

500 Kings Highway, Fairfield, CT

Retail

SPACE AVAILABLE



### **Retail Strip Located Directly on RT 1 with Ample Parking**

Current tenants include Town Fair Tire, Goodwill, Collins Pharmacy and Fresenius Medical Care. Recently updated structured overhang. Close proximity to I-95 Exit 24.

Leasing availability includes:

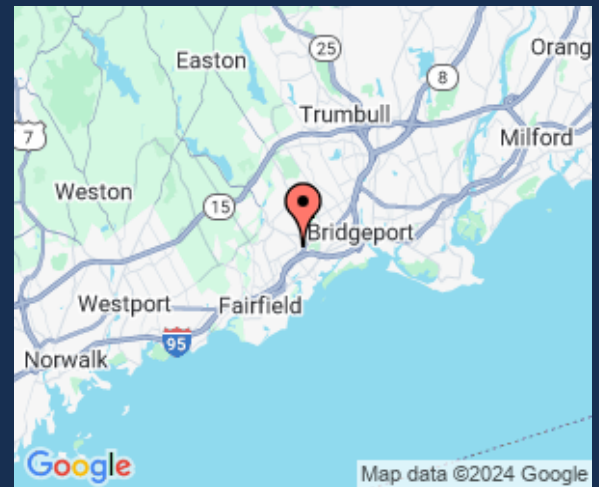
- 2,400 SF setup for dental office (see floor plan)
- 3,600 SF storefront unit
- 4,800 SF storefront unit

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|                     |                        |              |                   |
|---------------------|------------------------|--------------|-------------------|
| Lot Size :          | 3.58 Acre(s)           | Sprinklers : | Yes               |
| Net SF :            | 38,400                 | Heat :       | Forced Air        |
| Zoning :            | Commercial             | Fuel :       | Gas               |
| Number of Stories : | 1                      | A/C :        | Central           |
| Building Frame :    | Fireproof Steel        | Power :      | 3 Phase 1,800 AMP |
| Exterior Walls :    | Concrete Block & Brick | Water :      | Municipal         |
| Roof Structure :    | Low Slope Flat         | Sewer :      | Municipal         |
| Roof Cover :        | Steel                  |              |                   |
| Year Built :        | 1999                   |              |                   |
| Year Renovated :    | 2012                   |              |                   |
| Parking :           | 204 Spaces             |              |                   |
| Property Taxes :    | \$188,668.53           |              |                   |



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