

~ FOR LEASE ~



**FREESTANDING
RESTAURANT/RETAIL BUILDING / OFFICE / MEDICAL**

TOWER REALTY CORP.



**779 Federal Road
Brookfield, CT**

Lease Price: \$18.00 NNN

Freestanding 4,091 restaurant building on level .938 acres. Site has 181' of Route 7 road frontage and is connected to city sewer and gas.

This former Mexican Restaurant is ideal for: Restaurant, Retail, Office, or Medical use. The freestanding building sits in the middle of Brookfield's New Town Center District with a new Street Scape and Still River Greenway which sees nearly 200,000 pedestrians users.

Size:	+/- 4,091 Sq. Ft. Plus Additional 2,196 Sq. Ft. Basement and 1,390 Sq. Ft. Patio
Lot Size:	+/- .938 Acres
Road Frontage:	181 Ft. on Route 7
Zone:	TCD (Town Center)
Year Built:	1978
Parking:	+/- 58 Car Parking
Traffic Count:	+/- 28,651 Vehicles Daily (2018)
Heating:	Gas Heat
Cooling:	Central A/C
Utilities:	City Sewer , Gas and Well Water (City water available in street)



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com

**Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com
203-775-5000 Office / 203-546-7793 Fax**

No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

ADDITIONAL PHOTOS

779 FEDERAL RD
BROOKFIELD, CT



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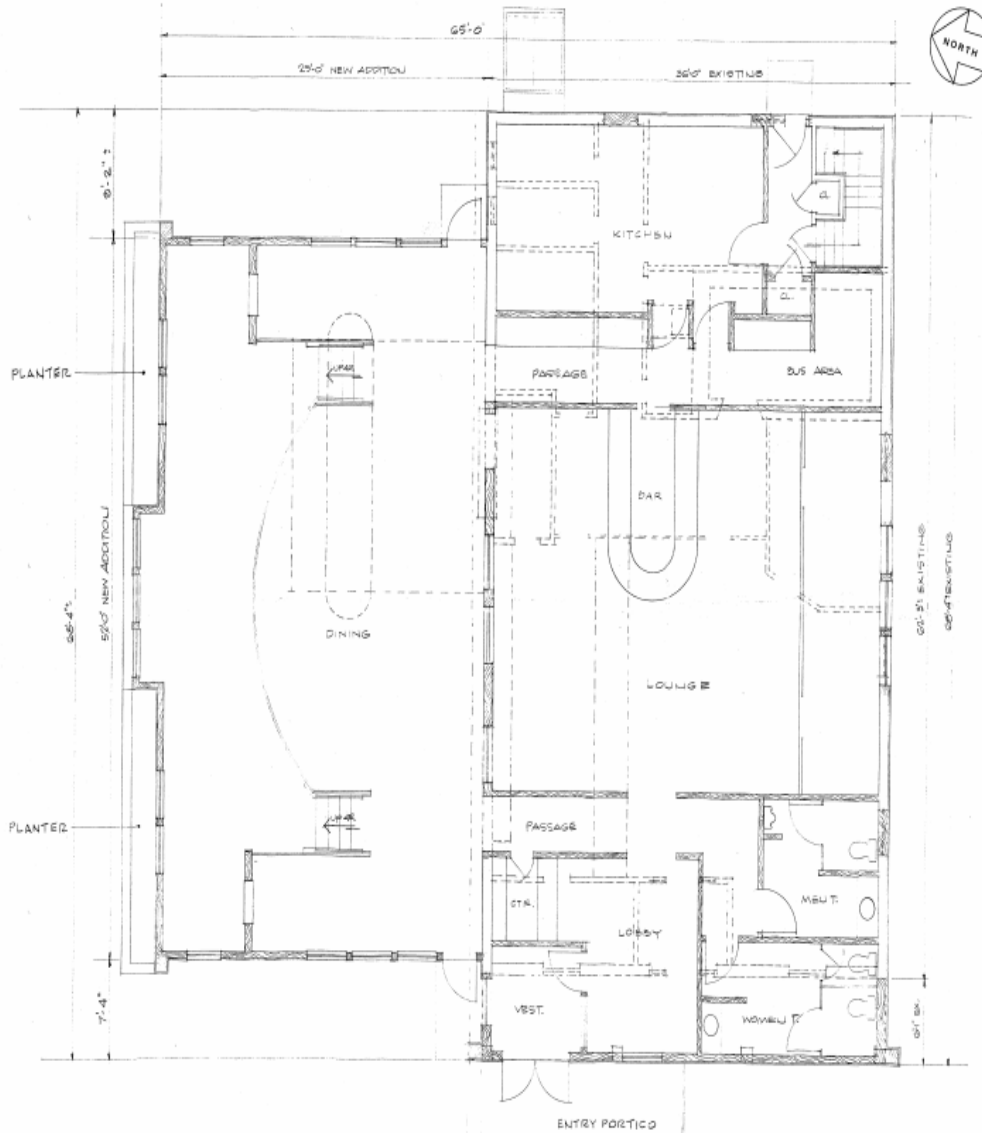
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LAYOUT - GROUND LEVEL

254 DANBURY ROAD,
NEW MILFORD, CT



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FLOOR PLAN

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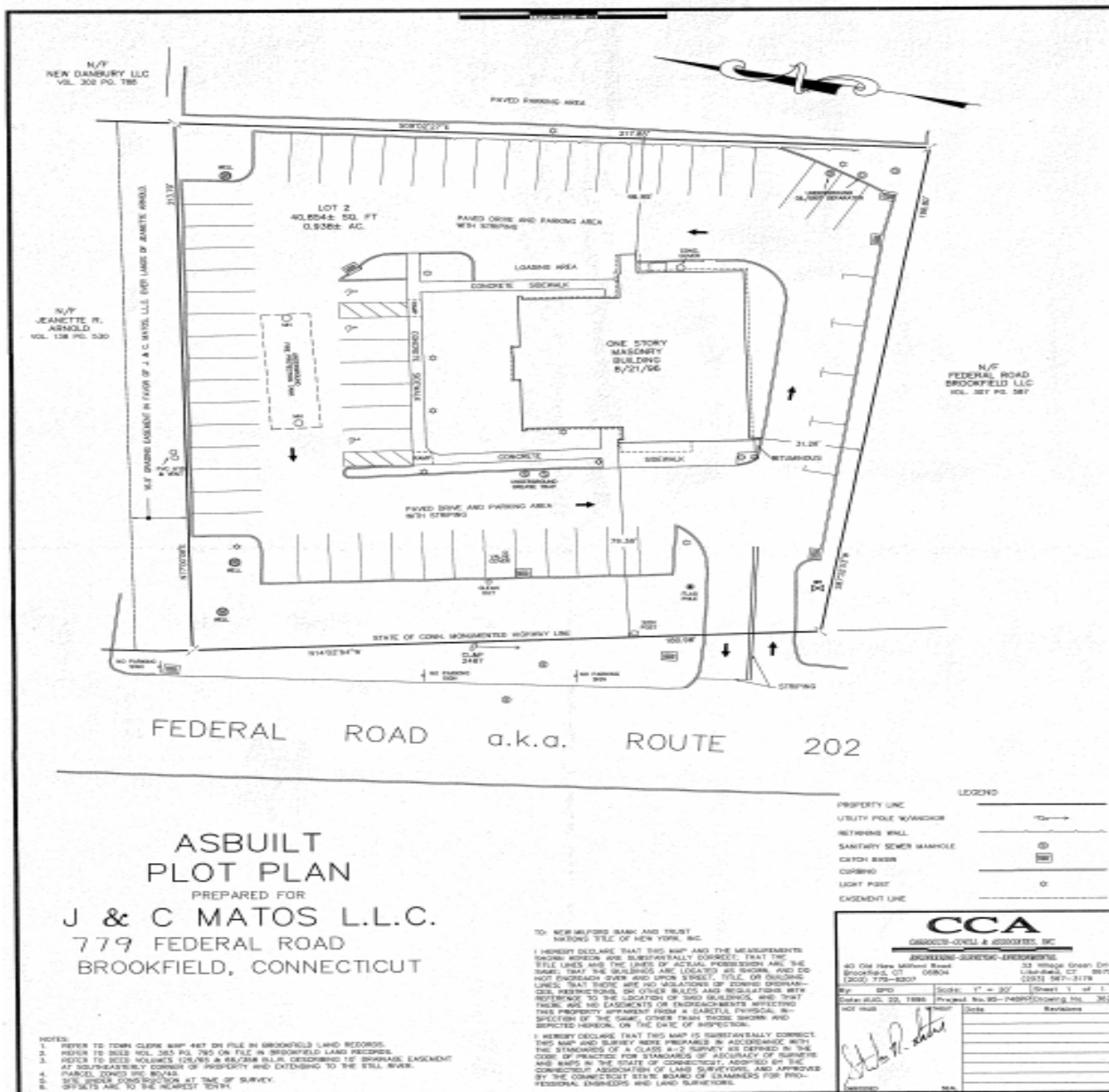
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SITE PLAN

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