

FOR LEASE // 499 FEDERAL ROAD, BROOKFIELD CT



PROPERTY DESCRIPTION

Ideal ground level units at the 499 Federal Road! Fantastic location just north of Costco with easy access to I-84. Potential uses include: Office, Medical/Dental, Rehab/PT, Spa/Beauty, showroom, retail, or laboratory space.

PROPERTY HIGHLIGHTS

- Electric Heat
- Central AC
- Well Water
- City Sewer
- Ample Parking

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	+/- 560 SF
Nets:	+/- \$4.00

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,039	28,491	83,874
Total Population	2,743	77,954	229,511
Average HH Income	\$132,097	\$102,597	\$101,373



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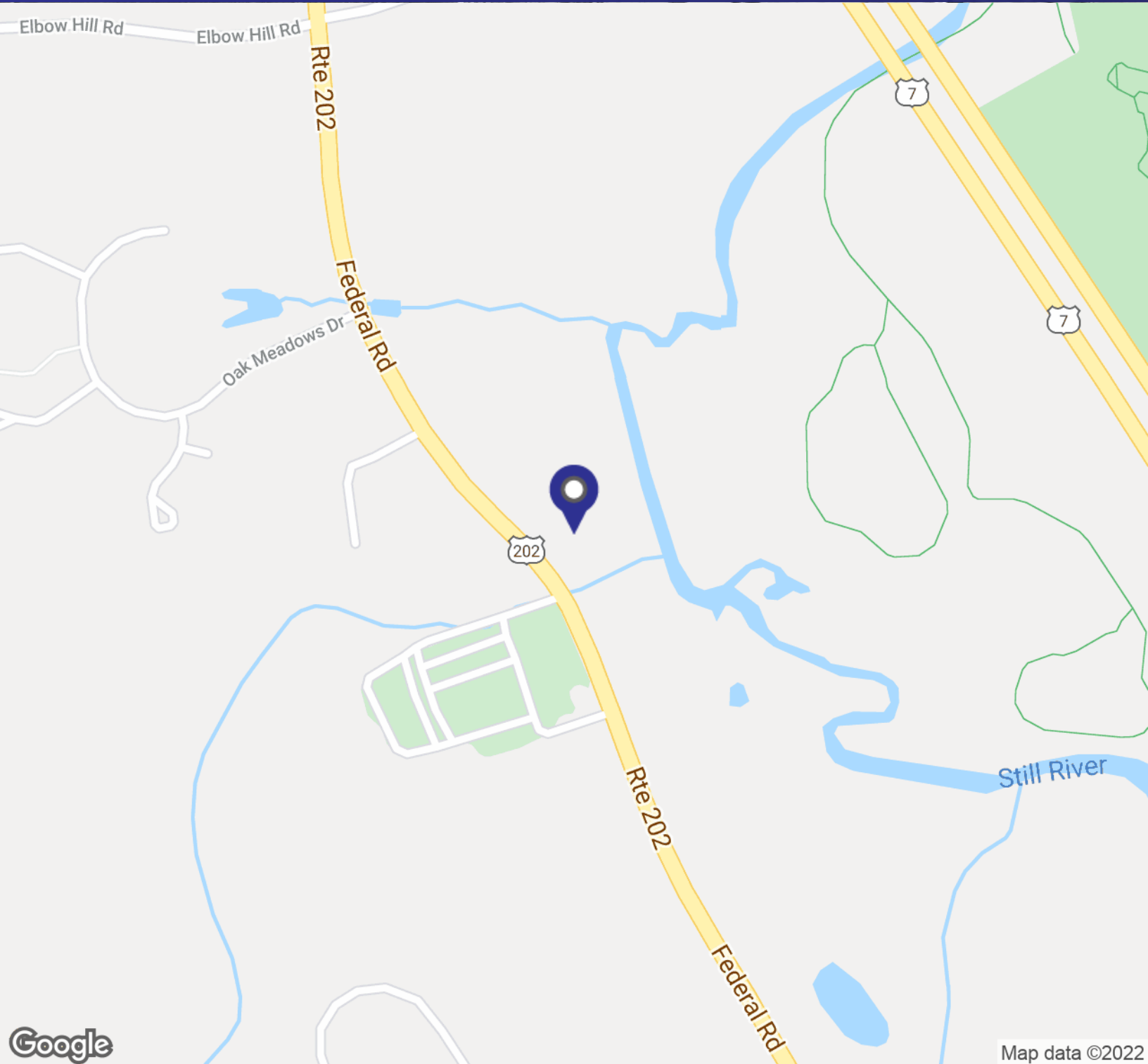
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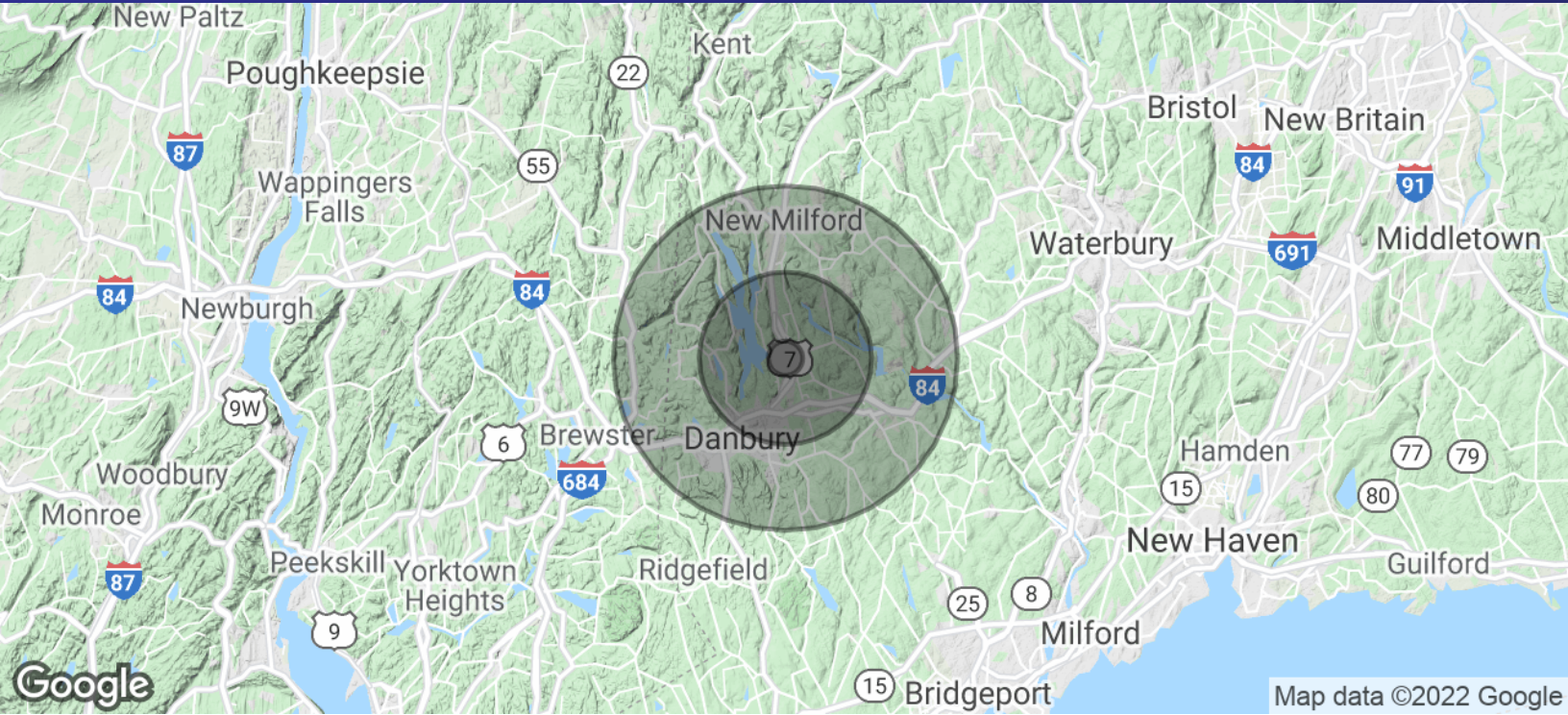
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,743	77,954	229,511
Average Age	41.3	40.0	39.7
Average Age (Male)	38.1	39.0	38.8
Average Age (Female)	43.5	40.9	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,039	28,491	83,874
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$132,097	\$102,597	\$101,373
Average House Value	\$459,730	\$422,218	\$434,429

* Demographic data derived from 2010 US Census



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