

**FOR LEASE // 117 OLD STATE RD, BROOKFIELD CT**



**PROPERTY DESCRIPTION**

Ideal storage, first floor office or light assembly space with easy access to Rt. 7 and I84! Property is well maintained and offers lots of parking. Space has full AC, private office, bath, kitchenette and 200-amp power.

**PROPERTY HIGHLIGHTS**

- 200 amp, 3 Phase Power
- 1 Bath and Kitchenette
- 9' Ceilings
- 1 Double Door (8' drive in door possible)
- Electric Heat Pump and Full AC

**OFFERING SUMMARY**

Lease Rate:	\$2,600.00 Monthly (Gross)+ Utils
Available SF:	2,573 SF

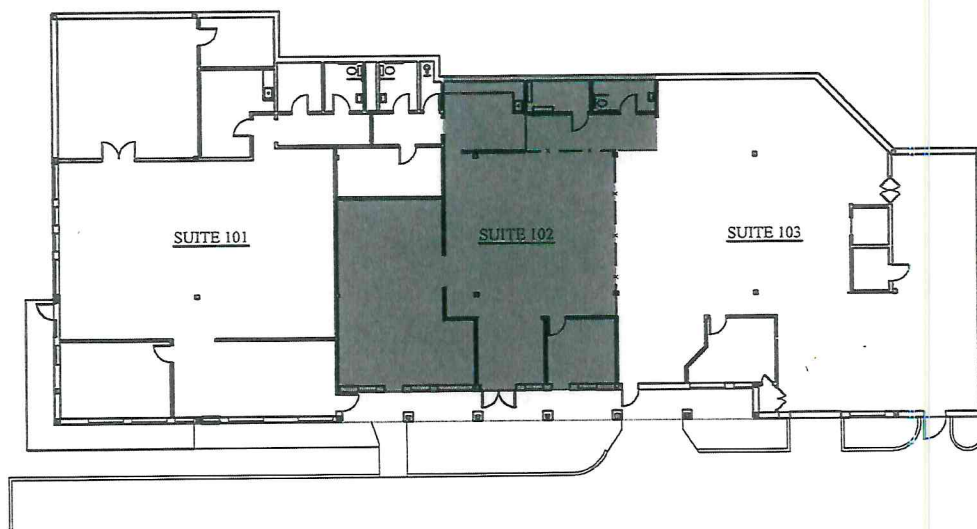
DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	334	1,514	3,753
Total Population	719	3,156	7,835
Average HH Income	\$114,284	\$116,113	\$115,460



**MICK CONSALVO**  
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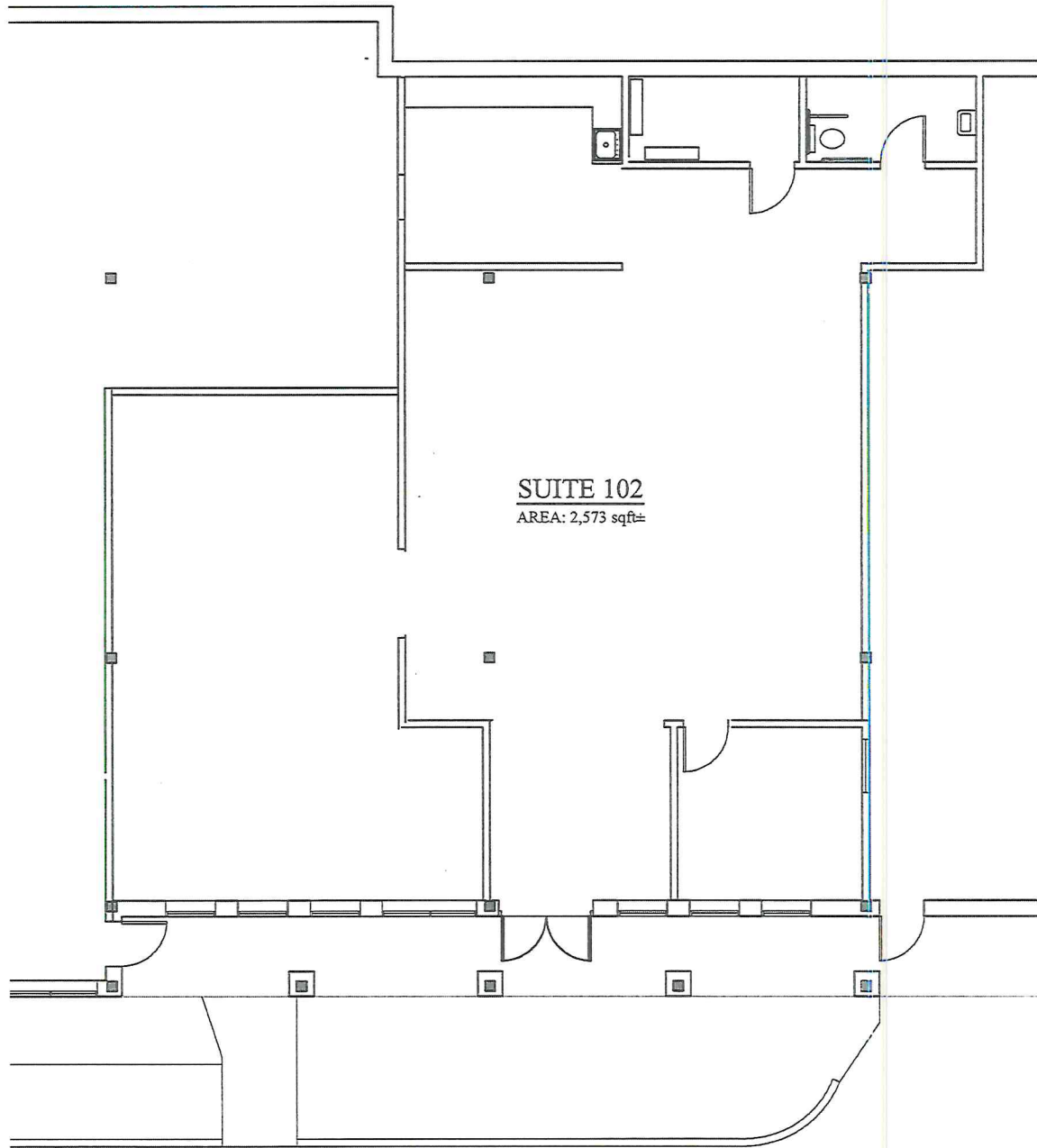
**MICHAEL DIMYAN**  
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LOWER LEVEL PLAN

DRAWING SUBJECT TO FIELD VERIFICATION-ALL DIMENSIONS ARE APPROXIMATE OCTOBER 02, 2023

**117 OLD STATE ROAD LLC**  
117 OLD STATE ROAD, BROOKFIELD, CT 06804



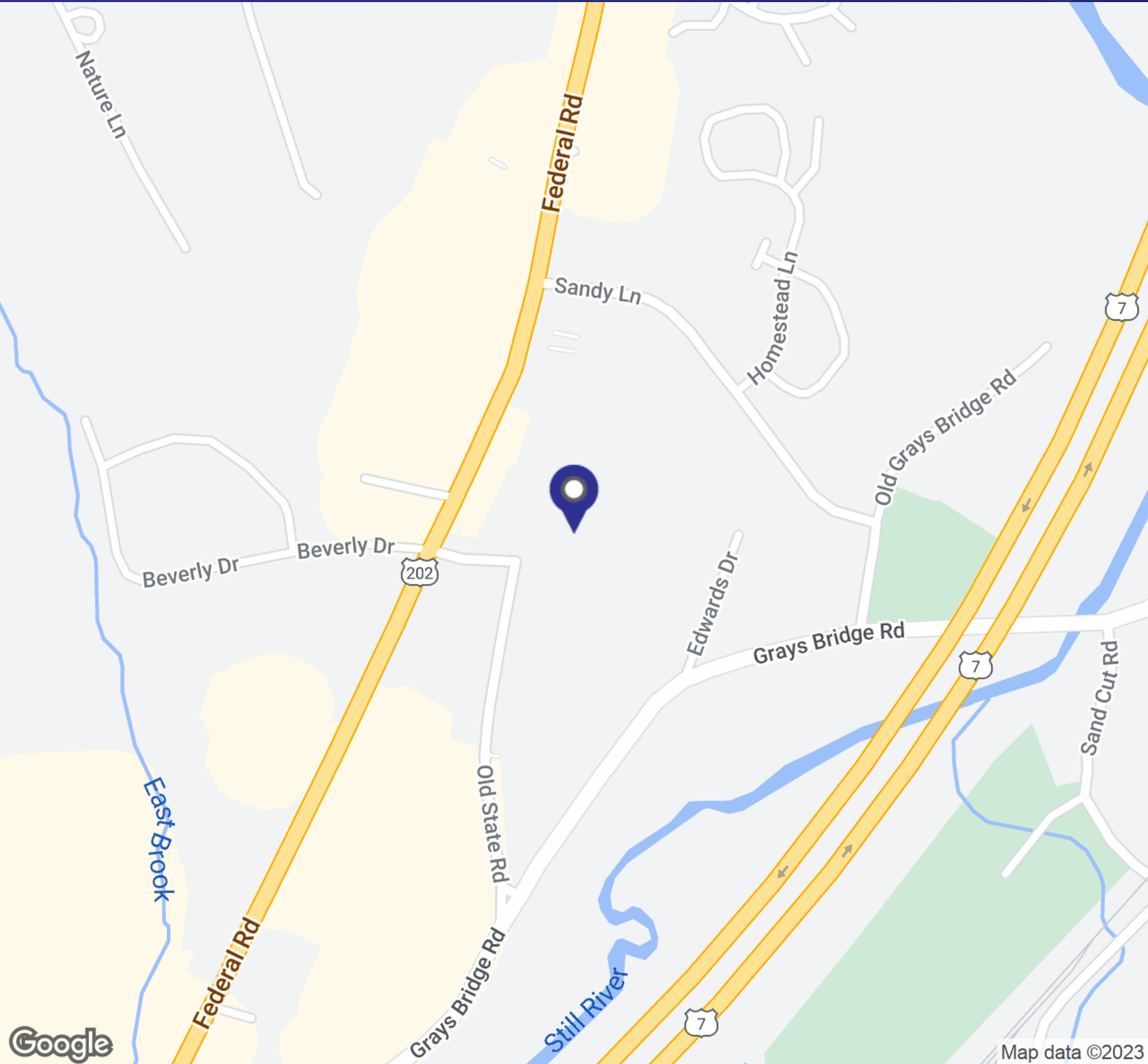
SUITE 102  
AREA: 2,573 sqft±

PARTIAL LOWER LEVEL PLAN

DRAWING SUBJECT TO FIELD VERIFICATION-ALL DIMENSIONS ARE APPROXIMATE OCTOBER 02, 2023

**117 OLD STATE ROAD LLC**  
117 OLD STATE ROAD, BROOKFIELD, CT 06804

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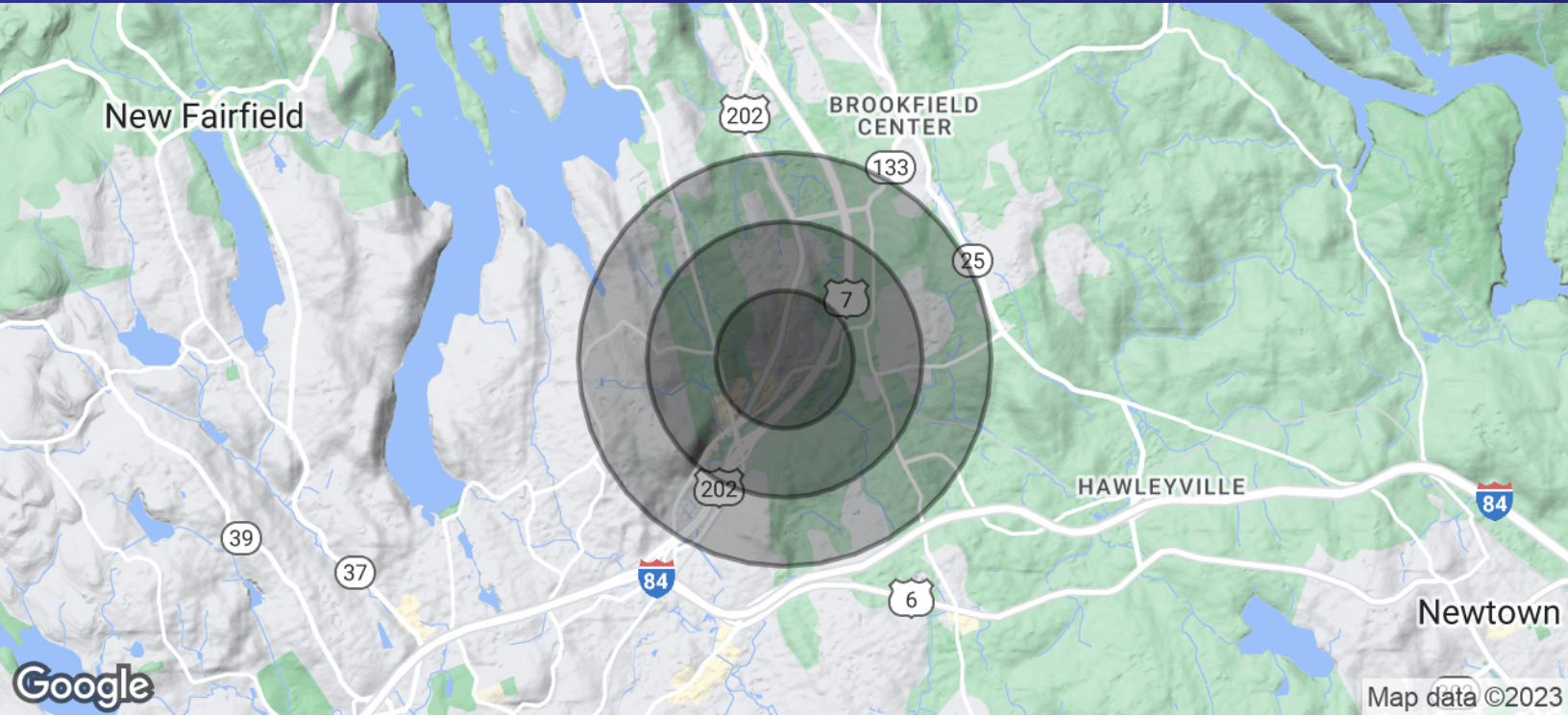
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	719	3,156	7,835
Average Age	44.6	45.8	47.4
Average Age (Male)	41.3	43.2	45.2
Average Age (Female)	45.8	46.4	47.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	334	1,514	3,753
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$114,284	\$116,113	\$115,460
Average House Value	\$294,694	\$305,164	\$315,947

\* Demographic data derived from 2020 ACS - US Census



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