

FOR SALE // 246 FEDERAL RD, SUITE D14, BROOKFIELD, CT



PROPERTY DESCRIPTION

Ideal ground level unit at the Brookfield Commons! Fantastic location just north of Costco with easy access to I-84. Potential uses include: Office, Medical/Dental, Rehab/PT, Spa/Beauty, showroom, retail, or laboratory space.

PROPERTY HIGHLIGHTS

- ELECTRIC HEAT PUMP
- CENTRAL A/C
- CITY SEWER, WELL WATER
- C-1 ZONE (OFFICE, MEDICAL, RETAIL)
- PRIVATE BATH
- HANDICAP ACCESSIBLE
- TAXES: \$2,750 PER YR
- COMMON CHARGES: \$271.11 PER MONTH

OFFERING SUMMARY

Sale Price:	\$129,900
Unit Size:	1,060 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	354	1,389	3,650
Total Population	813	3,168	7,638
Average HH Income	\$124,557	\$122,025	\$118,386

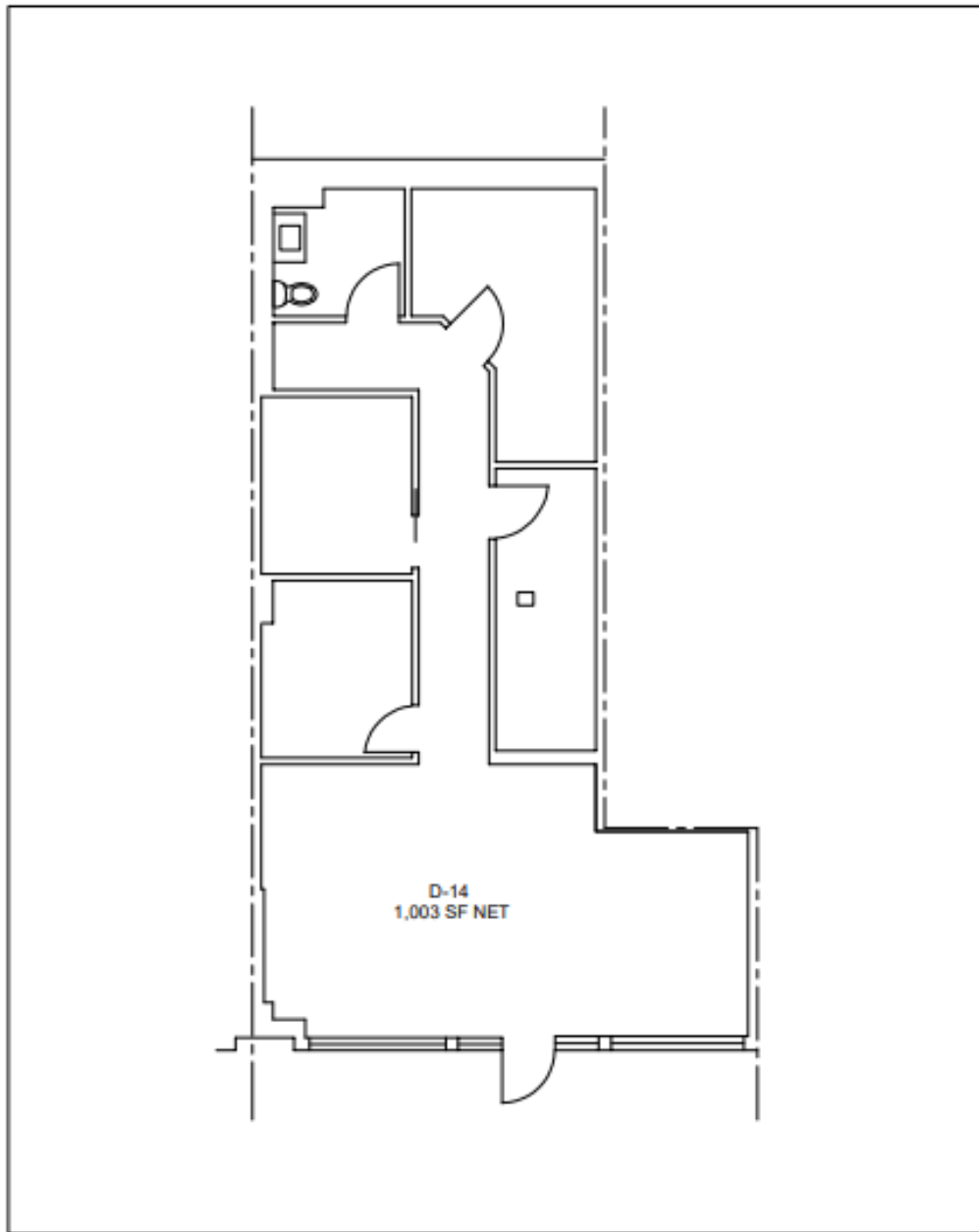


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PROJECT:	246 FEDERAL RD	UNIT D-14	SEVENTY2 ARCHITECTS <small>WWW.SEVENTY2ARCHITECTS.COM</small>
DATE:	11.16.2023		
SCALE:	NOT TO SCALE		
DRAWING NO:	A-1.1		



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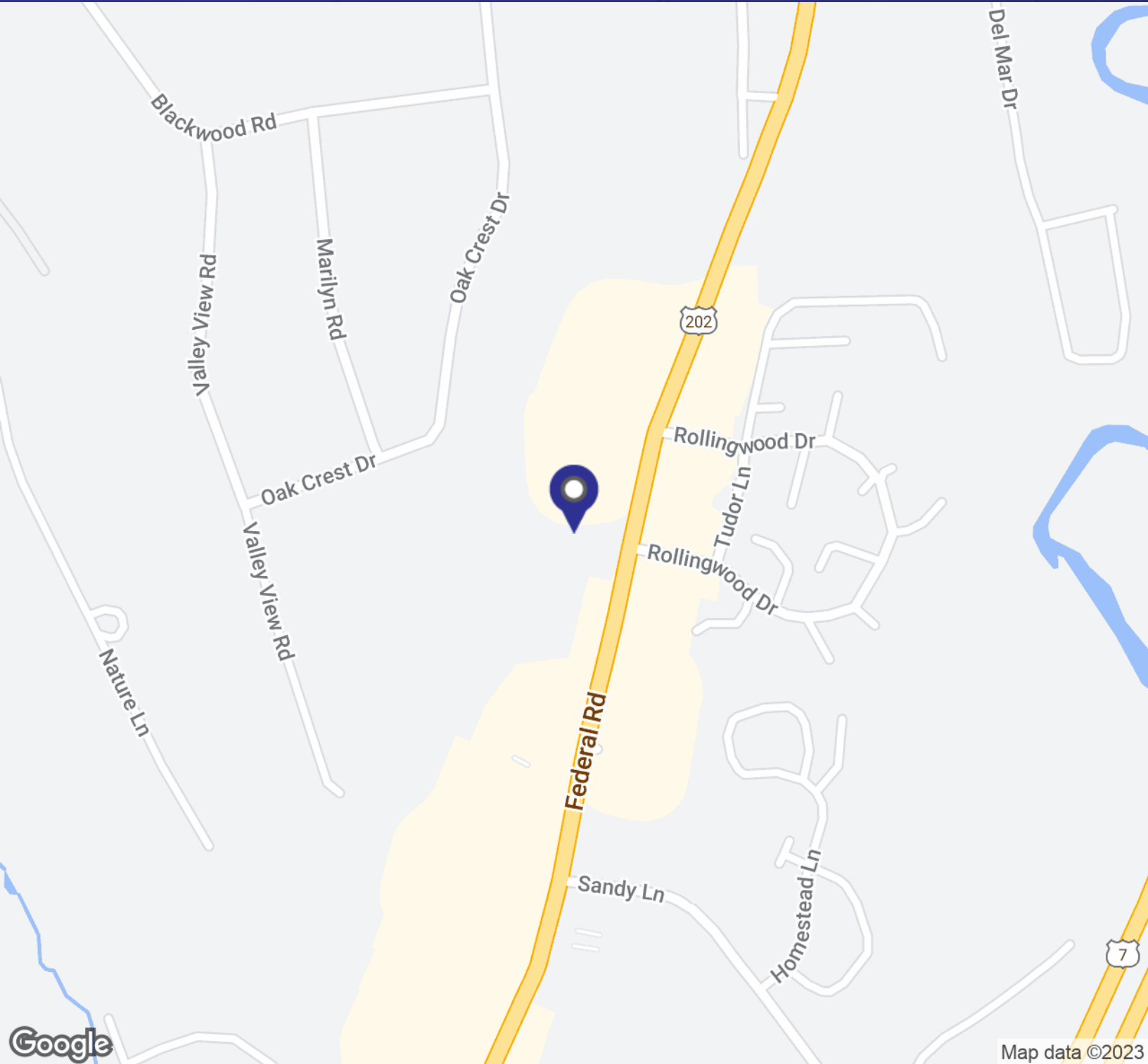


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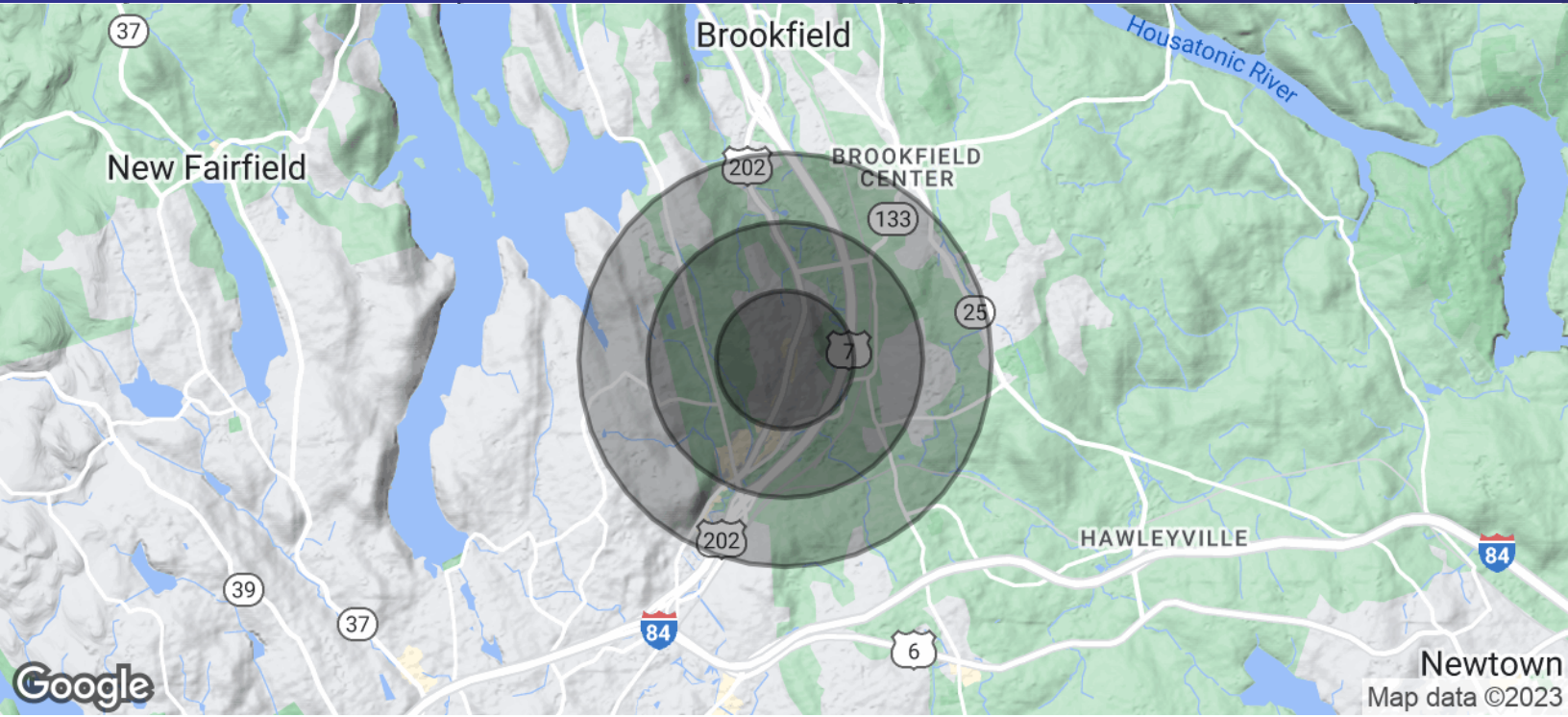
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	813	3,168	7,638
Average Age	42.4	43.9	47.1
Average Age (Male)	37.5	40.0	45.3
Average Age (Female)	44.1	44.9	47.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	354	1,389	3,650
# of Persons per HH	2.3	2.3	2.1
Average HH Income	\$124,557	\$122,025	\$118,386
Average House Value	\$321,792	\$319,164	\$313,719

* Demographic data derived from 2020 ACS - US Census



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