

FOR LEASE // 4 PRODUCTION DRIVE, BROOKFIELD, CT



PROPERTY DESCRIPTION

Clean and bright first floor office suite in ideal location on Route 7 convenient to shopping and easy access to Route 7 and I-84. Building offers shared conference and kitchen.

PROPERTY HIGHLIGHTS

- First floor windowed office
- Shared Bathroom
- Shared Conference Work Room
- Alarm/Cameras

OFFERING SUMMARY

Lease Rate:	\$600.00 per month (Gross)
Available SF:	+/- 153 SF
Building Size:	+/- 19,800 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,227	3,934	7,686
Total Population	3,125	9,474	17,765
Average HH Income	\$137,477	\$132,906	\$127,772



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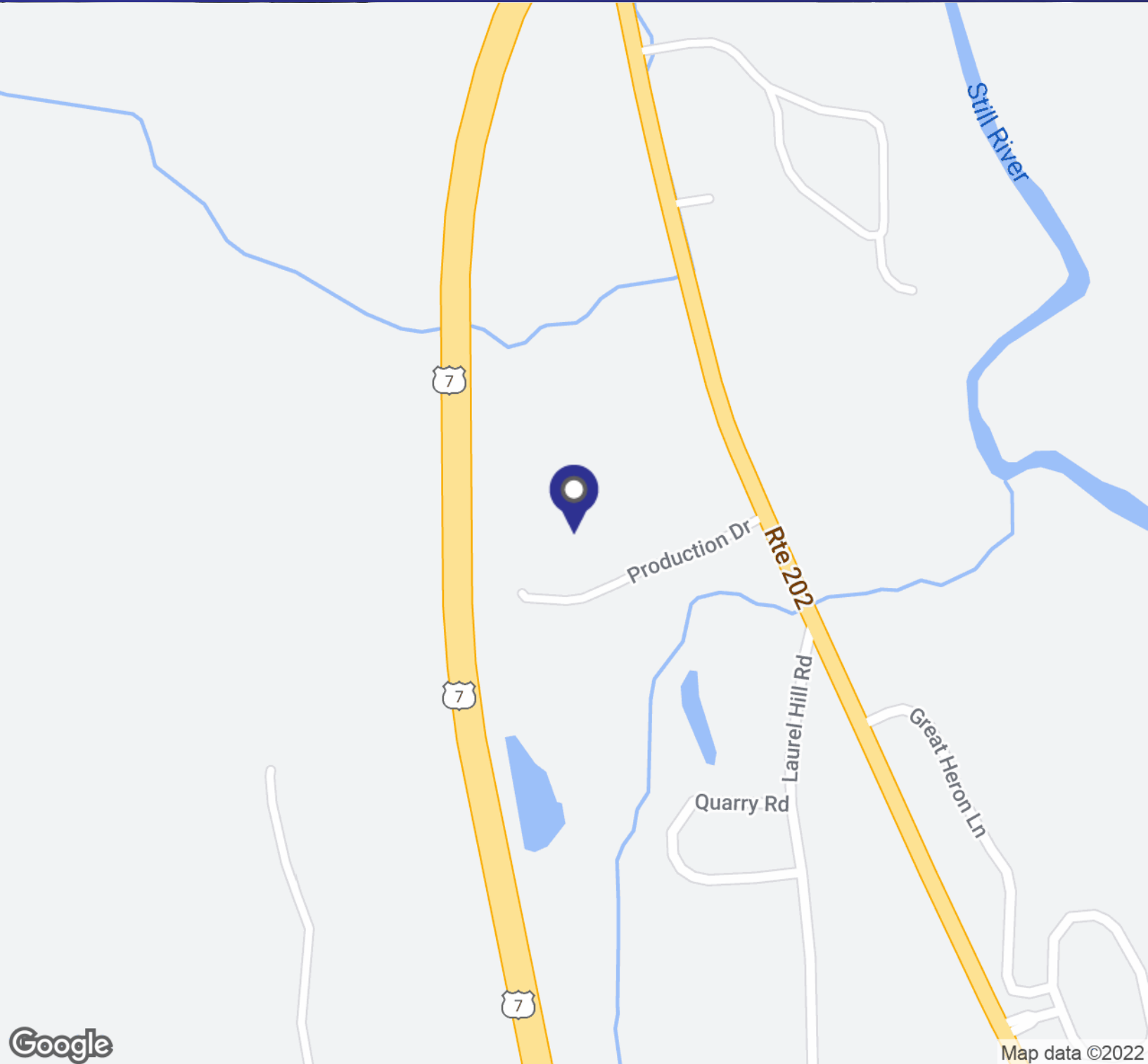


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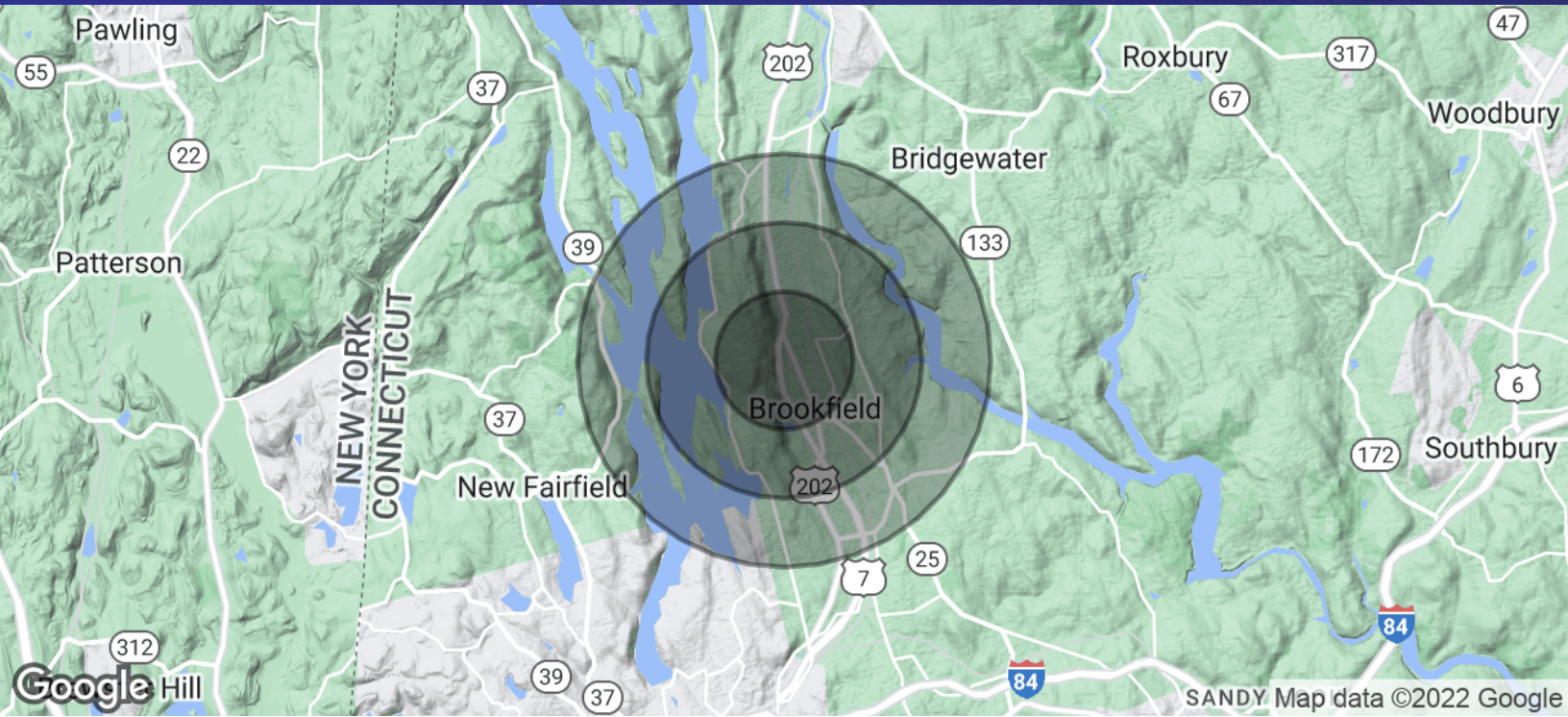
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,125	9,474	17,765
Average Age	45.1	43.2	43.6
Average Age (Male)	40.3	41.7	42.4
Average Age (Female)	46.4	43.2	43.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,227	3,934	7,686
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$137,477	\$132,906	\$127,772
Average House Value	\$400,240	\$404,872	\$387,771

* Demographic data derived from 2020 ACS - US Census



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