

~ FOR LEASE ~



TOWER REALTY CORP.

OFFICE/MEDICAL SPACE

Broker Incentive: Full Commission to Leasing Agent



**67 Federal Road
Brookfield, CT**

Lease Price: \$14.00 Gross + Utilities

Broker incentive! Full commission to leasing agent!
Great Route 7 location just off I-84. Property features
include 150-car parking, elevator, sprinklers and great
windows.

Size Options:
Building A: +/- 2,440 Sq. Ft.
Building B: +/- 1,075 Sq. Ft.
 +/- 1,325 Sq. Ft.

Year Built: 1989
Zone: IRC 80/40
Traffic Count: +/- 31,744 Vehicles
(2019)

Parking: +/- 150 Spaces
Heating/Cooling: Propane Heat/Central A/C
Elevator: Yes - Building A
Sprinklers: Yes
Utilities: City Water and Sewer



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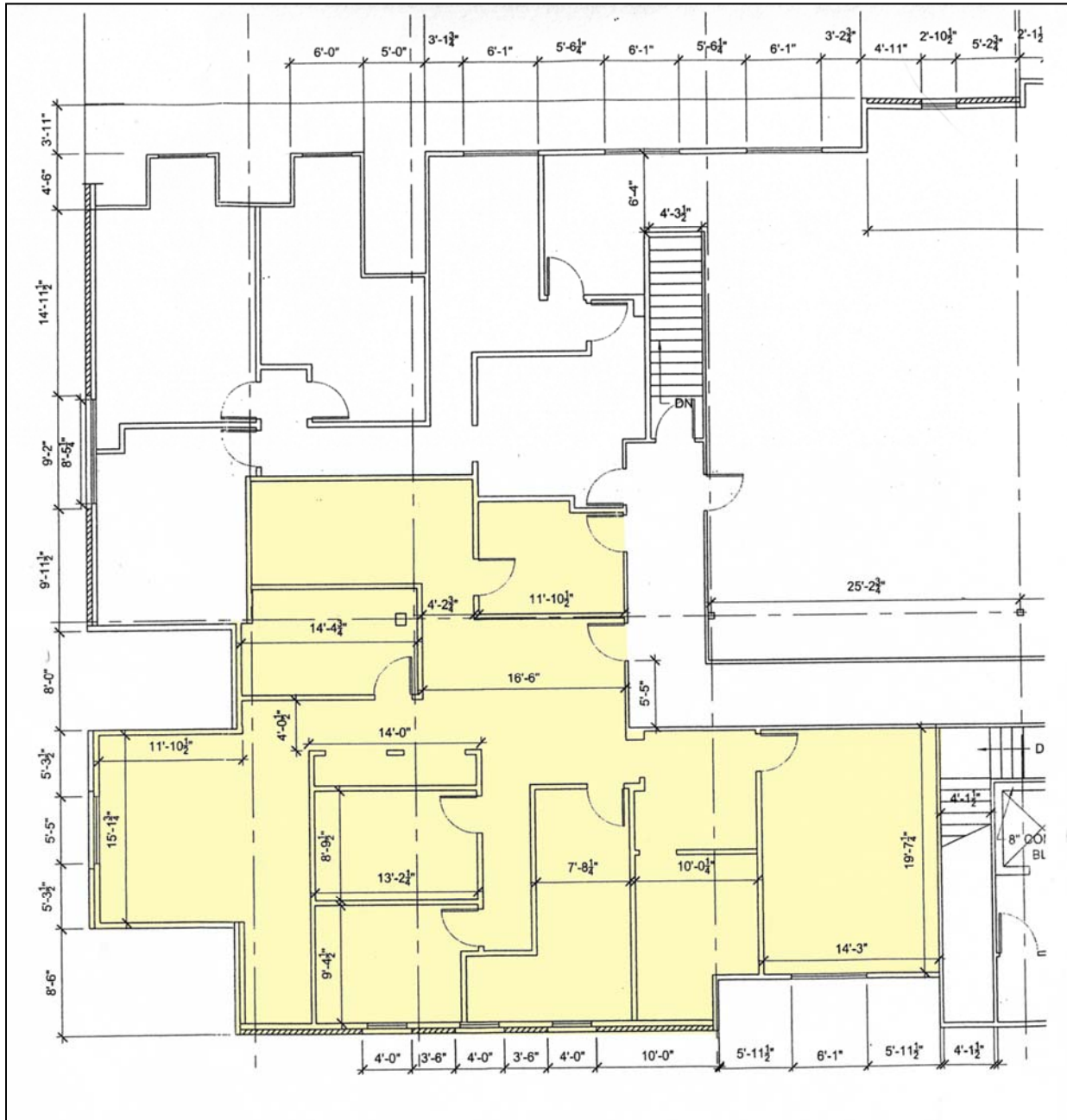
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LAYOUT - BLDG. A 2ND FLOOR

67 FEDERAL ROAD,
BROOKFIELD, CT



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TRAFFIC COUNT REPORT

67 FEDERAL ROAD,
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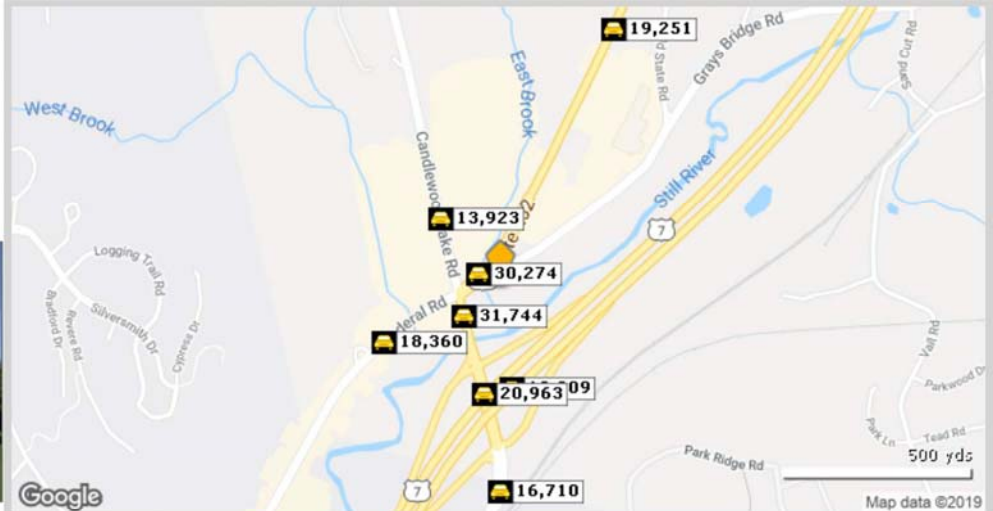
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Traffic Count Report

Bldg B

67 Federal Rd, Brookfield, CT 06804

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **30,100 SF**
 Year Built: **1992**
 Total Available: **4,899 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



| Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|-----------------------|---------------------|----------------|------------|------------------|-------------|-------------------------|
| 1 Federal Rd | Grays Bridge Rd | 0.03 NE | 2018 | 30,274 | MPSI | .04 |
| 2 White Turkey Rd Exd | Federal Rd | 0.03 N | 2018 | 31,744 | MPSI | .07 |
| 3 Candlewood Lake Rd | Old White Turkey Rd | 0.39 N | 2018 | 13,763 | MPSI | .14 |
| 4 Candlewood Lake Rd | Old Turnpike Rd | 0.06 N | 2012 | 13,923 | MPSI | .14 |
| 5 US Hwy 7 | White Turkey Rd Exd | 0.04 W | 2018 | 18,809 | MPSI | .15 |
| 6 White Turkey Rd Exd | US Hwy 7 | 0.03 S | 2012 | 22,200 | ADT | .16 |
| 7 US Hwy 7 | White Turkey Rd Exd | 0.00 | 2018 | 20,963 | MPSI | .16 |
| 8 Federal Rd | White Turkey Rd Exd | 0.14 NE | 2018 | 18,360 | MPSI | .19 |
| 9 White Turkey Rd Exd | US Hwy 7 | 0.12 N | 2018 | 16,710 | MPSI | .31 |
| 10 Federal Rd | Beverly Dr | 0.09 NE | 2018 | 19,251 | MPSI | .44 |

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LOCATION MAP

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