

**FOR LEASE // 163 WHISCONIER ROAD, BROOKFIELD CT**



**PROPERTY DESCRIPTION**

Ideal school or day care facility! Property includes 10 classrooms, 4 baths, playground and plenty of parking.

**PROPERTY HIGHLIGHTS**

- City Water and Sewer
- Oil Forced Air Heat
- Combination of Central A/C and Wall Units
- Four Baths
- Recent Upgrades: LED Lighting, Windows, VCT Flooring and Security System including Cameras.

**OFFERING SUMMARY**

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	Lower Level +/- 8,137 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	827	21,463	82,570
Total Population	2,327	57,855	225,762
Average HH Income	\$139,516	\$113,657	\$100,087



**MICK CONSALVO**  
*Broker*  
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 mconsalvo@towercorp.com



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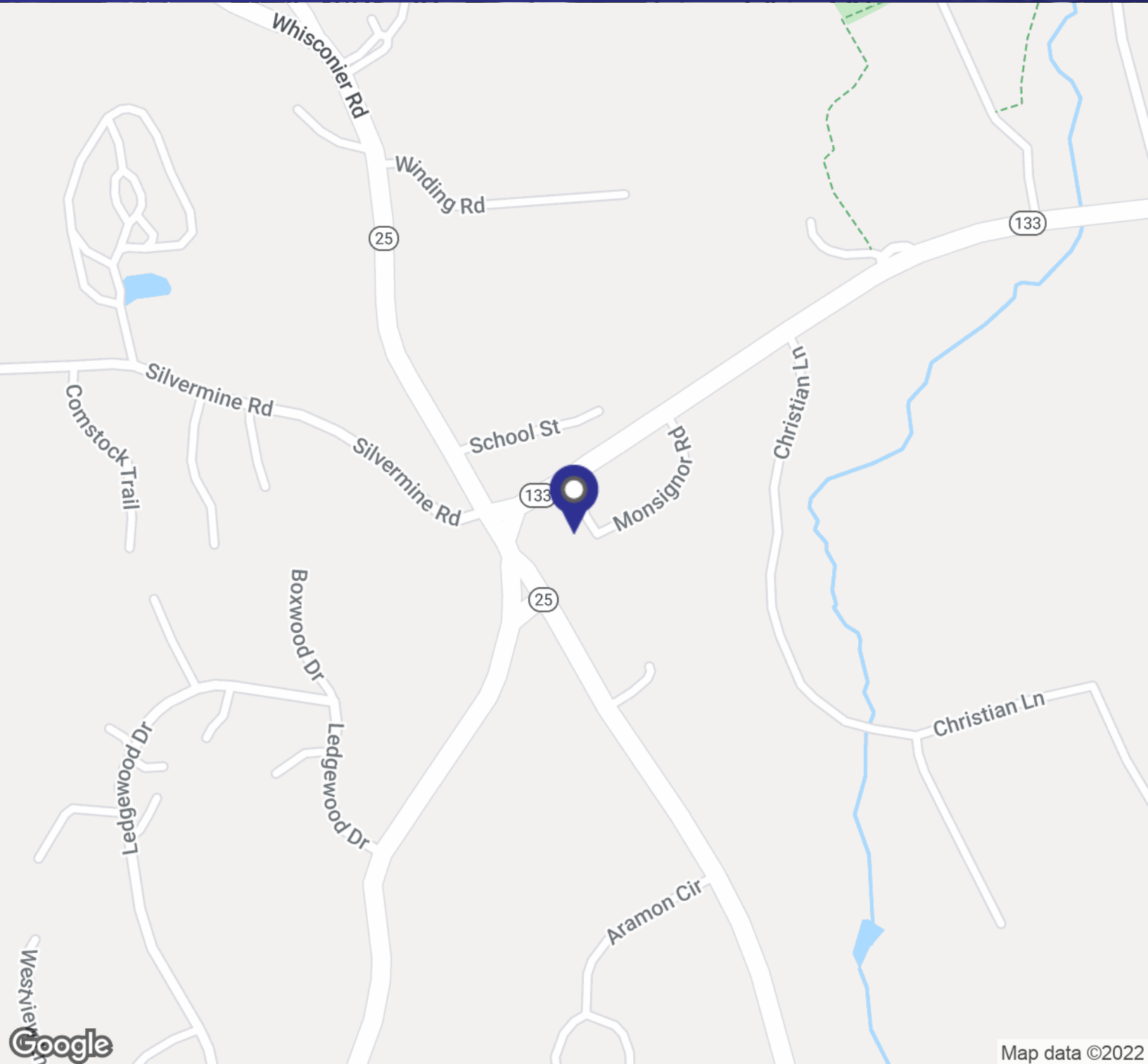
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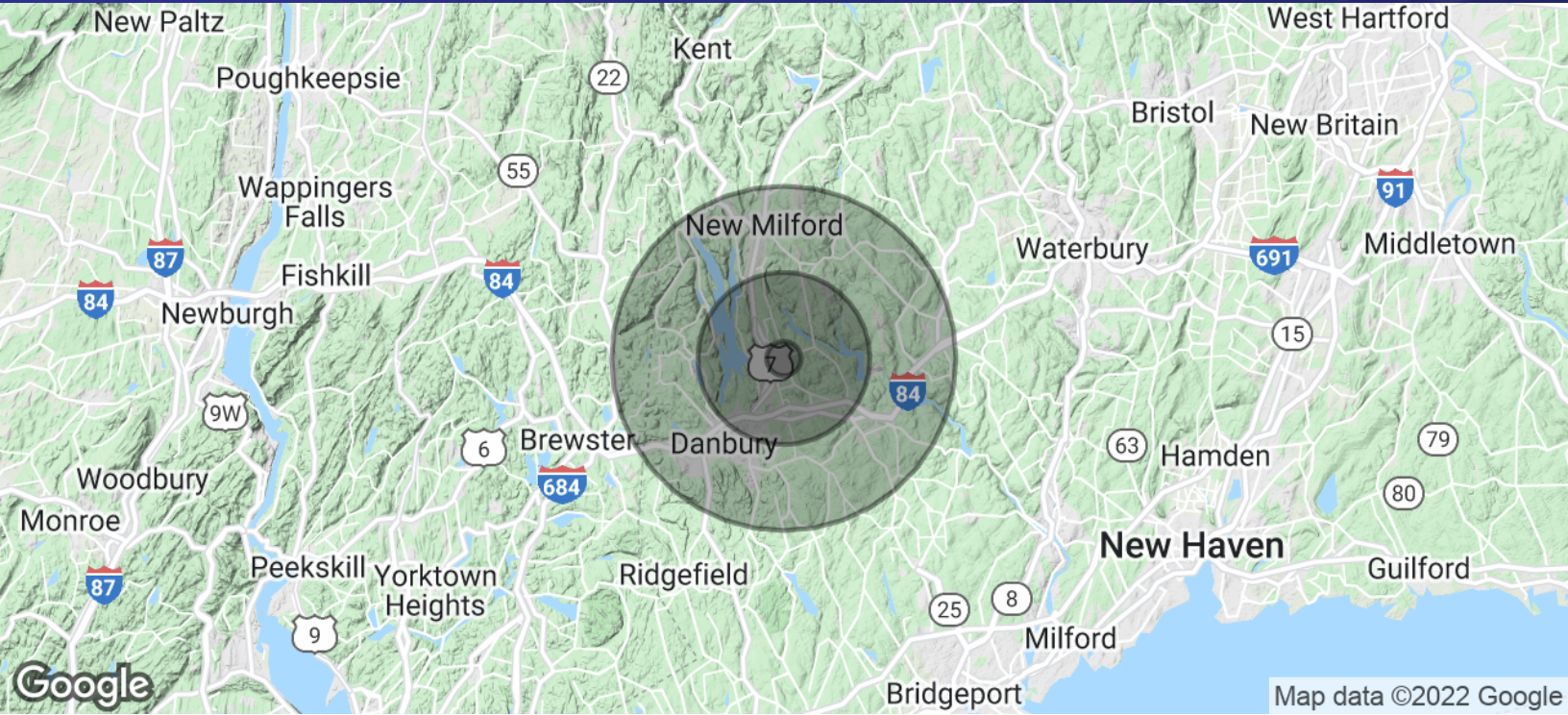
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,327	57,855	225,762
Average Age	42.6	41.8	39.9
Average Age (Male)	42.3	40.6	39.1
Average Age (Female)	42.7	42.8	40.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	827	21,463	82,570
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$139,516	\$113,657	\$100,087
Average House Value	\$500,844	\$451,010	\$430,640

\* Demographic data derived from 2010 US Census



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