

SALON CHAIR AND WELLNESS SUITES FOR LEASE

14 CANDLEWOOD LAKE ROAD

BROOKFIELD, CT 06804



JOE DIMYAN

Broker

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PROPERTY DESCRIPTION

The Collective Suites! Salon Chair and Wellness Rentals! Position your business in the busiest bustling plaza and be neighbors with Amazon Fresh, Raymour and Flanigan, Bagelman, GNC, Bed Bath & Beyond, Michael's, BJ's and More. Plaza has +/- 70,000 cars daily in drive in traffic! Amazing opportunity to start your own business! Ideal for hair stylist, Physical Therapist, Acupuncture, Waxing, Spray Tan and Masseur! Co-working community designed to support your business growth and evolution!

PROPERTY HIGHLIGHTS

- Design your suite your way!
- Completely furnished to rent today and work tomorrow!
- Tons of incredible amenities
- Business Start Up Kits
- Massage Chairs
- Spray Booth
- All Suites Have Sinks

OFFERING SUMMARY

Monthly Lease Rate:	Starting at \$1,000 Incl. Util.
Available SF:	104-187 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,650	43,355	84,422
Total Population	4,003	117,774	232,105
Average HH Income	\$107,233	\$89,604	\$105,268



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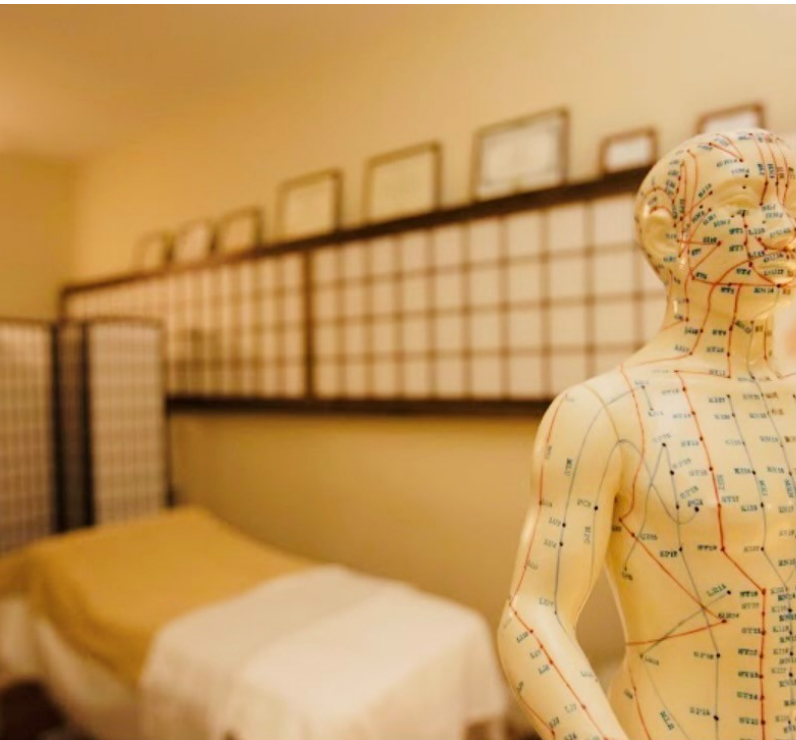
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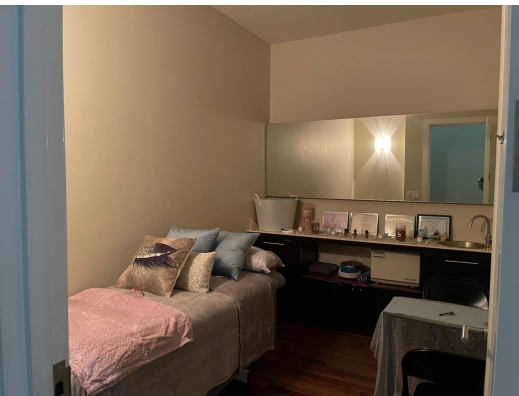
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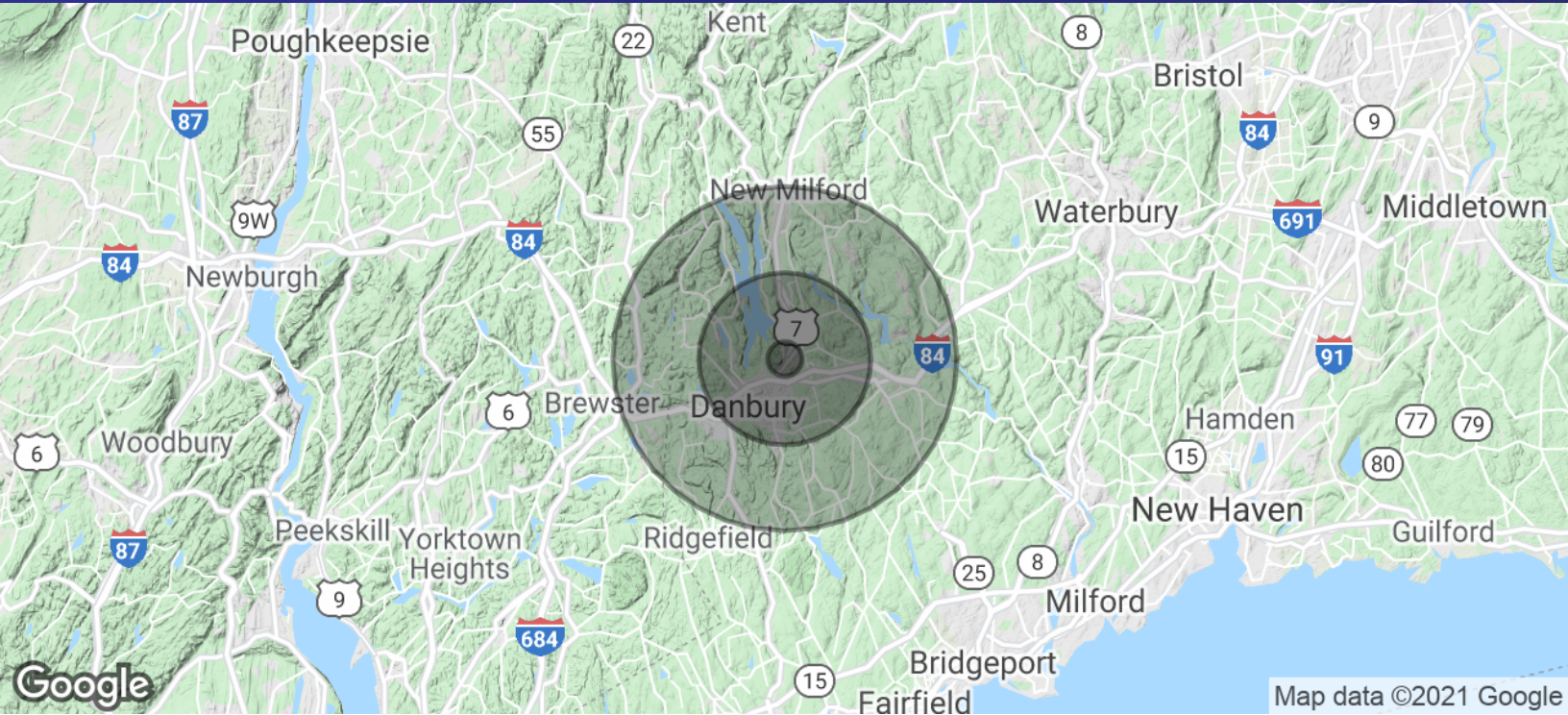
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,003	117,774	232,105
Average age	42.4	38.1	39.8
Average age (Male)	40.1	37.3	38.9
Average age (Female)	44.4	38.9	40.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,650	43,355	84,422
# of persons per HH	2.4	2.7	2.7
Average HH income	\$107,233	\$89,604	\$105,268
Average house value	\$380,103	\$408,279	\$450,358

* Demographic data derived from 2010 US Census



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