback of 70 feet. In such a case, more

Fairfield, Connecticut

General

ACS, 2017–2021	Fairfield	State
Current Population	61,737	3,605,330
Land Area <i>mi</i> ²	30	4,842
Population Density <i>people per mi</i> ²	2,065	745
Number of Households	21,086	1,397,324
Median Age	40	41
Median Household Income	\$149,641	\$83,572
Poverty Rate	6%	10%

Economy

Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Ambulatory Health Care Services</i>	4,619	58%
2 Educational Services <i>Educational Services</i>	4,206	100%
3 Retail Trade <i>Motor Vehicle and Parts Dealers</i>	3,290	22%
4 Accommodation and Food Services <i>Food Services and Drinking Places</i>	2,771	97%
5 Admin and Support and Waste Mgt <i>Administrative and Support Services</i>	1,642	91%
Total Jobs, All Industries	23,325	

SOTS Business Registrations

Secretary of the State, August 2023

New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	707	732	712	923	863

Total Active Businesses 8,479

Key Employers

Data from Municipalities, 2023

- 1 Bigelow Tea
- 2 Fairfield University
- 3 Sacred Heart University
- 4 Carolton Chronic-Convalescent
- 5 RBC-Heim Bearings

Schools

CT Department of Education, 2022-23

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Fairfield School District	PK-12	9,379	148	96%
Statewide	-	513,513	19,014	89%

Demographics

ACS, 2017–2021

Age Distribution

Age Group	Fairfield	State
Under 10	7,052 (11%)	11%
10 to 19	11,260 (18%)	13%
20 to 29	6,103 (10%)	13%
30 to 39	6,186 (10%)	12%
40 to 49	7,984 (13%)	12%
50 to 59	9,346 (15%)	15%
60 to 69	6,809 (11%)	12%
70 to 79	3,809 (6%)	7%
80 and over	3,188 (5%)	4%

Race and Ethnicity

Race/Ethnicity	Fairfield	State
Asian	4%	5%
Black	2%	10%
Hispanic or Latino/a	7%	17%
White	84%	65%
Other	3%	4%

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

Language	Fairfield	State
English	78%	83%
Spanish	5%	12%

Educational Attainment

Education Level	Fairfield	State
High School Diploma Only	12%	26%
Associate Degree	4%	8%
Bachelor's Degree	22%	37%
Master's Degree or Higher	18%	32%

Housing

ACS, 2017–2021

	Fairfield	State
Median Home Value	\$627,100	\$286,700
Median Rent	\$1,977	\$1,260
Housing Units	22,075	1,527,039

Housing Type	Fairfield	State
Owner-Occupied	66%	83%
Detached or Semi-Detached	65%	85%
Vacant	4%	8%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

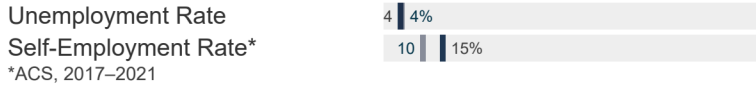
	Math	ELA
Fairfield School District	66%	72%
Statewide	42%	48%

Fairfield, Connecticut

Labor Force

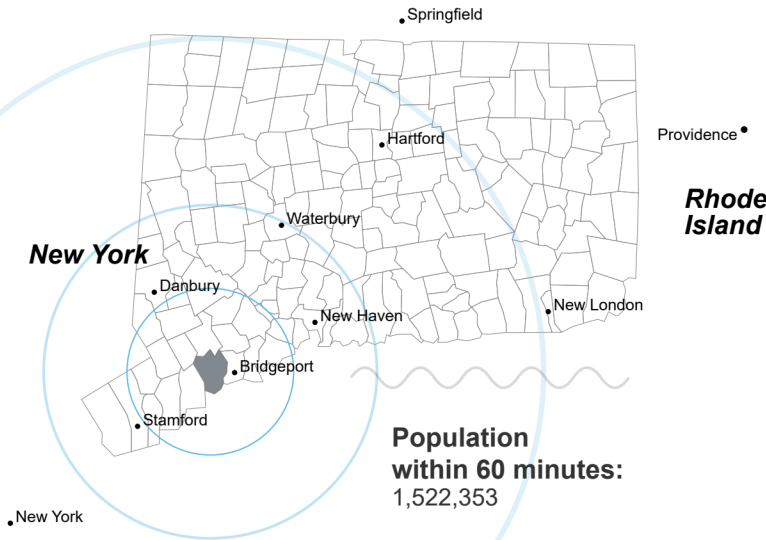
CT Department of Labor, 2022

	Fairfield	State
Employed	29,018	1,851,993
Unemployed	1,151	80,470



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

Massachusetts



Access

ACS, 2017–2021

	Fairfield	State
Mean Commute Time *	36 min	26 min
No Access to a Car	2 8%	
No Internet Access	4 9%	

Commute Mode

Public Transport	4 12%
Walking or Cycling	3 3%
Driving	66 82%
Working From Home *	10 18%

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 2020-21

Municipal Revenue

Total Revenue	\$350,563,000
Property Tax Revenue	\$298,261,000
per capita	\$4,776
per capita, as % of state avg.	149%
Intergovernmental Revenue	\$32,626,000
Revenue to Expenditure Ratio	103%

Municipal Expenditure

Total Expenditure	\$340,553,000
Educational	\$212,687,000
Other	\$127,866,000

Grand List

Equalized Net Grand List	\$16,488,524,937
per capita	\$266,163
per capita, as % of state avg.	164%
Commercial/Industrial Share of Net Grand List	12%
Actual Mill Rate	26.79
Equalized Mill Rate	17.95

Municipal Debt

Moody's Rating (2023)	Aaa
S&P Rating (2023)	AAA
Total Indebtedness	\$183,682,000
per capita	\$2,965
per capita, as % of state avg.	109%
as percent of expenditures	54%
Annual Debt Service	\$26,002,000
as % of expenditures	8%



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