

FOR LEASE // 616 FEDERAL ROAD, BROOKFIELD CT



PROPERTY DESCRIPTION

Location! Location! Amazing exposure on Federal Road with excellent parking directly in front of store. New ownership just completed renovation with new parking lot, façade and roof. Ideal for any retail use.

PROPERTY HIGHLIGHTS

- Gas Heat
- City Sewer, Well and Gas
- New Parking Lot
- New Facade and Roof
- Units Can be Combined

OFFERING SUMMARY

Lease Rate Unit 1:	\$1,500.00 per month (Gross)
Unit 1 SF:	750 SF
Lease Rate Unit 2:	\$1,000 per month (Gross)
Unit 2 SF:	500 SF
Units Combined	1,250 SF

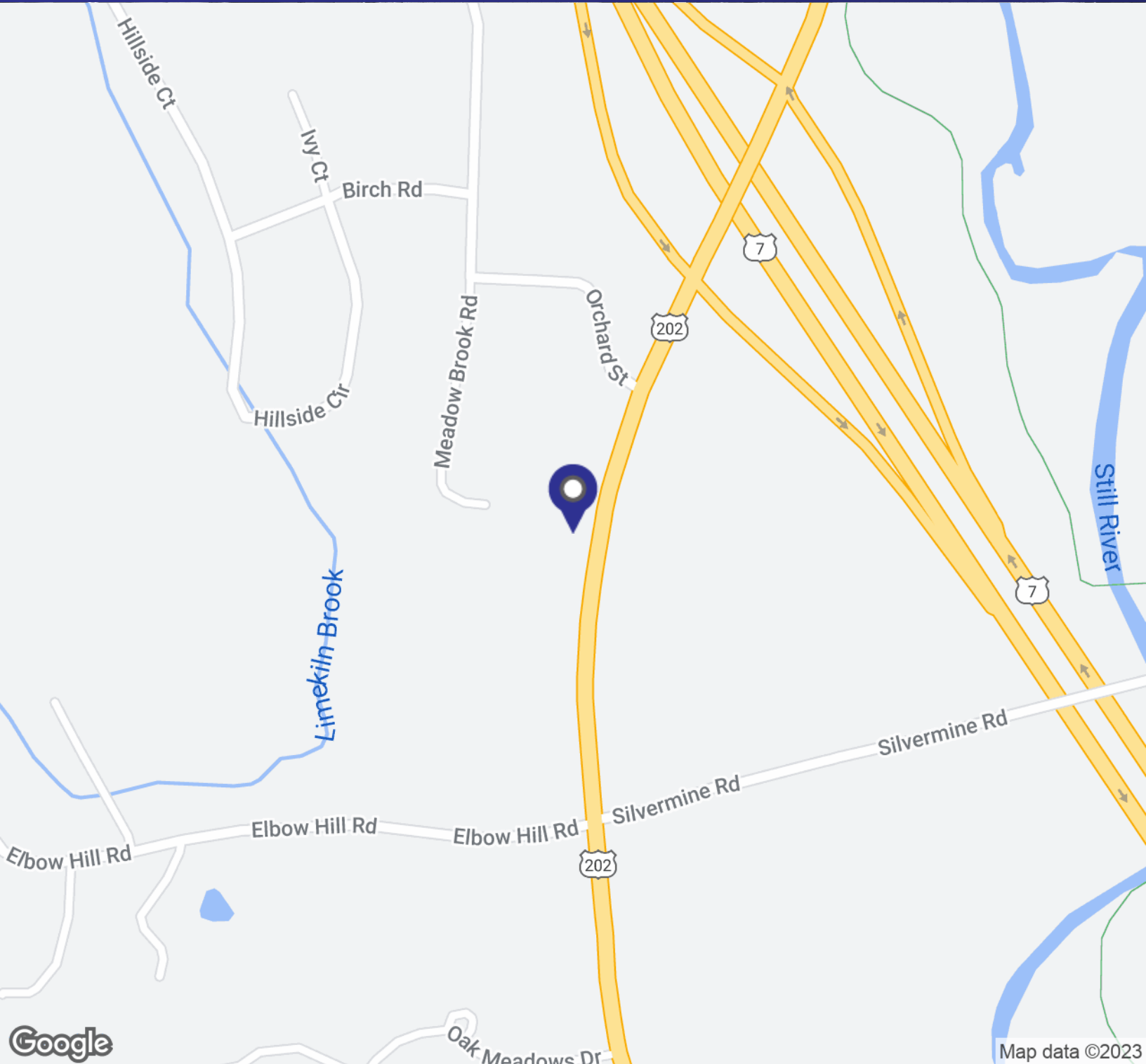
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,298	5,043	10,527
Total Population	3,184	12,197	24,549
Average HH Income	\$121,614	\$128,998	\$127,004



MICHAEL DIMYAN

Broker
203.948.2891
mdimyan@towercorp.com

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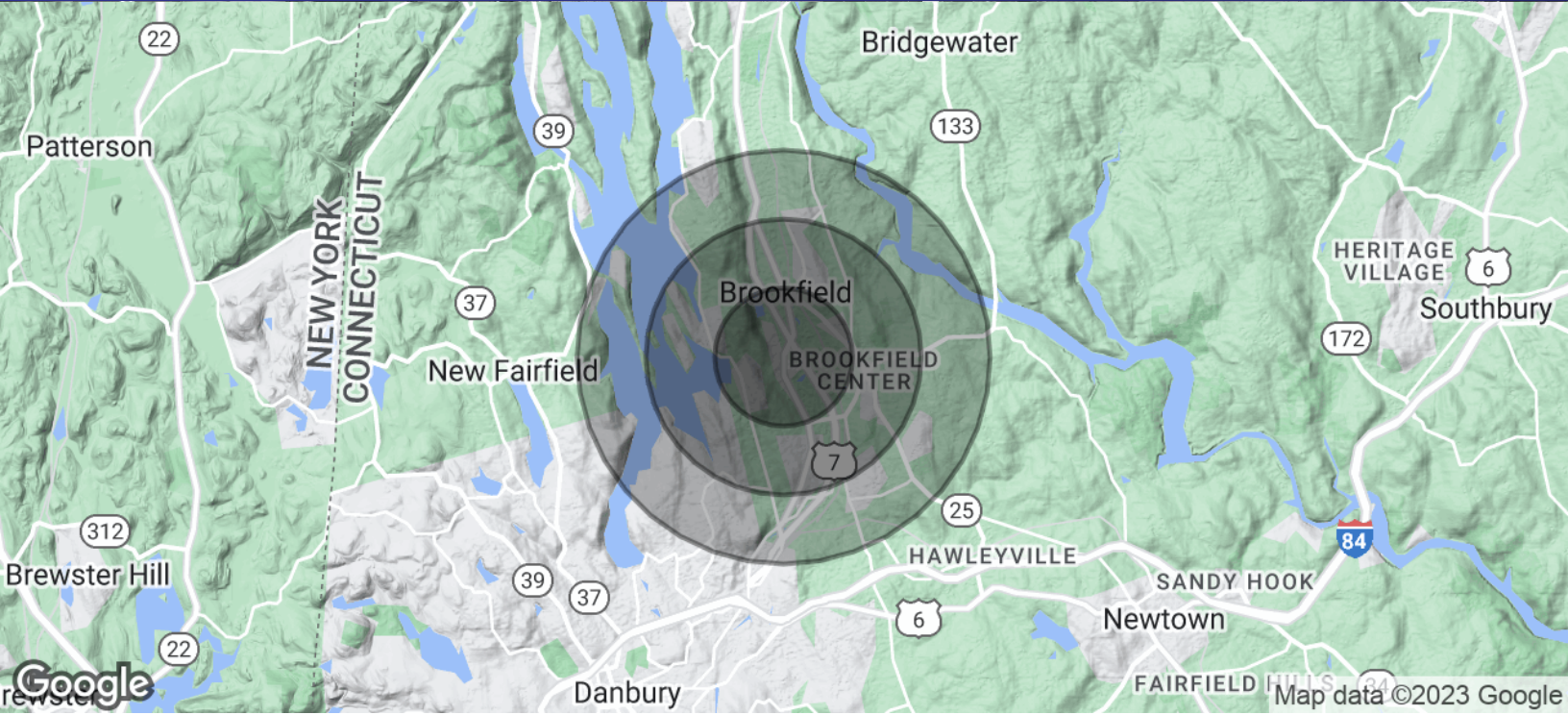
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,184	12,197	24,549
Average Age	42.0	44.2	45.3
Average Age (Male)	40.1	42.1	44.4
Average Age (Female)	42.4	44.1	44.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,298	5,043	10,527
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$121,614	\$128,998	\$127,004
Average House Value	\$366,828	\$367,193	\$373,212

* Demographic data derived from 2020 ACS - US Census



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