



HANDY & HARMON
333 Grasmere Avenue, Fairfield, CT



Commercial Land: Land available for sale in Fairfield, CT. Located off Grasmere Avenue and Kings Highway. Within walking distance to Fairfield Metro Center, Metro North train station, restaurants, banks, and retail stores. Located off I-95 Exit 23.

The Site

Land Area: 9.42 (Acres)
Zoning: DID (Industrial)

Features

Traffic Count I-95: 133,700 volume per day
Real Estate Assessment : \$2,494,310
Real Estate Taxes: \$95,926 (2018)
Utilities: City Water/City Sewer
Electric

Remediation Status:

Phase III completed. Waiting on EPA to review Ecological Risk Assessment.

Property Owner: Handy & Harman
590 Madison Avenue, 32nd Floor
New York, NY 1002-2524

	Fairfield tow...
Population Summary	
2000 Total Population	57,340
2010 Total Population	59,404
2018 Total Population	60,614
2018 Group Quarters	4,398
2023 Total Population	61,274
2018-2023 Annual Rate	0.22%
2018 Total Daytime Population	59,410
Workers	27,108
Residents	32,302
Household Summary	
2000 Households	20,397
2000 Average Household Size	2.61
2010 Households	20,457
2010 Average Household Size	2.69
2018 Households	20,560
2018 Average Household Size	2.73
2023 Households	20,696
2023 Average Household Size	2.75
2018-2023 Annual Rate	0.13%
2010 Families	14,846
2010 Average Family Size	3.19
2018 Families	14,863
2018 Average Family Size	3.26
2023 Families	14,956
2023 Average Family Size	3.28
2018-2023 Annual Rate	0.12%
Housing Unit Summary	
2000 Housing Units	21,029
Owner Occupied Housing Units	80.7%
Renter Occupied Housing Units	16.3%
Vacant Housing Units	3.0%
2010 Housing Units	21,648
Owner Occupied Housing Units	77.5%
Renter Occupied Housing Units	17.0%
Vacant Housing Units	5.5%
2018 Housing Units	21,967
Owner Occupied Housing Units	73.9%
Renter Occupied Housing Units	19.7%
Vacant Housing Units	6.4%
2023 Housing Units	22,176
Owner Occupied Housing Units	74.1%
Renter Occupied Housing Units	19.2%
Vacant Housing Units	6.7%
Median Household Income	
2018	\$127,074
2023	\$138,350
Median Home Value	
2018	\$614,951
2023	\$687,062
Per Capita Income	
2018	\$63,834
2023	\$71,288
Median Age	
2010	40.0
2018	40.9
2023	41.3

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

	Fairfield tow...
2018 Households by Income	
Household Income Base	20,557
<\$15,000	4.2%
\$15,000 - \$24,999	3.9%
\$25,000 - \$34,999	4.1%
\$35,000 - \$49,999	6.1%
\$50,000 - \$74,999	10.2%
\$75,000 - \$99,999	9.3%
\$100,000 - \$149,999	19.1%
\$150,000 - \$199,999	12.3%
\$200,000+	30.7%
Average Household Income	\$185,162
2023 Households by Income	
Household Income Base	20,693
<\$15,000	2.8%
\$15,000 - \$24,999	2.8%
\$25,000 - \$34,999	3.4%
\$35,000 - \$49,999	5.6%
\$50,000 - \$74,999	9.6%
\$75,000 - \$99,999	9.2%
\$100,000 - \$149,999	20.0%
\$150,000 - \$199,999	12.2%
\$200,000+	34.3%
Average Household Income	\$208,051
2018 Owner Occupied Housing Units by Value	
Total	16,236
<\$50,000	1.6%
\$50,000 - \$99,999	1.4%
\$100,000 - \$149,999	1.7%
\$150,000 - \$199,999	2.4%
\$200,000 - \$249,999	2.7%
\$250,000 - \$299,999	2.5%
\$300,000 - \$399,999	13.8%
\$400,000 - \$499,999	12.5%
\$500,000 - \$749,999	24.6%
\$750,000 - \$999,999	17.0%
\$1,000,000 - \$1,499,999	11.6%
\$1,500,000 - \$1,999,999	4.3%
\$2,000,000 +	3.8%
Average Home Value	\$733,994
2023 Owner Occupied Housing Units by Value	
Total	16,441
<\$50,000	1.0%
\$50,000 - \$99,999	0.5%
\$100,000 - \$149,999	1.0%
\$150,000 - \$199,999	1.6%
\$200,000 - \$249,999	1.6%
\$250,000 - \$299,999	1.5%
\$300,000 - \$399,999	11.3%
\$400,000 - \$499,999	11.5%
\$500,000 - \$749,999	26.9%
\$750,000 - \$999,999	19.8%
\$1,000,000 - \$1,499,999	13.8%
\$1,500,000 - \$1,999,999	5.0%
\$2,000,000 +	4.6%
Average Home Value	\$809,128

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

Fairfield town, CT 3
 Fairfield town, CT (0900126620)
 Geography: County Subdivision

Prepared by Esri

	Fairfield tow...
2010 Population by Age	
Total	59,404
0 - 4	5.9%
5 - 9	7.6%
10 - 14	7.7%
15 - 24	15.3%
25 - 34	7.3%
35 - 44	13.9%
45 - 54	16.0%
55 - 64	11.3%
65 - 74	6.8%
75 - 84	5.1%
85 +	3.2%
18 +	74.6%
2018 Population by Age	
Total	60,614
0 - 4	5.2%
5 - 9	6.5%
10 - 14	7.6%
15 - 24	16.4%
25 - 34	8.3%
35 - 44	10.8%
45 - 54	14.4%
55 - 64	13.4%
65 - 74	9.0%
75 - 84	5.1%
85 +	3.5%
18 +	76.5%
2023 Population by Age	
Total	61,274
0 - 4	5.2%
5 - 9	6.2%
10 - 14	6.8%
15 - 24	15.6%
25 - 34	9.3%
35 - 44	11.1%
45 - 54	12.9%
55 - 64	13.4%
65 - 74	10.1%
75 - 84	6.1%
85 +	3.4%
18 +	77.8%
2010 Population by Sex	
Males	28,233
Females	31,171
2018 Population by Sex	
Males	28,852
Females	31,762
2023 Population by Sex	
Males	29,251
Females	32,023

Fairfield town, CT 3
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Prepared by Esri

	Fairfield tow...
2010 Population by Race/Ethnicity	
Total	59,404
White Alone	91.6%
Black Alone	1.8%
American Indian Alone	0.1%
Asian Alone	3.7%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.2%
Two or More Races	1.6%
Hispanic Origin	5.0%
Diversity Index	24.0
2018 Population by Race/Ethnicity	
Total	60,614
White Alone	88.9%
Black Alone	2.4%
American Indian Alone	0.1%
Asian Alone	4.9%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.6%
Two or More Races	2.1%
Hispanic Origin	7.0%
Diversity Index	31.0
2023 Population by Race/Ethnicity	
Total	61,274
White Alone	86.7%
Black Alone	2.8%
American Indian Alone	0.1%
Asian Alone	5.9%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.0%
Two or More Races	2.5%
Hispanic Origin	8.7%
Diversity Index	36.4
2010 Population by Relationship and Household Type	
Total	59,404
In Households	92.7%
In Family Households	80.7%
Householder	25.0%
Spouse	20.9%
Child	31.8%
Other relative	2.1%
Nonrelative	0.9%
In Nonfamily Households	12.1%
In Group Quarters	7.3%
Institutionalized Population	1.6%
Noninstitutionalized Population	5.7%

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

Fairfield town, CT 3
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Prepared by Esri

	Fairfield tow...
2018 Population 25+ by Educational Attainment	
Total	39,009
Less than 9th Grade	1.7%
9th - 12th Grade, No Diploma	2.2%
High School Graduate	14.8%
GED/Alternative Credential	1.2%
Some College, No Degree	11.6%
Associate Degree	5.1%
Bachelor's Degree	35.6%
Graduate/Professional Degree	27.8%
2018 Population 15+ by Marital Status	
Total	48,941
Never Married	31.6%
Married	56.1%
Widowed	5.5%
Divorced	6.8%
2018 Civilian Population 16+ in Labor Force	
Civilian Employed	95.2%
Civilian Unemployed (Unemployment Rate)	4.8%
2018 Employed Population 16+ by Industry	
Total	28,896
Agriculture/Mining	0.0%
Construction	4.3%
Manufacturing	6.1%
Wholesale Trade	2.4%
Retail Trade	9.0%
Transportation/Utilities	1.5%
Information	3.4%
Finance/Insurance/Real Estate	14.9%
Services	55.6%
Public Administration	2.8%
2018 Employed Population 16+ by Occupation	
Total	28,896
White Collar	81.5%
Management/Business/Financial	27.5%
Professional	28.3%
Sales	15.1%
Administrative Support	10.6%
Services	11.5%
Blue Collar	7.0%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	2.6%
Installation/Maintenance/Repair	1.3%
Production	1.5%
Transportation/Material Moving	1.7%
2010 Population By Urban/ Rural Status	
Total Population	59,404
Population Inside Urbanized Area	97.9%
Population Inside Urbanized Cluster	0.0%
Rural Population	2.1%

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	Fairfield tow...
2010 Households by Type	
Total	20,457
Households with 1 Person	22.3%
Households with 2+ People	77.7%
Family Households	72.6%
Husband-wife Families	60.6%
With Related Children	31.9%
Other Family (No Spouse Present)	12.0%
Other Family with Male Householder	2.9%
With Related Children	1.4%
Other Family with Female Householder	9.1%
With Related Children	4.8%
Nonfamily Households	5.2%
All Households with Children	38.3%
Multigenerational Households	2.3%
Unmarried Partner Households	3.7%
Male-female	3.0%
Same-sex	0.7%
2010 Households by Size	
Total	20,457
1 Person Household	22.3%
2 Person Household	31.1%
3 Person Household	17.0%
4 Person Household	18.3%
5 Person Household	8.5%
6 Person Household	2.2%
7 + Person Household	0.7%
2010 Households by Tenure and Mortgage Status	
Total	20,457
Owner Occupied	82.0%
Owned with a Mortgage/Loan	60.0%
Owned Free and Clear	22.1%
Renter Occupied	18.0%
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	21,648
Housing Units Inside Urbanized Area	98.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	2.0%

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

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		Fairfield tow...
Top 3 Tapestry Segments		
	1.	Top Tier (1A)
	2.	Urban Chic (2A)
	3.	Pleasantville (2B)
2018 Consumer Spending		
Apparel & Services: Total \$		\$94,429,332
Average Spent		\$4,592.87
Spending Potential Index		211
Education: Total \$		\$75,148,785
Average Spent		\$3,655.10
Spending Potential Index		253
Entertainment/Recreation: Total \$		\$140,253,190
Average Spent		\$6,821.65
Spending Potential Index		212
Food at Home: Total \$		\$203,290,249
Average Spent		\$9,887.66
Spending Potential Index		197
Food Away from Home: Total \$		\$148,558,474
Average Spent		\$7,225.61
Spending Potential Index		206
Health Care: Total \$		\$240,935,627
Average Spent		\$11,718.66
Spending Potential Index		205
HH Furnishings & Equipment: Total \$		\$91,130,512
Average Spent		\$4,432.42
Spending Potential Index		212
Personal Care Products & Services: Total \$		\$36,128,440
Average Spent		\$1,757.22
Spending Potential Index		212
Shelter: Total \$		\$753,994,783
Average Spent		\$36,672.90
Spending Potential Index		218
Support Payments/Cash Contributions/Gifts in Kind: Total \$		\$119,723,412
Average Spent		\$5,823.12
Spending Potential Index		234
Travel: Total \$		\$106,599,166
Average Spent		\$5,184.78
Spending Potential Index		241
Vehicle Maintenance & Repairs: Total \$		\$44,856,595
Average Spent		\$2,181.74
Spending Potential Index		203

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