

756 Federal Road - Brookfield

756 Federal Rd, Brookfield, CT 06804



Listing ID:	30267247
Status:	Active
Property Type:	Retail-Commercial For Lease
Retail-Commercial Type:	Convenience Store, Day Care Facility
Contiguous Space:	1,900 - 3,900 SF
Total Available:	3,900 SF
Gross Land Area:	1.32 Acres
Lease Rate:	\$31 - 35 PSF (Annual)
Base Monthly Rent:	\$4,908 - 5,833
Lease Type:	NNN
Nearest MSA:	Bridgeport-Stamford-Norwalk
County:	Fairfield
Tax ID/APN:	D08/011
Zoning:	TCD
Gross Building Area:	3,900 SF
Building/Unit Size (RSF):	3,900 SF
Property Visibility:	Excellent
Highway Access:	Direct access to Ct "Super 7" and minutes to I-84.
Tenancy:	Multiple Tenants
Year Built:	1969
Construction/Siding:	Brick, Wood Siding
Parking Type:	Surface



Overview/Comments

Approved Fast Food with Drive Thru. This property was previously the historic location of the Hearth Restaurant located in Brookfield Ct. for more than 40 years. The family owned restaurant closed in in early 2018 and the property was sold to a local developer. This centrally located property is included in Phase II of the Brookfield Town Center Revitalization Project. The property has 200' of frontage and excellent visibility along Federal Road. The building's 3900 s.f. of space is being now offered for lease. A new revised site plan has now been approved by the Town of Brookfield which includes a fast food drive thru restaurant or pickup window. The entire space could be subdivided to approximately 2,000 s.f. each having basement storage with Bilco entry which is not included in ...

More Information Online

<https://advantagerealtyinc.catylist.com//listing/30267247>

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