

# FOR SALE OR LEASE // 304 FEDERAL ROAD, BROOKFIELD CT



## PROPERTY DESCRIPTION

Convenient first floor corner office suite with private entrance. Unit is currently laid out as medical space with seven exam rooms (3 with sinks), X-Ray room, private bath, washer/dryer, waiting room and reception area. Unit is separately metered for electric and HVAC. Building has great parking in front and in rear of property. Easy access to I-84.

## PROPERTY HIGHLIGHTS

- Electric Heat Pump
- Central A/C
- Well; City Sewer
- Private Bath & Common Bath in Hall
- Common Charges: \$956 Monthly
- Taxes: \$3,536 Yearly

## OFFERING SUMMARY

Sale Price:	\$225,000
Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	+/- 2,006 SF
Unit #:	109 & 110

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,045	33,924	83,298
Total Population	2,716	93,381	228,879
Average HH Income	\$131,266	\$96,892	\$103,073



### MICK CONSALVO

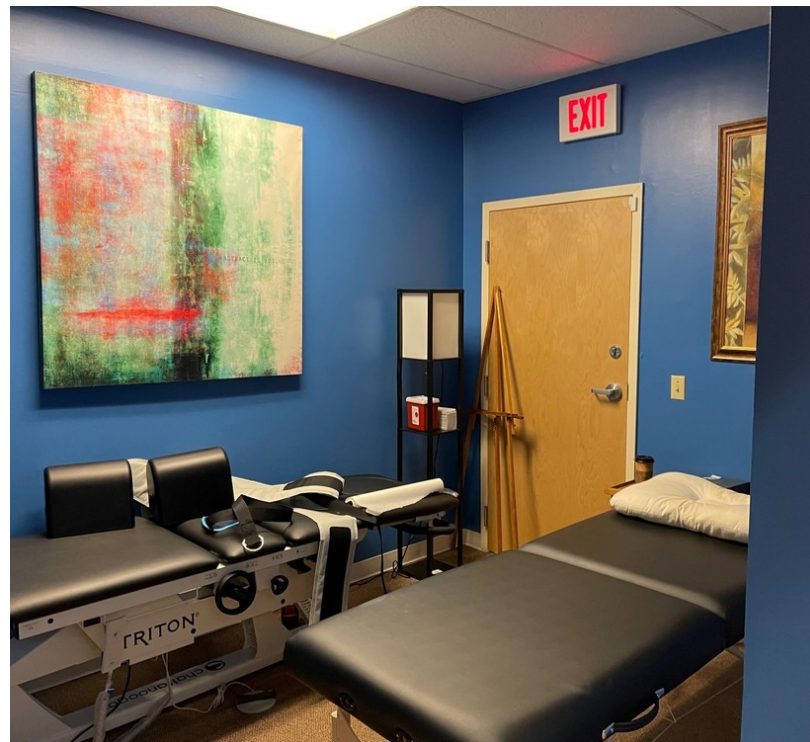
Broker

203.241.5188

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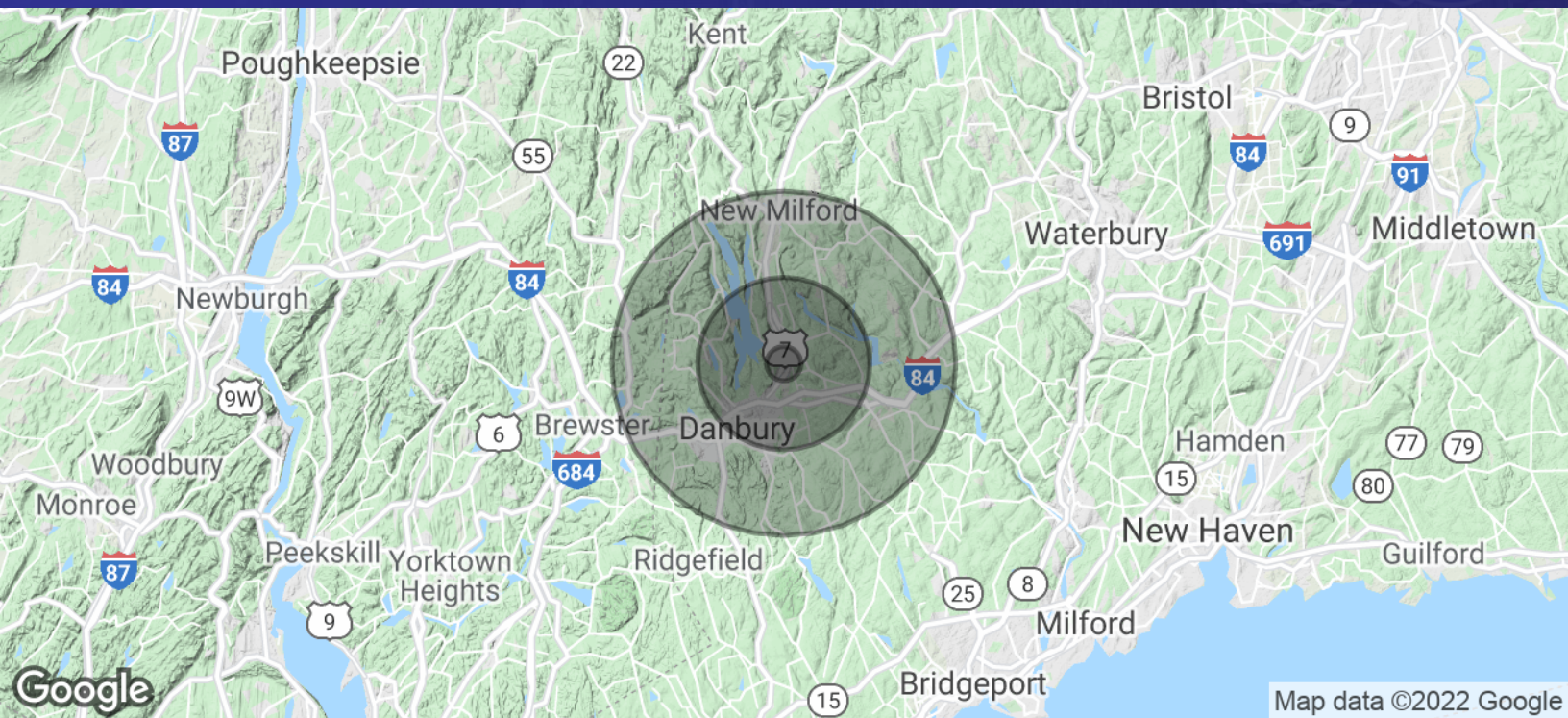
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,716	93,381	228,879
Average Age	41.0	38.8	39.7
Average Age (Male)	37.2	37.9	38.8
Average Age (Female)	43.9	39.7	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,045	33,924	83,298
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$131,266	\$96,892	\$103,073
Average House Value	\$423,310	\$420,655	\$440,167

\* Demographic data derived from 2010 US Census



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