

86 Tunxis Hill Road, Fairfield Connecticut



1,374 Sq. Ft. Office Building FOR SALE

- Three large exam rooms, two offices and two restrooms
- Many new upgrades
- Central air and hot air natural gas

Excellent opportunity to take advantage of this pristine turnkey office building that offers handicap accessibility. Ideal for a medical or dental practitioner, veterinarian, chiropractor, attorney, accountant, or financial institution.

Close to I-95 off exit 24.

For Sale: \$425,000

For additional information please contact **Silvester Garza**
203- 226-7101 ext. 8
Silvester@vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



SIOR

Individual Members

Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com

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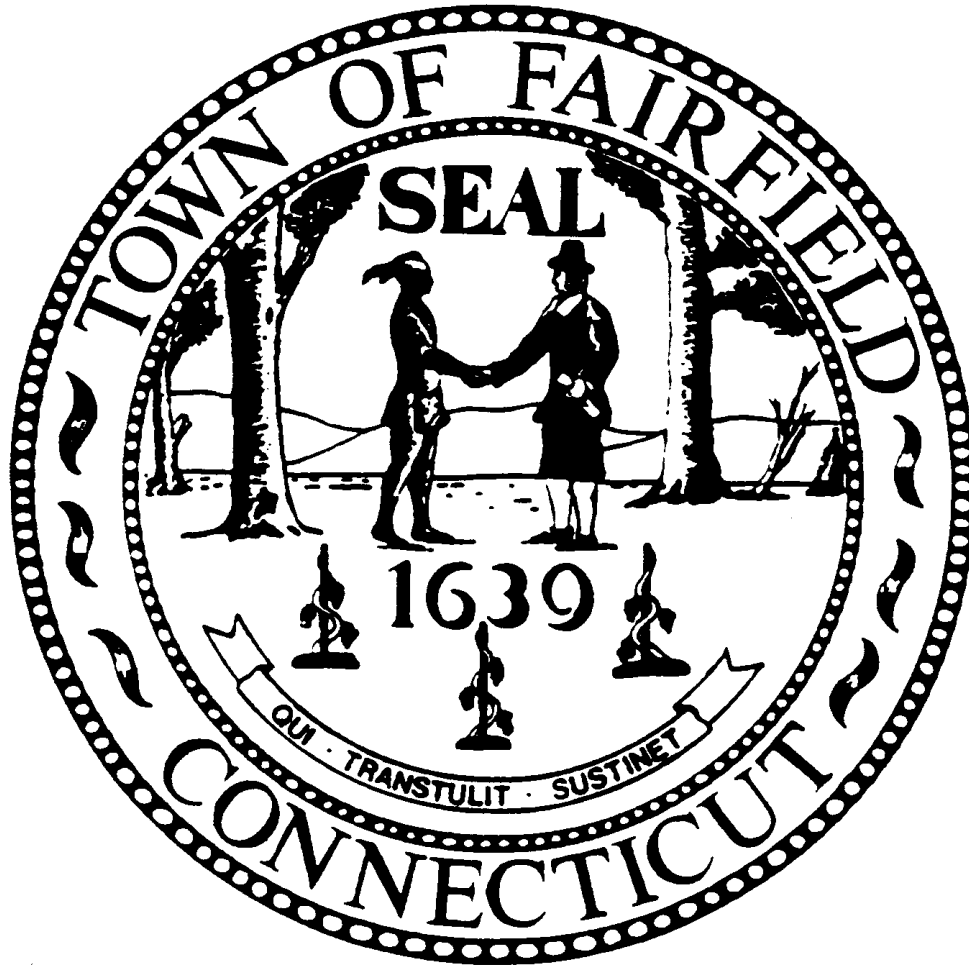
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ZONING REGULATIONS



TOWN PLAN AND ZONING COMMISSION

Adopted August 26, 1925

Amended to May 23, 2017

Effective dates of various sections are shown in Appendix B

- 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

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 and at least three-quarters of the customer seats are located within an enclosed building. 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 $66 \frac{2}{3}$ 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: 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.

12.4.28.6 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 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

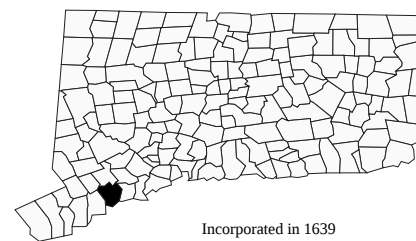
- 12.5.1 Retail uses limited to: antiques, art galleries, art studio, art supplies, books, clothing, driving schools, drugs, dry goods, flowers, fruits, furniture, garden and farm supplies, gifts, groceries, hardware, interior decorating, meats, periodicals, pets and related supplies, sandwiches, shoe 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. 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.
- 12.5.6 Notwithstanding the above provision with regard to total floor area, residential

Fairfield, Connecticut

CERC Town Profile 2018 *Produced by The CT Data Collaborative*

Town Hall
611 Old Post Road
Fairfield, CT 06430
(203) 256-3030

Belongs To
Fairfield County
LMA Bridgeport - Stamford
Metropolitan Planning Area



Incorporated in 1639

Demographics

Population

	Town	County	State
2000	57,340	882,567	3,405,565
2010	59,404	916,829	3,574,097
2012-2016	61,114	941,618	3,588,570
2020	58,542	944,692	3,604,591
'16 - '20 Growth / Yr	-1.1%	0.1%	0.1%

	Town	County	State
Land Area (sq. miles)	30	625	4,842
Pop./Sq. Mile (2012-2016)	2,044	1,507	741
Median Age (2012-2016)	41	40	41
Households (2012-2016)	20,155	335,209	1,354,713
Med. HH Inc. (2012-2016)	\$122,135	\$86,670	\$71,755

	Town	State
Veterans (2012-2016)	2,297	188,759

Age Distribution (2012-2016)

	0-4	5-14	15-24	25-44	45-64	65+	Total
Town	3,387 6%	8,978 15%	10,229 17%	11,594 19%	17,551 29%	9,375 15%	61,114 100%
County	53,839 6%	127,239 14%	124,148 13%	231,225 25%	269,733 29%	135,434 14%	941,618 100%
State	188,812 5%	439,100 12%	494,529 14%	878,077 24%	1,033,029 29%	555,023 15%	3,588,570 100%

Race/Ethnicity (2012-2016)

	Town	County	State
White Alone, Non-Hispanic	51,987	598,017	2,464,450
Black Alone	1,098	107,282	372,696
Asian	2,675	47,742	152,782
Native American	19	2,441	9,399
Other/Multi-Race	2,790	89,139	284,582
Hispanic or Latino	3,864	175,480	537,728

	Town	County	State
Poverty Rate (2012-2016)	4.4%	8.8%	10.4%

Educational Attainment (2012-2016)

	Town	County	State
High School Graduate	6,214 16%	673,220 27%	27%
Associates Degree	1,960 5%	184,426 7%	7%
Bachelors or Higher	23,980 62%	938,319 38%	38%

Economics

Business Profile (2016)

Sector	Units	Employment
Total - All Industries	2,475	26,417
23 - Construction	151	532
31-33 - Manufacturing	34	635
44-45 - Retail Trade	235	3,577
61 - Educational Services	62	3,189
62 - Health Care and Social Assistance	250	4,745
72 - Accommodation and Food Services	174	2,875
Total Government	25	2,532

Top Five Grand List (2014)

	Amount
General Electric Co.	\$76,541,780
R-K Black Rock I-III	\$76,286,593
Connecticut Light & Power	\$59,074,290
Lenoci Alfred Estals	\$55,540,270
Aquarion Water Co	\$53,680,330
Net Grand List (SFY 2015-2016)	\$10,975,624,915

Major Employers (2014)

General Electric	Fairfield University
Sacred Heart University -9999	Town of Fairfield

Education

2017-2018 School Year

	Grades	Enrollment
Fairfield School District	PK-12	9,976

Smarter Balanced Test Percent Above Goal (2016-2017)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	71.0%	53.1%	68.8%	50.0%	66.9%	41.8%
ELA	66.6%	51.8%	74.0%	54.1%	75.5%	53.7%

Pre-K Enrollment (PSIS)

	2016-2017
Fairfield School District	180

Rate of Chronic Absenteeism (2016-2017)

	All
Connecticut	9.9%
Fairfield School District	5.2%

4-Year Cohort Graduation Rate (2016-2017)

	All	Female	Male
Connecticut	87.9%	90.9%	85.1%
Fairfield School District	95.8%	96.5%	95.1%

Public vs Private Enrollment (2012-2016)

	Town	County	State
Public	82.3%	81.8%	86.8%
Private	17.7%	18.2%	13.2%

Fairfield, Connecticut

CERC Town Profile 2018



Connecticut
Economic
Resource Center

Government

Government Form: Selectman - Representative Town Meeting

Total Revenue (2016)	\$312,899,000	Total Expenditures (2016)	\$308,062,000	Annual Debt Service (2016)	\$24,749,000
Tax Revenue	\$270,365,000	Education	\$180,029,000	As % of Expenditures	8.0%
Non-tax Revenue	\$42,534,000	Other	\$128,033,000	Eq. Net Grand List (2016)	\$16,170,416,830
Intergovernmental	\$26,820,000	Total Indebtedness (2016)	\$195,829,000	Per Capita	\$264,395
Per Capita Tax (2016)	\$4,407	As % of Expenditures	63.6%	As % of State Average	174.7%
As % of State Average	153.5%	Per Capita	\$3,202	Moody's Bond Rating (2016)	Aaa
		As % of State Average	129.1%	Actual Mill Rate (2016)	24.79
				Equalized Mill Rate (2016)	16.67
				% of Net Grand List Com/Ind (2016)	9.9%

Housing/Real Estate

Housing Stock (2012-2016)

	Town	County	State
Total Units	21,278	364,737	1,493,798
% Single Unit (2012-2016)	80.2%	57.9%	59.1%
New Permits Auth (2017)	111	1,719	4,547
As % Existing Units	0.5%	0.5%	0.3%
Demolitions (2017)	66	538	1,403
Home Sales (2013)	798	7,243	26,310
Median Price	\$589,500	\$413,400	\$269,300
Built Pre-1950 share	35.6%	29.3%	29.7%
Owner Occupied Dwellings	16,539	226,707	900,223
As % Total Dwellings	82.1%	67.6%	66.5%
Subsidized Housing (2017)	487	34,307	168,576

Distribution of House Sales (2013)

	Town	County	State
Less than \$100,000	6	439	3,417
\$100,000-\$199,999	12	890	7,522
\$200,000-\$299,999	51	1,117	6,031
\$300,000-\$399,999	118	980	3,380
\$400,000 or More	611	3,817	5,960

Rental (2012-2016)

	Town	County	State
Median Rent	\$1,752	\$1,385	\$1,094
Cost-burdened Renters	53.1%	54.0%	52.5%

Labor Force

	Town	County	State
Residents Employed	28,018	459,238	1,795,519
Residents Unemployed	1,258	23,180	96,273
Unemployment Rate	4.3%	4.8%	5.1%
Self-Employed Rate	16.7%	13.0%	9.9%
Total Employers	2,475	35,142	117,337
Total Employed	26,417	423,648	1,666,580

Connecticut Commuters (2015)

Commuters Into Town From:		Town Residents Commuting To:	
Bridgeport, CT	4,947	Fairfield, CT	4,891
Fairfield, CT	4,891	Stamford, CT	2,415
Stratford, CT	1,689	Norwalk, CT	2,088
Trumbull, CT	1,417	Bridgeport, CT	1,767
Shelton, CT	1,075	Westport, CT	1,463
Norwalk, CT	1,060	Manhattan, NY	1,114
Milford, CT	988	New Haven, CT	779

Quality of Life

Crime Rates (per 100,000 residents) (2016)

	Town	State
Property	1,664	1,780
Violent	63	224

Disengaged Youth (2012-2016)

	Town	State
Female	1.5%	4.5%
Male	6.3%	5.5%

	Town
Library circulation per capita	13.88

Distance to Major Cities

	Miles
New York City	50
Hartford	51
Providence	106
Boston	141
Montreal	302

Residential Utilities

Electric Provider
The United Illuminating Co. (800) 257-0141
Gas Provider
Southern Connecticut Gas Company (800) 659-8299
Water Provider
Aquarion Water Company (800) 732-9678
Cable Provider
Cablevisions Systems of Southern CT (203) 336-2225