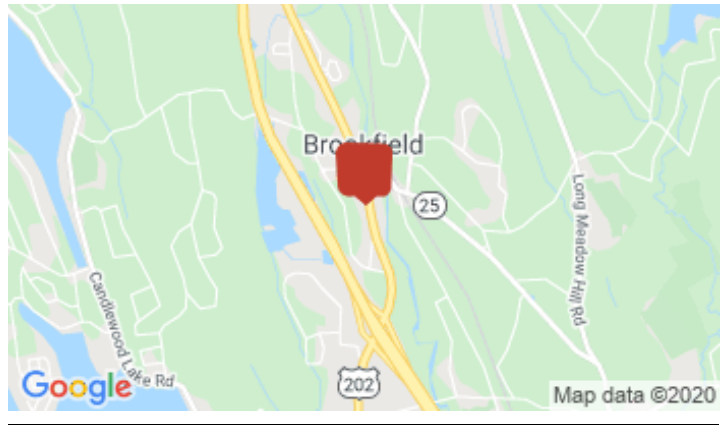


782 Federal Road-Unit 2

782 Federal Road, Brookfield, CT 06804



Listing ID:	30486181
Status:	Active
Property Type:	Retail-Commercial For Lease
Retail-Commercial Type:	Convenience Store, Mixed Use
Contiguous Space:	1,250 - 3,750 SF
Total Available:	1,250 SF
Lease Rate:	\$21.50 PSF (Annual)
Base Monthly Rent:	\$2,239
Lease Type:	NNN
Nearest MSA:	Bridgeport-Stamford-Norwalk
County:	Fairfield
Tax ID/APN:	D07/086
Zoning:	BUSINESS
Gross Building Area:	7,650 SF
Building/Unit Size (RSF):	1,250 SF
Property Visibility:	Excellent
Highway Access:	Route "Super 7" and Federal Road
Year Built:	1975
Construction/Siding:	Concrete
Parking Type:	Surface



Overview/Comments

1,250 s.f. of retail space on busy Route 7 / Federal Road - Previous Portobello restaurant space and located next to Dunkin Donuts. The space can be combined with an additional 2500 s.f. for a total of 3,750 s.f. retail including a drive thru. Located in Brookfield CT just off "SUPER 7". The spaces are Fully air conditioned with gas heat. Existing tenants are a nail salon, Chinese restaurant, deli, and Dunking Donuts . All new streets-cape landscaping and lighting, excellent signage, business zoning, high visibility and improved parking. . The "Brookfield Village" development just down the street is a mixed-use Retail / Commercial / Residential development project located at an area known as the "The Brookfield Four Corners". This entire redevelopment area offers a great opportunity for new restaurants with outdoor dining patio and plazas located just off Federal Rd. . This is Brookfield's new Premier "Town Center District" master planned project providing a charming village concept in the heart of Brookfield. The project provides the Town of Brookfield in this area with new sidewalks, street lighting, landscaping, and street widening, and other infrastructure and architectural features designed to complement the "Brookfield Village" project. The Brookfield Village Project include four new buildings with approximately 26,000 sf of commercial space located on the first floor. There will be two stories of residential apartments above the first-floor commercial space. ...

More Information Online

<https://advantagerealtyinc.catylist.com//listing/30486181>

QR Code

Scan this image with your mobile device:



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