



FMC BULLARD
219 Ash Creek Boulevard, Fairfield, CT



Commercial Land: Land available for sale in Fairfield, CT. Located off Kings Highway and Black Rock Turnpike. Adjacent to Fairfield Metro North train station, restaurants, banks, and retail stores. Located off I-95 at Exit 24.

The Site

Land Area: 22.33 (Acres)
Zoning: DID (Industrial)

Remediation Status:

Limited Assessment

Features

Traffic Count I-95: 133,700 volume per day
Real Estate Assessment: \$8,126,300
Real Estate Taxes: \$214,209 (2018)
Utilities: City Water/City Sewer

Property Owner: Blackrock Realty LLC
2 Manhattanville Road, Suite 403
Purchase, NY 10577-2118

9.7 Acres

11 Acre
Waterfront Park

1.55 Acres

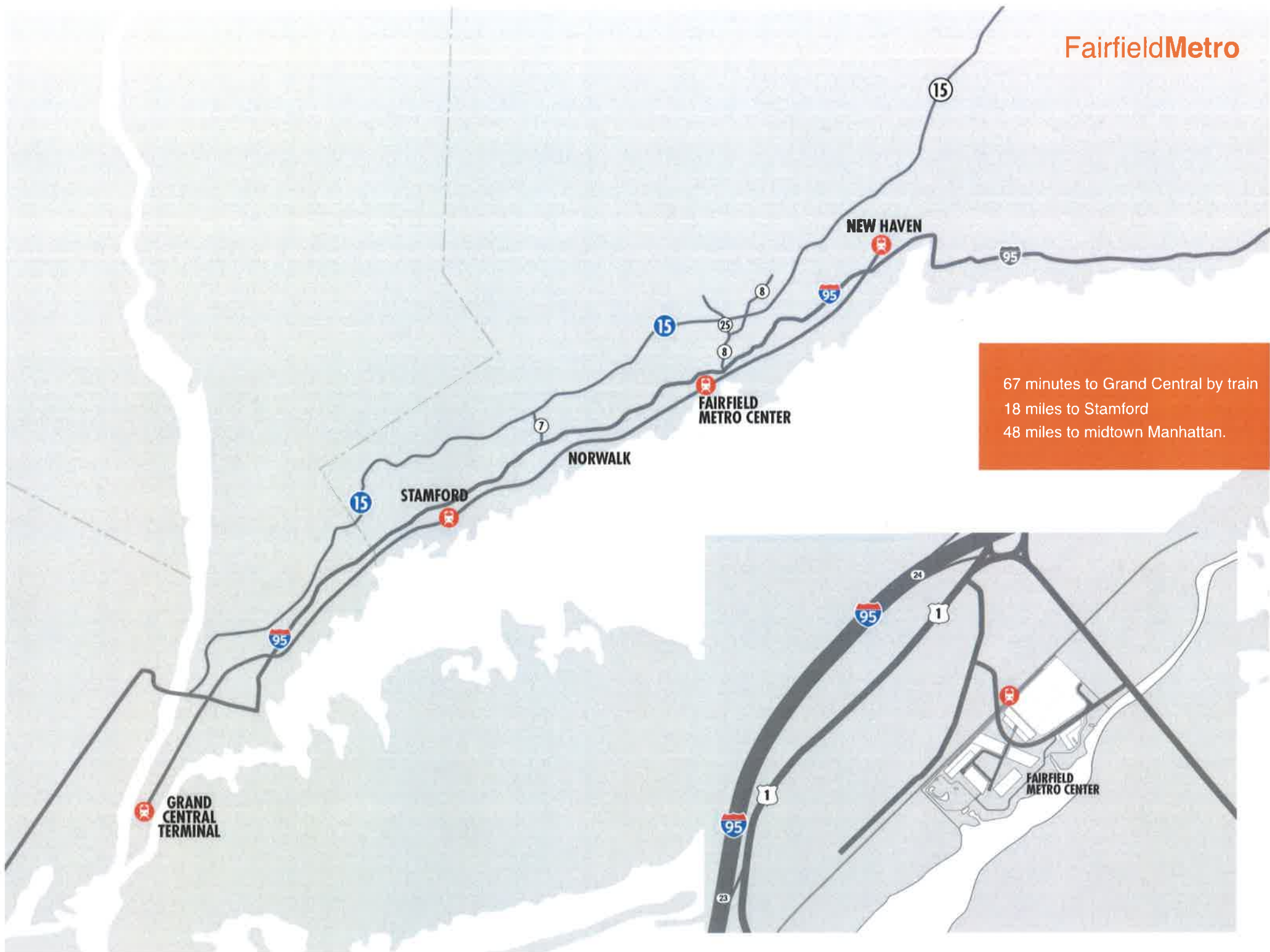
New Train Station

1.23 Acres

Commuter Parking



FairfieldMetro



67 minutes to Grand Central by train
18 miles to Stamford
48 miles to midtown Manhattan.

Site Access



Area Retail Amenities



	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	16,408	103,388	207,980
2010 Total Population	17,141	106,469	215,366
2018 Total Population	17,889	109,957	221,027
2018 Group Quarters	51	5,728	9,334
2023 Total Population	18,289	111,779	224,156
2018-2023 Annual Rate	0.44%	0.33%	0.28%
2018 Total Daytime Population	17,520	106,568	204,903
Workers	8,940	47,189	84,722
Residents	8,580	59,379	120,181
Household Summary			
2000 Households	7,055	37,747	74,962
2000 Average Household Size	2.32	2.62	2.67
2010 Households	7,247	38,047	76,008
2010 Average Household Size	2.36	2.65	2.71
2018 Households	7,455	38,816	76,855
2018 Average Household Size	2.39	2.69	2.75
2023 Households	7,586	39,343	77,623
2023 Average Household Size	2.40	2.70	2.77
2018-2023 Annual Rate	0.35%	0.27%	0.20%
2010 Families	3,912	24,208	50,456
2010 Average Family Size	3.12	3.28	3.30
2018 Families	3,991	24,501	50,729
2018 Average Family Size	3.20	3.35	3.38
2023 Families	4,054	24,786	51,186
2023 Average Family Size	3.22	3.37	3.40
2018-2023 Annual Rate	0.31%	0.23%	0.18%
Housing Unit Summary			
2000 Housing Units	7,410	40,042	79,910
Owner Occupied Housing Units	45.3%	49.1%	52.1%
Renter Occupied Housing Units	49.9%	45.2%	41.7%
Vacant Housing Units	4.8%	5.7%	6.2%
2010 Housing Units	7,779	41,628	83,330
Owner Occupied Housing Units	43.0%	46.6%	49.9%
Renter Occupied Housing Units	50.2%	44.8%	41.3%
Vacant Housing Units	6.8%	8.6%	8.8%
2018 Housing Units	7,960	42,559	85,040
Owner Occupied Housing Units	39.2%	42.9%	45.9%
Renter Occupied Housing Units	54.5%	48.4%	44.5%
Vacant Housing Units	6.3%	8.8%	9.6%
2023 Housing Units	8,115	43,246	86,215
Owner Occupied Housing Units	39.2%	43.0%	46.2%
Renter Occupied Housing Units	54.3%	48.0%	43.8%
Vacant Housing Units	6.5%	9.0%	10.0%
Median Household Income			
2018	\$64,713	\$58,484	\$56,701
2023	\$75,635	\$69,209	\$66,200
Median Home Value			
2018	\$380,880	\$390,345	\$306,900
2023	\$420,742	\$447,189	\$338,753
Per Capita Income			
2018	\$39,851	\$37,131	\$34,614
2023	\$46,232	\$42,533	\$39,683
Median Age			
2010	34.8	33.9	34.7
2018	36.8	35.1	35.7
2023	37.3	36.1	36.7

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri, Esri and Bureau of Labor Statistics, U.S. Census

	1 mile	3 miles	5 miles
2018 Households by Income			
Household Income Base	7,455	38,813	76,852
<\$15,000	10.5%	14.3%	13.6%
\$15,000 - \$24,999	7.9%	10.1%	9.8%
\$25,000 - \$34,999	9.8%	9.4%	9.4%
\$35,000 - \$49,999	10.9%	10.8%	12.0%
\$50,000 - \$74,999	16.3%	12.9%	14.8%
\$75,000 - \$99,999	12.4%	9.6%	10.5%
\$100,000 - \$149,999	16.5%	13.4%	13.0%
\$150,000 - \$199,999	6.3%	6.9%	5.9%
\$200,000+	9.4%	12.7%	10.9%
Average Household Income	\$95,789	\$103,005	\$97,144
2023 Households by Income			
Household Income Base	7,586	39,340	77,620
<\$15,000	7.8%	10.9%	10.2%
\$15,000 - \$24,999	6.4%	8.5%	8.1%
\$25,000 - \$34,999	8.9%	8.9%	8.9%
\$35,000 - \$49,999	10.3%	10.8%	12.0%
\$50,000 - \$74,999	16.2%	13.3%	15.1%
\$75,000 - \$99,999	13.2%	10.5%	11.6%
\$100,000 - \$149,999	18.7%	15.2%	15.2%
\$150,000 - \$199,999	6.9%	7.3%	6.4%
\$200,000+	11.5%	14.6%	12.6%
Average Household Income	\$111,682	\$118,710	\$112,199
2018 Owner Occupied Housing Units by Value			
Total	3,119	18,237	39,017
<\$50,000	1.4%	2.1%	2.0%
\$50,000 - \$99,999	4.1%	3.8%	5.7%
\$100,000 - \$149,999	3.5%	5.4%	7.9%
\$150,000 - \$199,999	7.8%	7.5%	11.7%
\$200,000 - \$249,999	7.7%	7.9%	11.8%
\$250,000 - \$299,999	6.7%	6.8%	9.9%
\$300,000 - \$399,999	23.3%	18.3%	14.7%
\$400,000 - \$499,999	17.4%	9.7%	6.6%
\$500,000 - \$749,999	17.5%	18.2%	11.8%
\$750,000 - \$999,999	7.9%	11.3%	8.0%
\$1,000,000 - \$1,499,999	2.1%	5.6%	5.3%
\$1,500,000 - \$1,999,999	0.1%	2.0%	2.1%
\$2,000,000 +	0.4%	1.5%	2.5%
Average Home Value	\$434,279	\$517,990	\$473,271
2023 Owner Occupied Housing Units by Value			
Total	3,178	18,604	39,833
<\$50,000	1.0%	1.6%	1.9%
\$50,000 - \$99,999	1.9%	2.0%	3.3%
\$100,000 - \$149,999	2.7%	4.4%	7.1%
\$150,000 - \$199,999	6.1%	6.8%	11.5%
\$200,000 - \$249,999	6.3%	6.9%	11.1%
\$250,000 - \$299,999	5.0%	5.6%	9.0%
\$300,000 - \$399,999	23.2%	18.1%	15.7%
\$400,000 - \$499,999	18.7%	9.5%	6.4%
\$500,000 - \$749,999	21.8%	20.5%	13.0%
\$750,000 - \$999,999	9.7%	13.4%	9.2%
\$1,000,000 - \$1,499,999	3.0%	6.9%	6.4%
\$1,500,000 - \$1,999,999	0.2%	2.4%	2.4%
\$2,000,000 +	0.6%	1.9%	3.0%
Average Home Value	\$482,985	\$571,639	\$515,888

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri, Esri and Bureau of Labor Statistics, U.S. Census

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	17,141	106,469	215,369
0 - 4	6.9%	7.0%	6.9%
5 - 9	6.6%	7.0%	7.0%
10 - 14	6.0%	6.7%	7.1%
15 - 24	12.8%	16.5%	16.1%
25 - 34	18.1%	14.2%	13.3%
35 - 44	14.6%	14.1%	13.8%
45 - 54	14.4%	14.0%	14.2%
55 - 64	10.0%	9.5%	9.9%
65 - 74	5.7%	5.4%	5.8%
75 - 84	3.3%	3.6%	3.8%
85 +	1.6%	1.9%	2.0%
18 +	77.1%	75.2%	74.7%
2018 Population by Age			
Total	17,889	109,956	221,024
0 - 4	6.2%	6.3%	6.3%
5 - 9	6.2%	6.6%	6.6%
10 - 14	6.0%	6.7%	6.8%
15 - 24	12.4%	15.8%	15.3%
25 - 34	16.3%	14.4%	14.1%
35 - 44	15.3%	12.9%	12.5%
45 - 54	13.2%	13.0%	12.9%
55 - 64	11.5%	11.2%	11.7%
65 - 74	7.7%	7.3%	7.7%
75 - 84	3.5%	3.6%	3.9%
85 +	1.8%	2.0%	2.2%
18 +	78.0%	76.5%	76.4%
2023 Population by Age			
Total	18,287	111,778	224,154
0 - 4	6.3%	6.3%	6.3%
5 - 9	5.9%	6.3%	6.2%
10 - 14	5.7%	6.3%	6.5%
15 - 24	12.4%	15.1%	14.4%
25 - 34	16.1%	14.4%	14.2%
35 - 44	15.4%	13.5%	13.3%
45 - 54	12.6%	12.2%	12.0%
55 - 64	11.4%	11.4%	11.7%
65 - 74	8.4%	8.1%	8.6%
75 - 84	4.1%	4.4%	4.6%
85 +	1.7%	1.9%	2.1%
18 +	78.6%	77.3%	77.2%
2010 Population by Sex			
Males	8,384	52,352	103,744
Females	8,757	54,117	111,622
2018 Population by Sex			
Males	8,831	54,336	106,879
Females	9,058	55,622	114,148
2023 Population by Sex			
Males	9,022	55,377	108,845
Females	9,267	56,402	115,310

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	17,140	106,469	215,366
White Alone	69.3%	60.6%	55.5%
Black Alone	14.7%	19.1%	24.6%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	4.2%	4.6%	3.5%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	8.4%	11.8%	12.3%
Two or More Races	2.8%	3.4%	3.5%
Hispanic Origin	23.7%	25.1%	27.8%
Diversity Index	67.8	74.6	77.8
2018 Population by Race/Ethnicity			
Total	17,889	109,957	221,027
White Alone	65.4%	57.3%	52.3%
Black Alone	15.6%	19.9%	25.4%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	5.2%	5.3%	4.1%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	10.1%	13.3%	13.9%
Two or More Races	3.3%	3.8%	3.8%
Hispanic Origin	27.8%	28.6%	31.3%
Diversity Index	72.8	78.1	80.6
2023 Population by Race/Ethnicity			
Total	18,290	111,778	224,156
White Alone	62.5%	55.1%	50.2%
Black Alone	16.1%	20.1%	25.6%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	5.9%	5.8%	4.5%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	11.4%	14.6%	15.2%
Two or More Races	3.6%	4.0%	4.0%
Hispanic Origin	31.3%	31.4%	34.1%
Diversity Index	76.0	80.3	82.4
2010 Population by Relationship and Household Type			
Total	17,141	106,469	215,366
In Households	99.7%	94.7%	95.7%
In Family Households	74.1%	77.5%	80.4%
Householder	22.8%	22.7%	23.4%
Spouse	14.3%	14.6%	14.5%
Child	29.1%	31.8%	33.6%
Other relative	5.0%	5.5%	5.8%
Nonrelative	2.9%	2.9%	3.0%
In Nonfamily Households	25.6%	17.3%	15.3%
In Group Quarters	0.3%	5.3%	4.3%
Institutionalized Population	0.0%	1.3%	1.4%
Noninstitutionalized Population	0.3%	4.0%	2.9%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri, Esri and Bureau of Labor Statistics, U.S. Census

	1 mile	3 miles	5 miles
2018 Population 25+ by Educational Attainment			
Total	12,383	70,882	143,619
Less than 9th Grade	6.6%	7.9%	8.2%
9th - 12th Grade, No Diploma	5.4%	8.5%	8.4%
High School Graduate	22.6%	22.3%	25.1%
GED/Alternative Credential	2.0%	2.8%	3.4%
Some College, No Degree	16.6%	15.1%	16.9%
Associate Degree	4.2%	5.2%	5.7%
Bachelor's Degree	26.5%	22.3%	19.2%
Graduate/Professional Degree	16.2%	16.0%	13.1%
2018 Population 15+ by Marital Status			
Total	14,593	88,302	177,478
Never Married	40.5%	44.2%	43.8%
Married	42.8%	40.9%	41.2%
Widowed	6.3%	5.3%	5.4%
Divorced	10.5%	9.7%	9.7%
2018 Civilian Population 16+ in Labor Force			
Civilian Employed	93.1%	91.3%	90.9%
Civilian Unemployed (Unemployment Rate)	6.9%	8.7%	9.1%
2018 Employed Population 16+ by Industry			
Total	9,512	51,030	102,207
Agriculture/Mining	0.0%	0.1%	0.1%
Construction	6.0%	7.6%	6.6%
Manufacturing	6.3%	6.6%	8.3%
Wholesale Trade	3.6%	2.2%	2.0%
Retail Trade	12.2%	11.4%	11.4%
Transportation/Utilities	2.5%	2.5%	3.6%
Information	2.0%	2.4%	2.5%
Finance/Insurance/Real Estate	7.1%	8.8%	8.4%
Services	57.4%	56.0%	54.3%
Public Administration	3.0%	2.3%	2.8%
2018 Employed Population 16+ by Occupation			
Total	9,511	51,033	102,207
White Collar	65.8%	61.4%	58.2%
Management/Business/Financial	18.7%	17.0%	14.6%
Professional	23.0%	20.9%	19.5%
Sales	12.7%	12.1%	11.2%
Administrative Support	11.4%	11.4%	12.9%
Services	24.4%	22.8%	23.2%
Blue Collar	9.8%	15.9%	18.5%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	4.0%	5.8%	5.4%
Installation/Maintenance/Repair	0.8%	2.1%	2.4%
Production	2.6%	4.2%	5.7%
Transportation/Material Moving	2.5%	3.7%	5.0%
2010 Population By Urban/ Rural Status			
Total Population	17,141	106,469	215,366
Population Inside Urbanized Area	100.0%	100.0%	99.6%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.4%

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	7,247	38,047	76,008
Households with 1 Person	34.8%	28.5%	27.0%
Households with 2+ People	65.2%	71.5%	73.0%
Family Households	54.0%	63.6%	66.4%
Husband-wife Families	34.0%	40.9%	41.0%
With Related Children	16.9%	21.9%	21.5%
Other Family (No Spouse Present)	20.0%	22.7%	25.4%
Other Family with Male Householder	4.6%	5.2%	5.6%
With Related Children	2.2%	2.6%	2.8%
Other Family with Female Householder	15.4%	17.5%	19.8%
With Related Children	10.3%	11.8%	13.3%
Nonfamily Households	11.2%	7.9%	6.6%
All Households with Children	29.7%	36.7%	38.0%
Multigenerational Households	3.1%	4.3%	5.7%
Unmarried Partner Households	8.0%	6.9%	7.2%
Male-female	7.3%	6.2%	6.5%
Same-sex	0.8%	0.7%	0.7%
2010 Households by Size			
Total	7,246	38,047	76,008
1 Person Household	34.8%	28.5%	27.0%
2 Person Household	29.9%	27.3%	27.1%
3 Person Household	14.8%	16.7%	17.2%
4 Person Household	11.4%	14.7%	15.1%
5 Person Household	5.5%	7.6%	8.0%
6 Person Household	2.0%	3.1%	3.3%
7 + Person Household	1.5%	2.1%	2.3%
2010 Households by Tenure and Mortgage Status			
Total	7,247	38,047	76,008
Owner Occupied	46.1%	50.9%	54.7%
Owned with a Mortgage/Loan	35.1%	37.9%	40.7%
Owned Free and Clear	11.1%	13.1%	14.0%
Renter Occupied	53.9%	49.1%	45.3%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	7,779	41,628	83,330
Housing Units Inside Urbanized Area	100.0%	100.0%	99.7%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.3%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri, Esri and Bureau of Labor Statistics, U.S. Census

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Emerald City (8B)	Fresh Ambitions (13D)	Fresh Ambitions (13D)
2.	Young and Restless (11B)	Urban Chic (2A)	Top Tier (1A)
3.	Urban Chic (2A)	Top Tier (1A)	International Marketplace
2018 Consumer Spending			
Apparel & Services: Total \$	\$19,285,772	\$107,263,793	\$199,141,017
Average Spent	\$2,586.96	\$2,763.39	\$2,591.13
Spending Potential Index	119	127	119
Education: Total \$	\$13,132,646	\$75,394,744	\$139,780,171
Average Spent	\$1,761.59	\$1,942.36	\$1,818.75
Spending Potential Index	122	134	126
Entertainment/Recreation: Total \$	\$26,781,187	\$148,616,634	\$278,005,529
Average Spent	\$3,592.38	\$3,828.75	\$3,617.27
Spending Potential Index	112	119	112
Food at Home: Total \$	\$43,404,837	\$240,233,070	\$446,868,915
Average Spent	\$5,822.25	\$6,189.02	\$5,814.44
Spending Potential Index	116	123	116
Food Away from Home: Total \$	\$30,788,571	\$168,195,517	\$311,953,205
Average Spent	\$4,129.92	\$4,333.15	\$4,058.98
Spending Potential Index	118	123	116
Health Care: Total \$	\$44,933,259	\$250,615,836	\$472,907,812
Average Spent	\$6,027.26	\$6,456.51	\$6,153.25
Spending Potential Index	105	113	107
HH Furnishings & Equipment: Total \$	\$17,361,594	\$96,122,560	\$179,677,480
Average Spent	\$2,328.85	\$2,476.36	\$2,337.88
Spending Potential Index	111	119	112
Personal Care Products & Services: Total \$	\$7,105,192	\$38,917,497	\$72,320,380
Average Spent	\$953.08	\$1,002.61	\$941.00
Spending Potential Index	115	121	114
Shelter: Total \$	\$153,480,004	\$860,403,991	\$1,599,189,783
Average Spent	\$20,587.53	\$22,166.22	\$20,807.88
Spending Potential Index	123	132	124
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$20,785,212	\$117,534,773	\$219,807,162
Average Spent	\$2,788.09	\$3,028.00	\$2,860.02
Spending Potential Index	112	122	115
Travel: Total \$	\$18,108,893	\$103,093,112	\$192,746,859
Average Spent	\$2,429.09	\$2,655.94	\$2,507.93
Spending Potential Index	113	123	116
Vehicle Maintenance & Repairs: Total \$	\$8,956,655	\$49,472,903	\$92,473,374
Average Spent	\$1,201.43	\$1,274.55	\$1,203.22
Spending Potential Index	112	119	112

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri, Esri and Bureau of Labor Statistics, U.S. Census