

FOR LEASE // 475 FEDERAL ROAD, BROOKFIELD CT



PROPERTY DESCRIPTION

First floor units Ideal for any fitness, professional office, medical or retail use. Building has plenty of parking and signage on route 7. Units can me combined!

PROPERTY HIGHLIGHTS

- Open Floor Plan
- Year Built 1965
- IRC 80/40 Zone
- Gas Heat
- Central A/C
- One Bath Per Unit
- Well, Sewer, and Gas

OFFERING SUMMARY

Sizes - Unit B:	+/- 1,216 Sq. Ft.
Unit C:	+/- 1,444 SF (End Unit)
Unit B/C:	+/- 2,744 Sq. Ft
Pricing - Unit B:	\$1,300 + Utilities
Unit C:	\$1,550 + Utilities
Combined:	\$2,800 + Utilities

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,036	28,867	83,769
Total Population	2,726	79,344	229,948
Average HH Income	\$132,053	\$102,280	\$101,317



MICK CONSALVO

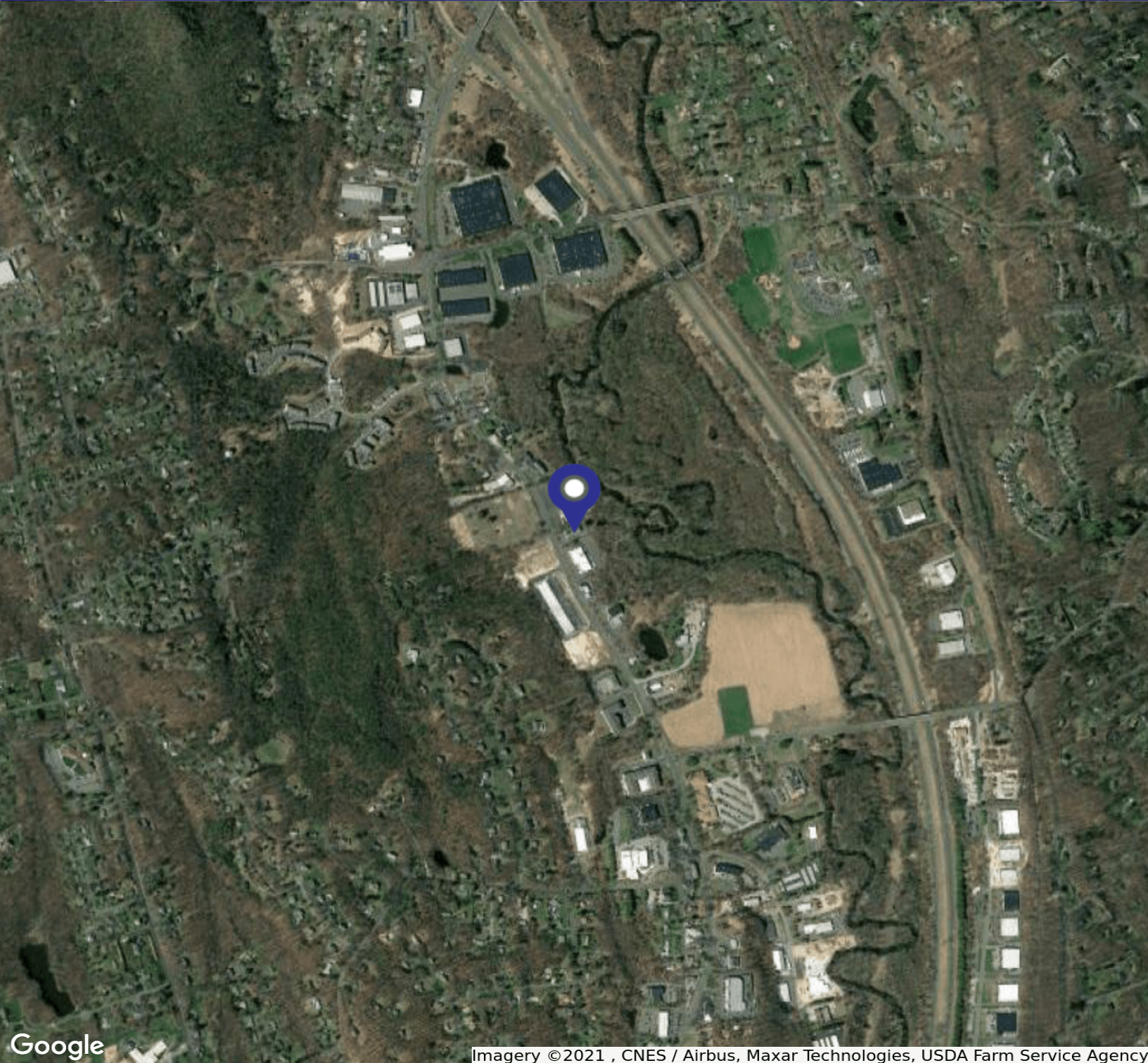
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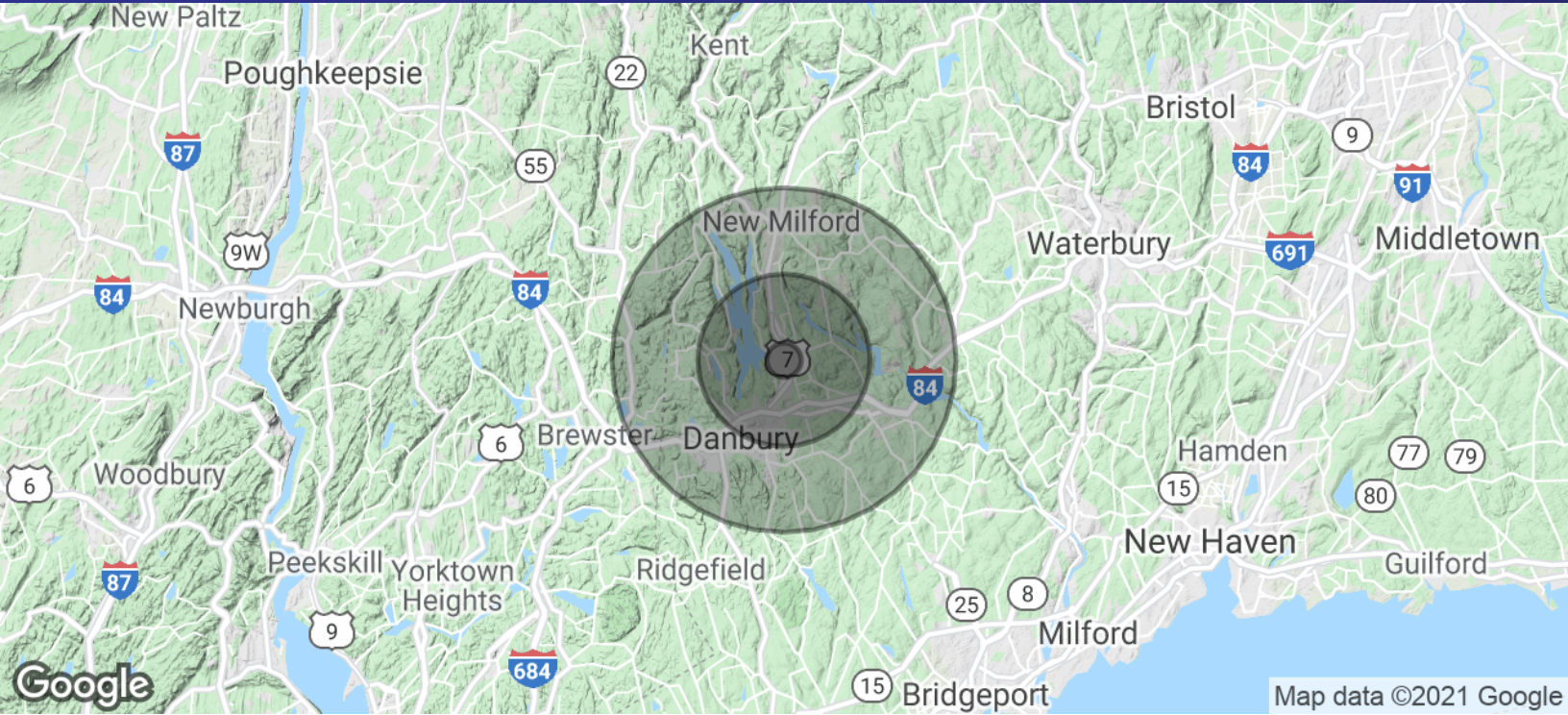
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,726	79,344	229,948
Average age	41.3	39.9	39.7
Average age (Male)	37.9	38.9	38.8
Average age (Female)	43.6	40.8	40.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,036	28,867	83,769
# of persons per HH	2.6	2.7	2.7
Average HH income	\$132,053	\$102,280	\$101,317
Average house value	\$449,983	\$422,404	\$435,438

* Demographic data derived from 2010 US Census



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