

320 Kings Highway East, Fairfield, Connecticut

AVAILABLE FOR SALE



For further information, please contact:
Bruce Wettenstein, SIOR
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All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



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VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

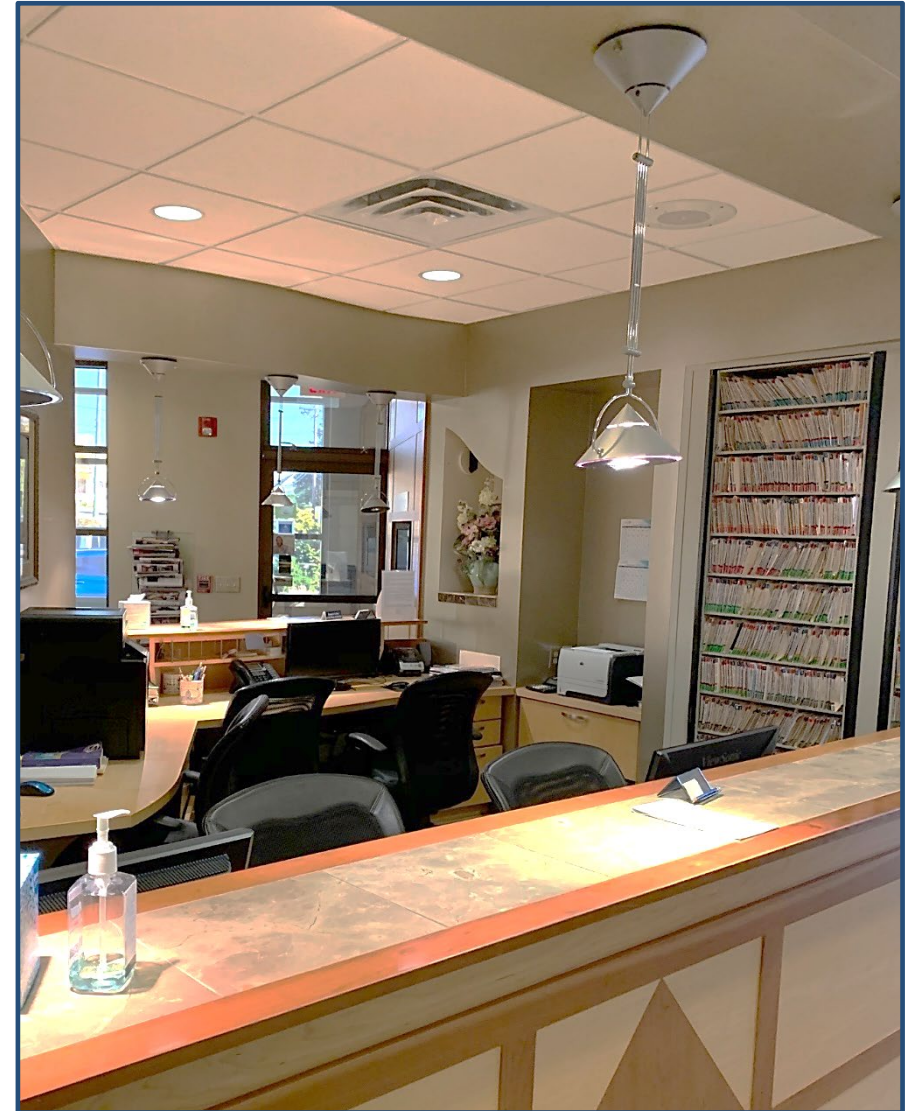
www.vidalwettenstein.com

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Total square footage: 8,056 SF
Commercial building designed and used as a full service dental practice.

4,068 SF on the first floor

3,988 SF on upper level



- Dental practice included in the sale
- Tenant in 1,300 SF through 4/30/2024
- For Sale: \$2,100,000

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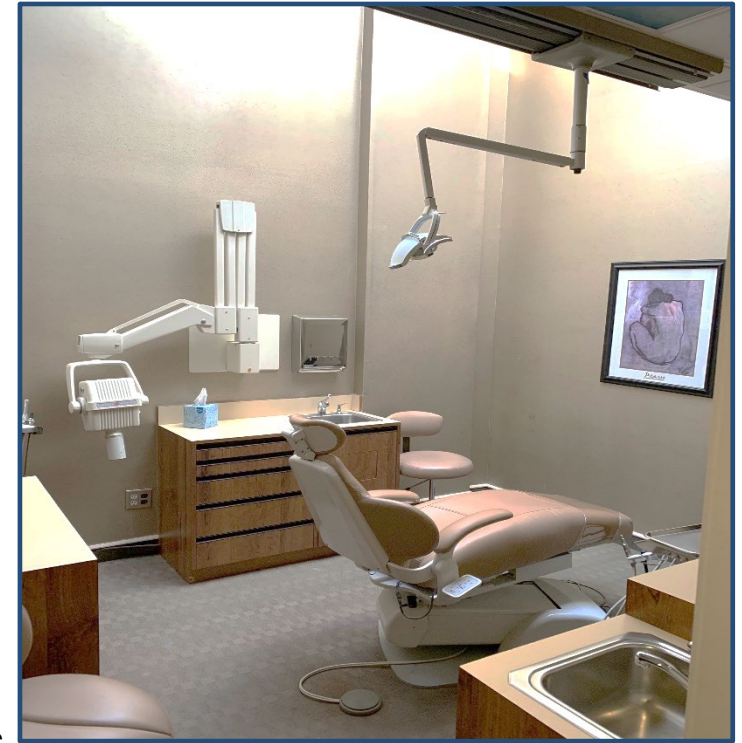
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Highlights:

- 8 Dental operatories fully functional
- Panoramic X-Ray
- Air suction and vacuum system in place
- 4 private offices
- Parking for 24 cars
- 2 tiled bathrooms on the main level and 1 upstairs
- Upper level has large open areas for meeting
- Waiting room, reception area, file storage, dental laboratory room, IT room
- Electric heat, fully air conditioned on main level and wall units on upper level



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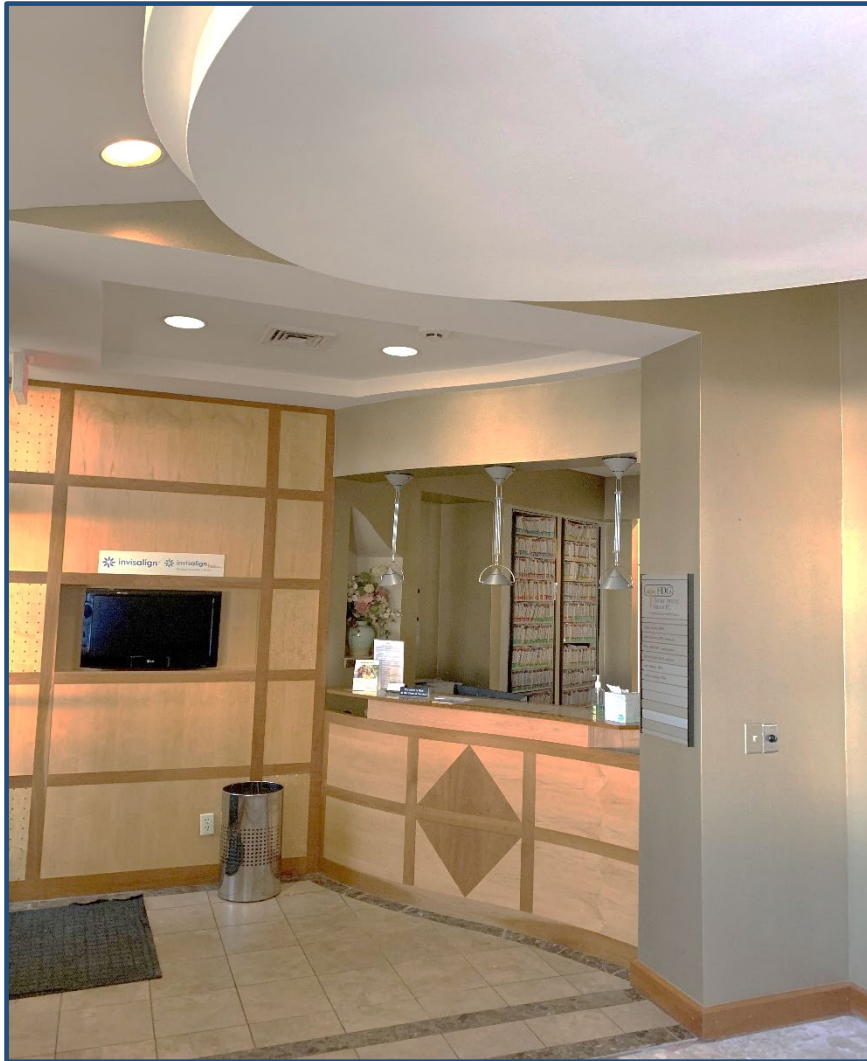
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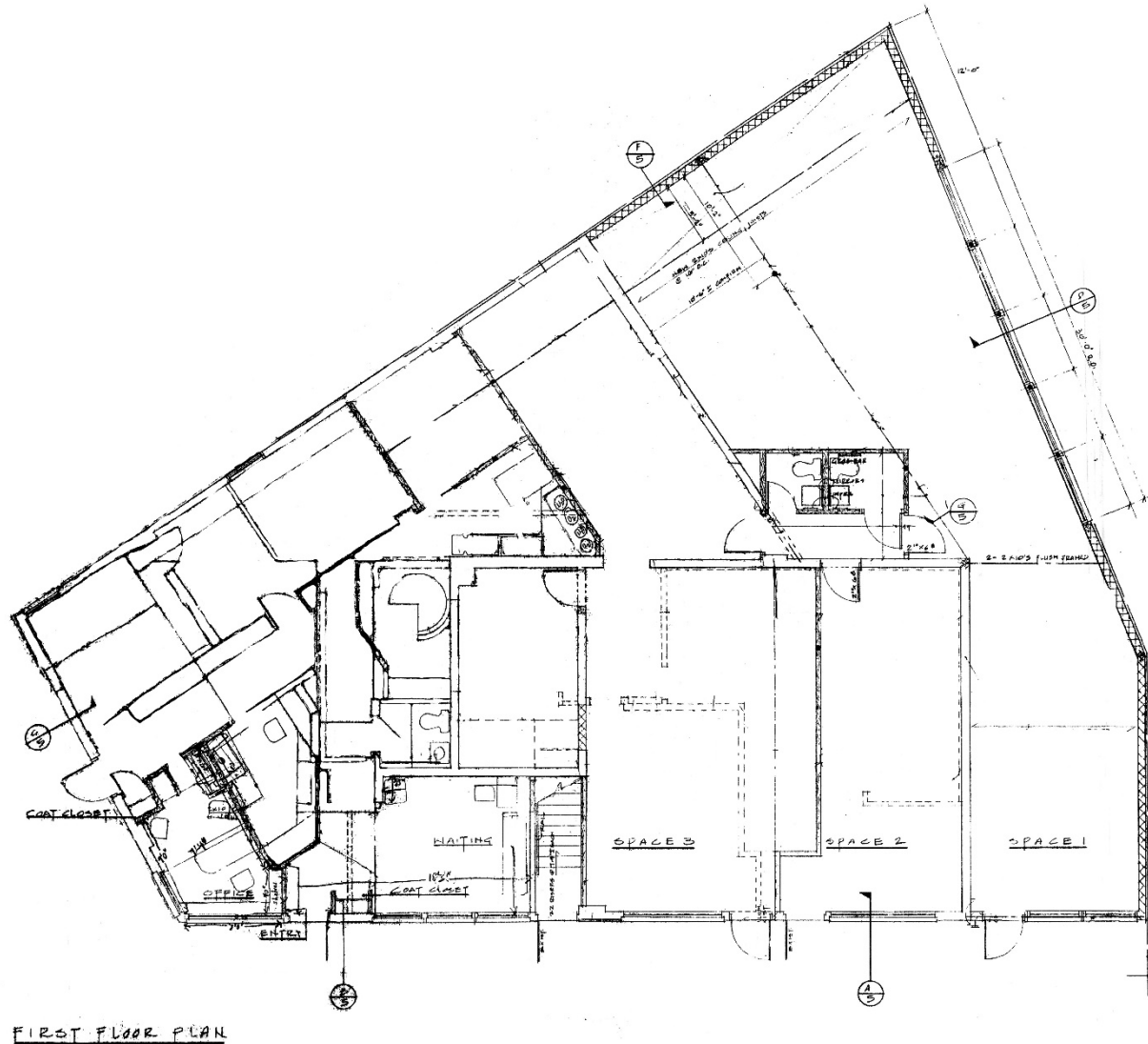
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Floor Plan:



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Aerial Map:

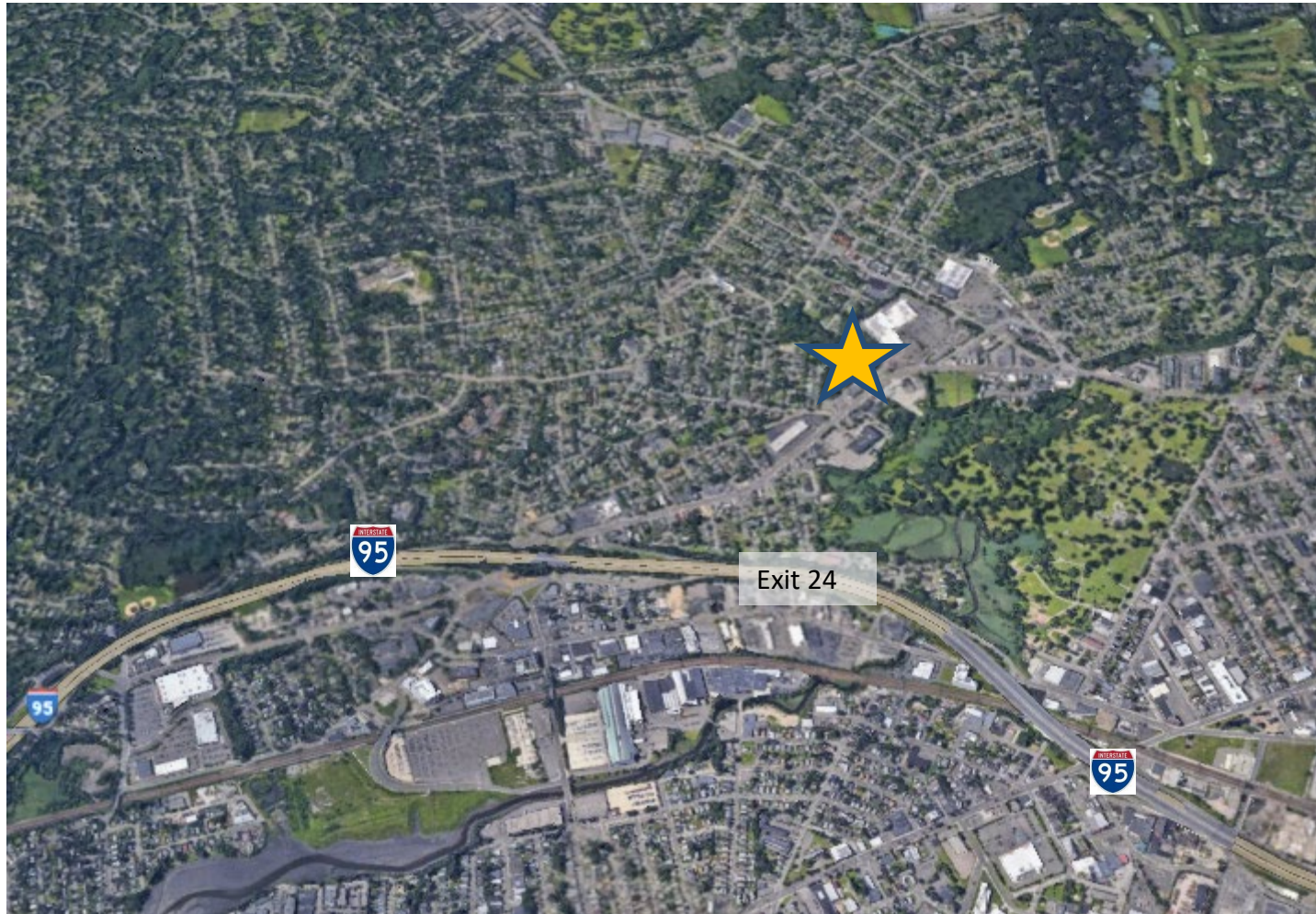


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Location Map:



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Demographic Summary Report

320 Kings Hwy E, Fairfield, CT 06825

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Storefront Retail/Office** % Leased: **100%**
 GLA: **6,000 SF** Rent/SF/Yr: **-**
 Year Built: **1960**

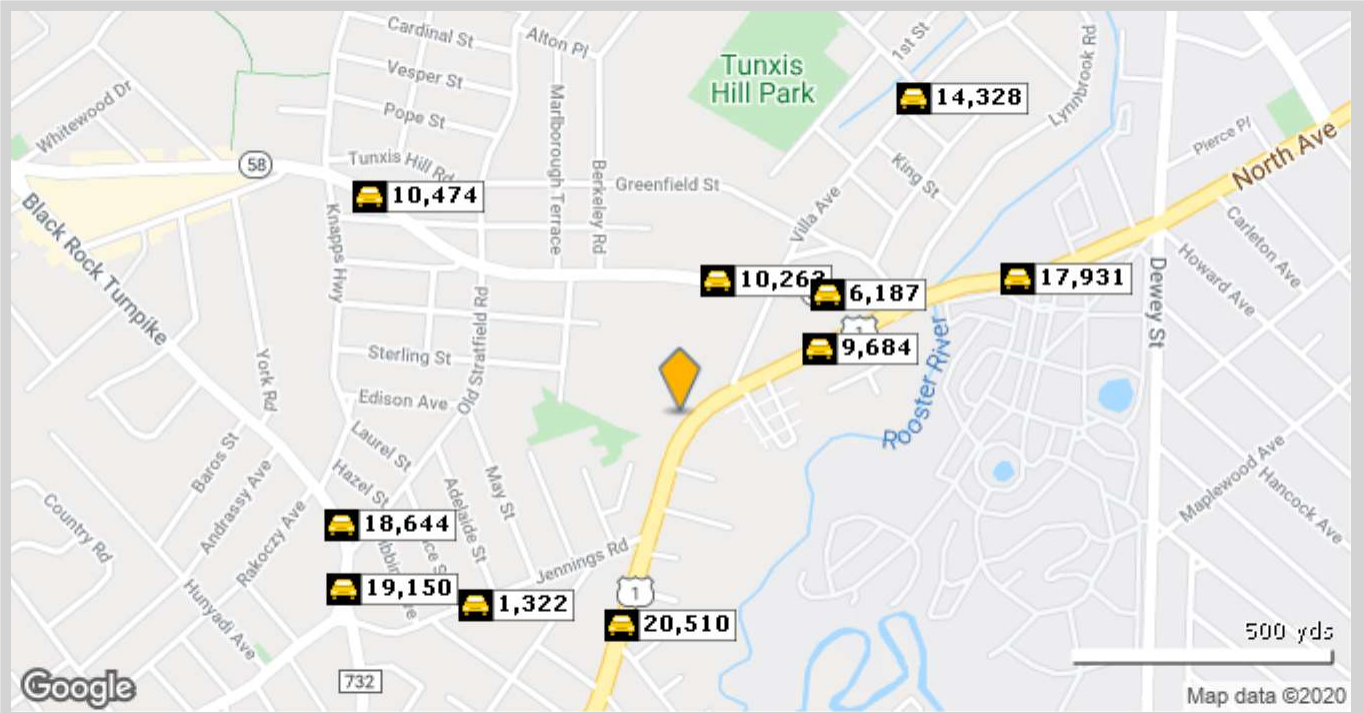


Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	20,127	140,058	239,637
2020 Estimate	20,285	140,975	240,776
2010 Census	20,416	140,990	238,528
Growth 2020 - 2025	-0.78%	-0.65%	-0.47%
Growth 2010 - 2020	-0.64%	-0.01%	0.94%
2020 Population by Hispanic Origin	6,295	47,766	75,241
2020 Population	20,285	140,975	240,776
White	13,660 67.34%	94,265 66.87%	158,610 65.87%
Black	4,344 21.41%	35,016 24.84%	63,898 26.54%
Am. Indian & Alaskan	174 0.86%	1,168 0.83%	1,792 0.74%
Asian	1,523 7.51%	6,592 4.68%	10,094 4.19%
Hawaiian & Pacific Island	26 0.13%	292 0.21%	421 0.17%
Other	558 2.75%	3,642 2.58%	5,961 2.48%
U.S. Armed Forces	3	27	64
Households			
2025 Projection	7,469	49,032	84,919
2020 Estimate	7,522	49,355	85,313
2010 Census	7,543	49,397	84,527
Growth 2020 - 2025	-0.70%	-0.65%	-0.46%
Growth 2010 - 2020	-0.28%	-0.09%	0.93%
Owner Occupied	3,741 49.73%	25,099 50.85%	49,065 57.51%
Renter Occupied	3,781 50.27%	24,255 49.14%	36,248 42.49%
2020 Households by HH Income	7,523	49,356	85,314
Income: <\$25,000	1,678 22.30%	12,447 25.22%	19,675 23.06%
Income: \$25,000 - \$50,000	1,307 17.37%	9,518 19.28%	16,777 19.67%
Income: \$50,000 - \$75,000	1,372 18.24%	6,950 14.08%	12,542 14.70%
Income: \$75,000 - \$100,000	926 12.31%	5,482 11.11%	9,321 10.93%
Income: \$100,000 - \$125,000	587 7.80%	3,394 6.88%	6,298 7.38%
Income: \$125,000 - \$150,000	439 5.84%	2,378 4.82%	4,155 4.87%
Income: \$150,000 - \$200,000	548 7.28%	3,587 7.27%	6,687 7.84%
Income: \$200,000+	666 8.85%	5,600 11.35%	9,859 11.56%
2020 Avg Household Income	\$88,220	\$91,076	\$93,485
2020 Med Household Income	\$63,137	\$58,653	\$61,274

Traffic Count Report

320 Kings Hwy E, Fairfield, CT 06825

Building Type: General Retail
 Secondary: Storefront Retail/Office
 GLA: 6,000 SF
 Year Built: 1960
 Total Available: 0 SF
 % Leased: 100%
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Tunxis Hill Rd	Villa Ave	0.06 E	2018	10,263	MPSI	.16
2 Kings Hwy	Mason St	0.05 NE	2018	9,684	MPSI	.17
3 Tunxis Hill Cutoff S	Tunxis Hill Rd	0.07 E	2018	6,187	MPSI	.22
4 Kings Hwy	Fairchild Ave	0.02 S	2018	20,510	MPSI	.24
5 Jennings Rd	Prince St	0.02 W	2018	1,322	MPSI	.31
6 Black Rock Tpke	Old Stratfield Rd	0.03 S	2018	18,644	MPSI	.40
7 North Ave	Tunxis Hill Cutoff S	0.12 W	2018	17,931	MPSI	.41
8 Black Rock Tpke	Jennings Rd	0.01 S	2018	19,150	MPSI	.42
9 Tunxis Hill Cutoff	Chapman Ave	0.05 SE	2018	10,474	MPSI	.42
10 Villa Ave	Melville Ave	0.01 NE	2018	14,328	MPSI	.44