

~ FOR LEASE ~

RETAIL, MEDICAL or OFFICE SPACE



TOWER REALTY CORP.



Broker Incentive - Full Commission to Leasing Agent

**67 Federal Road, Suite B2
Brookfield, CT**

**Lease Price: \$14.00 NNN
(NNN = +/- \$5.00)**

Great Route 7 location just off I-84. Space is ideal for retail, medical or office. Property features fantastic exposure, 150-car parking, sprinklers and lots of windows. Subdivision possible.

Size:	+/- 2,499 Sq. Ft.
Year Built:	1989
Zone:	IRC 80/40
Traffic Count:	+/- 31,744 Vehicles (2019)
Parking:	+/- 150 Spaces
Heating:	Gas Heat
Cooling:	Central A/C
Sprinklers:	Yes
Utilities:	City Water, Sewer and Gas



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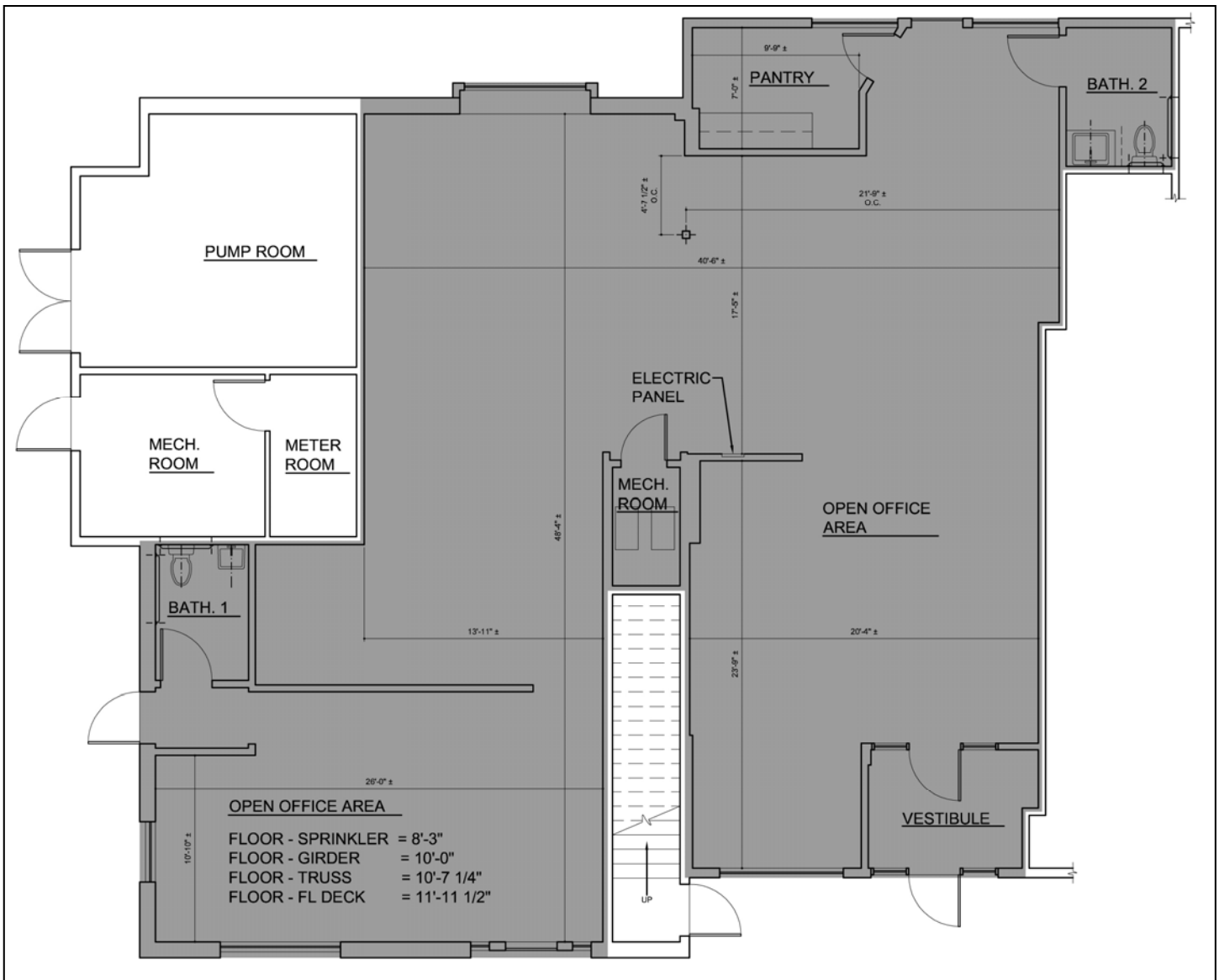
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~ LAYOUT ~

67 FEDERAL ROAD, SUITE B2
BROOKFIELD, CT



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TRAFFIC COUNT REPORT

67 FEDERAL ROAD,
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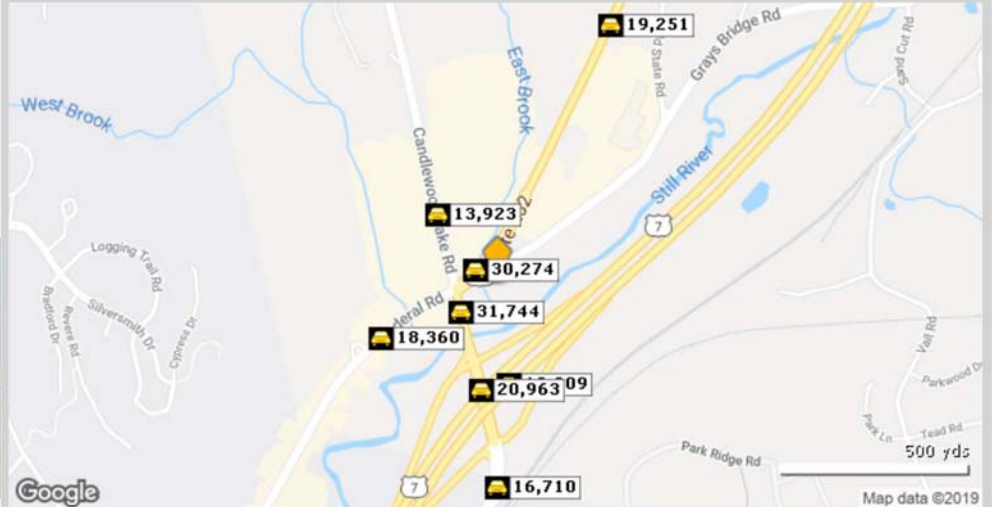


Traffic Count Report

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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Page 1



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~ LOCATION MAPS ~

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