

FOR LEASE // 67 FEDERAL ROAD, BROOKFIELD CT



LOCATION INFORMATION

Street Address	67 Federal Road
City, State, Zip	Brookfield, CT 06804
County	Fairfield
Traffic Count	+/- 31,744 Vehicles (2019)

BUILDING INFORMATION

Available Size	+/- 4,111 or 5,395 SF
Price	\$12 NNN
	+/- \$5.75

PROPERTY HIGHLIGHTS

- Ideal retail, medical or office location with amazing exposure in the heart of Federal Road. Be neighbors with BJ's, Kohls, Raymour and Flanigan, Bed Bath and Beyond, CVS, Michaels, Costco, Starbucks, and other major retailers. Easy Access to Super 7 and I-84 Exit 7 on/off ramps.
- Built 1989
- 150 Parking
- Central A/C
- Propane Heat
- City Water and Sewer



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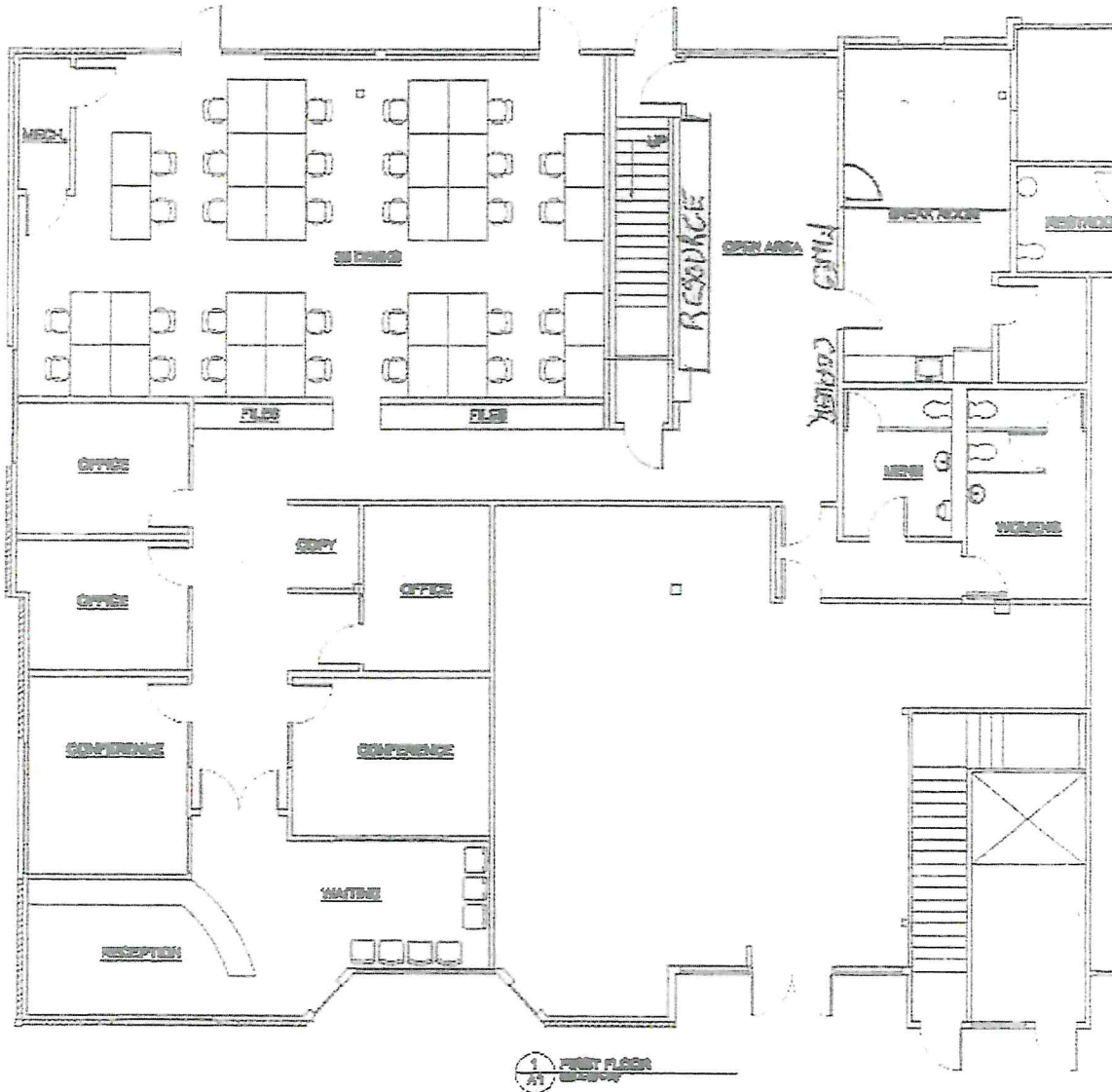
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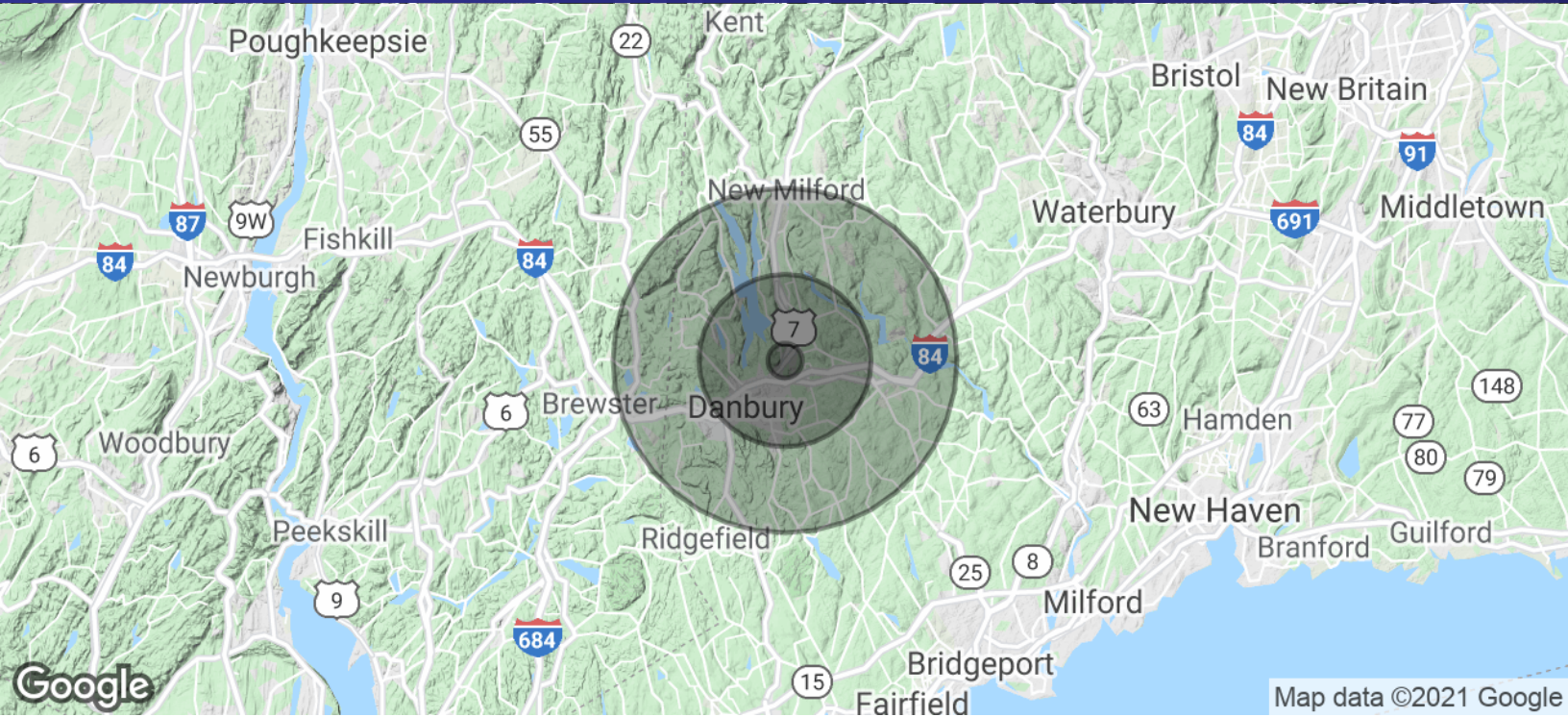
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,809	115,612	231,285
Average age	42.4	38.2	39.8
Average age (Male)	39.9	37.4	38.9
Average age (Female)	44.7	39.0	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,536	42,630	83,994
# of persons per HH	2.5	2.7	2.8
Average HH income	\$110,235	\$90,179	\$105,564
Average house value	\$386,940	\$410,278	\$450,076

* Demographic data derived from 2010 US Census



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