

FOR LEASE // 195 FEDERAL ROAD



LOCATION INFORMATION

Street Address	195 Federal Road
City, State, Zip	Brookfield, CT 06804
County	Fairfield

BUILDING INFORMATION

Suite 3A - +/- 788 SF	\$925 + Utilities
Suite 5 - +/- 1,432 SF	\$1,675 + Utilities

PROPERTY HIGHLIGHTS

- Recently updated office suite on RT. 7 with fresh paint and new carpet. Layout: Reception area., exam rooms and windowed offices. Ideal for medical or professional office with easy access to I-84.
- Gas Heat
- Central AC
- City Water, Sewer and Gas
- C-1 Zone (Neighborhood Commercial)
- Common Baths
- Elevator Access



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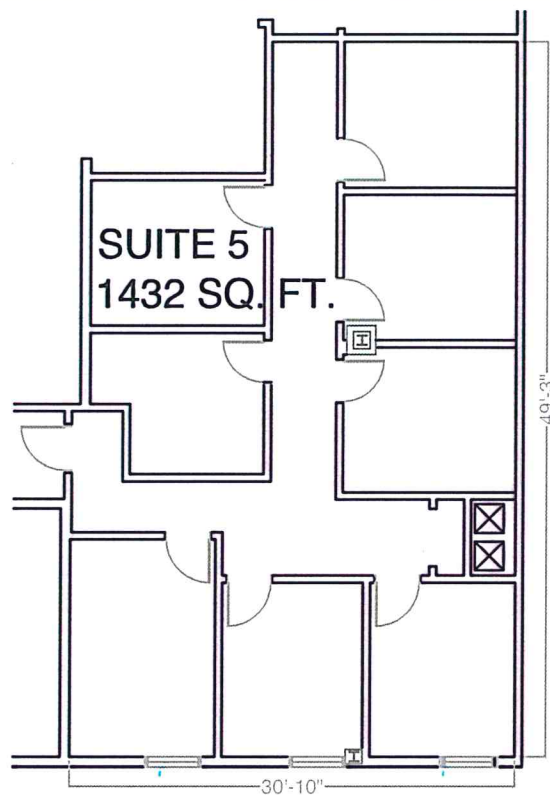
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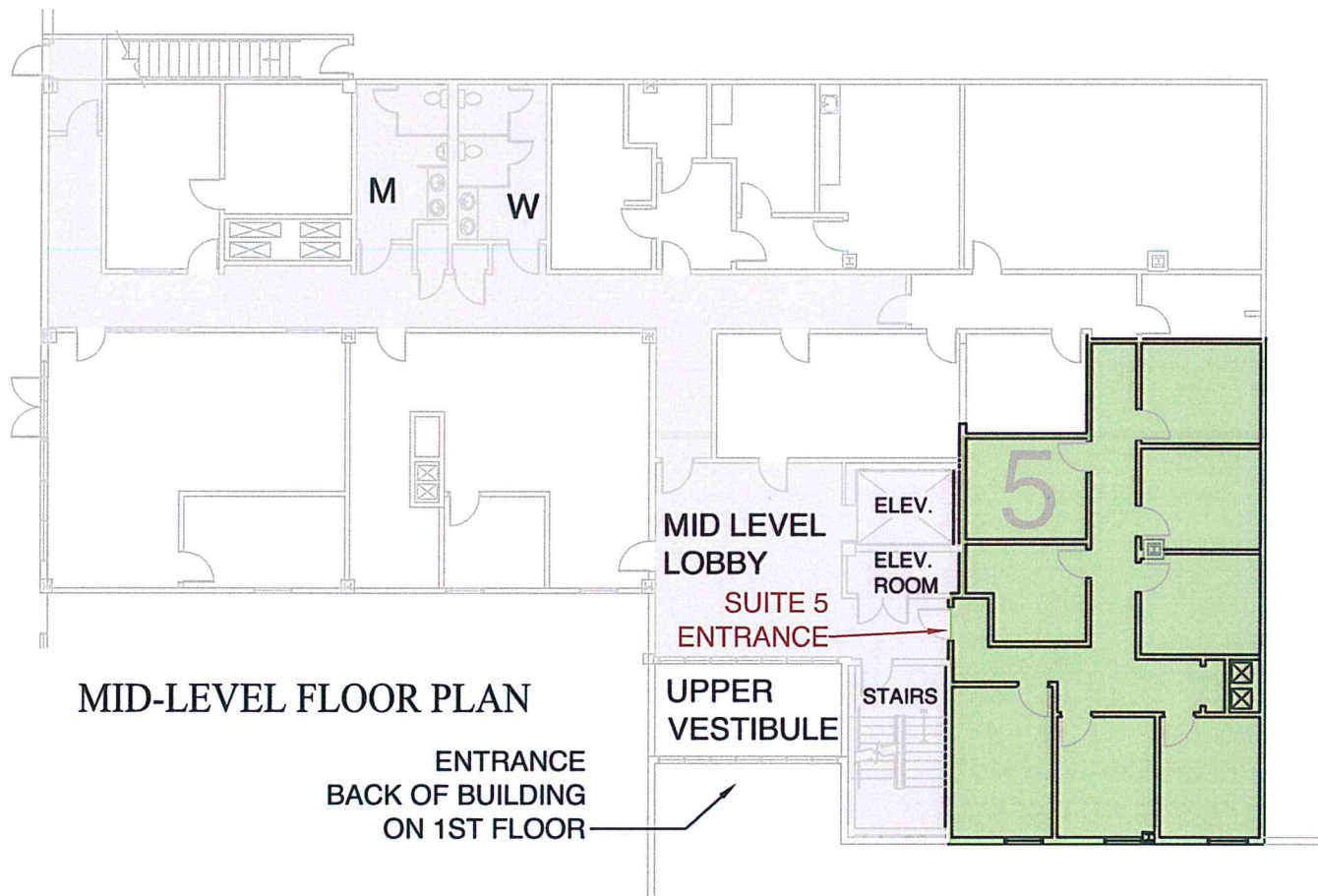
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PARTIAL FLOOR PLAN



MID-LEVEL FLOOR PLAN

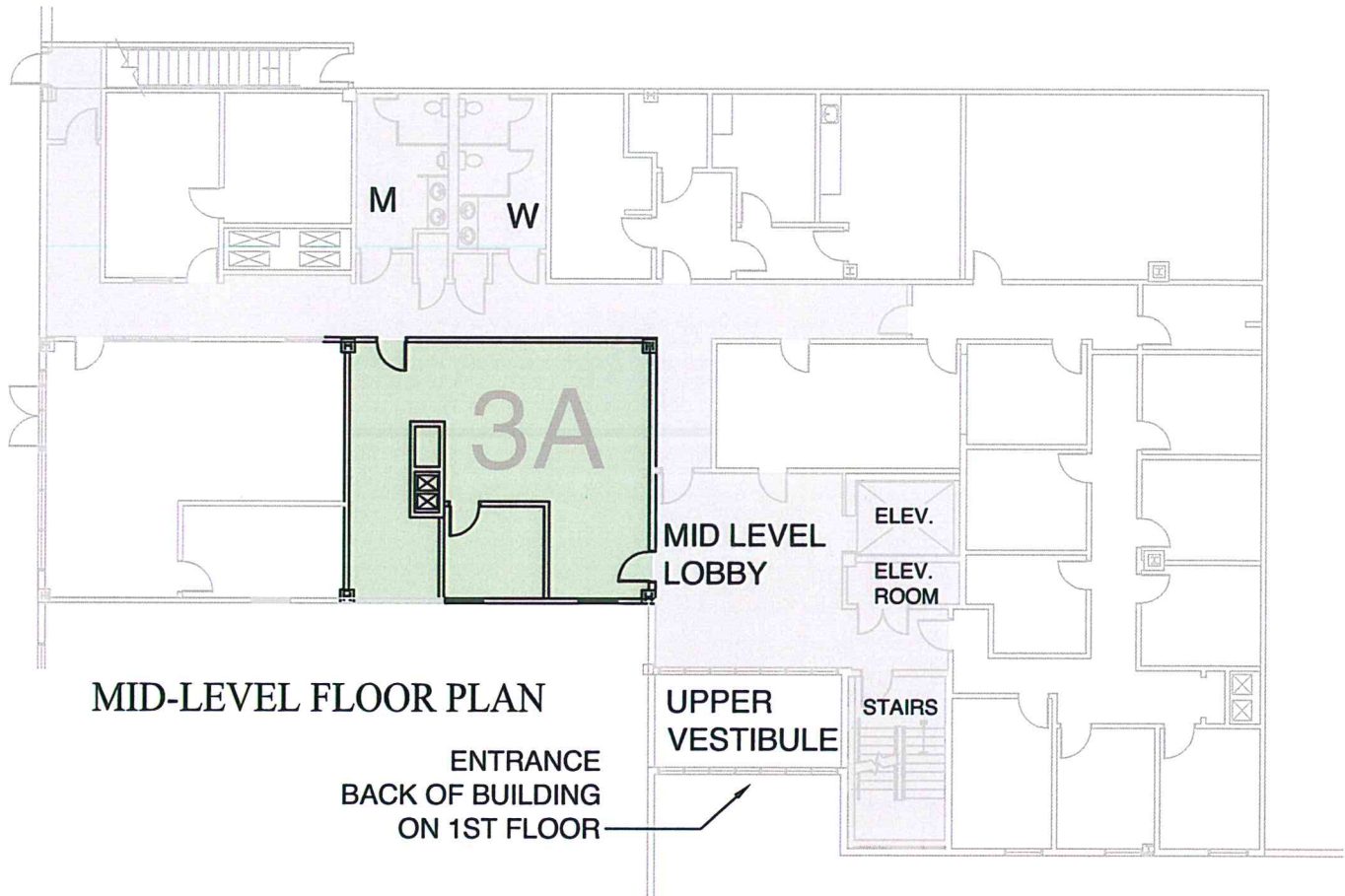
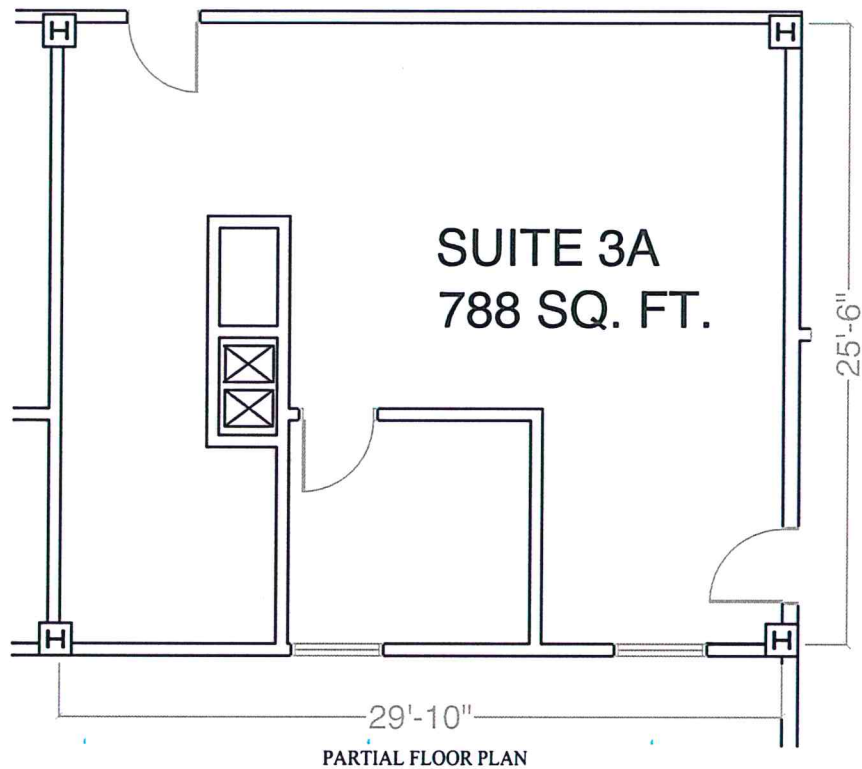
-  = SUITE 5
-  = COMMON SPACE

DRAWING SUBJECT TO FIELD VERIFICATION AND CODE COMPLIANCE

JULY 1, 2022



195 FEDERAL ROAD
 SUITE 5
 195 FEDERAL ROAD, BROOKFIELD, CT



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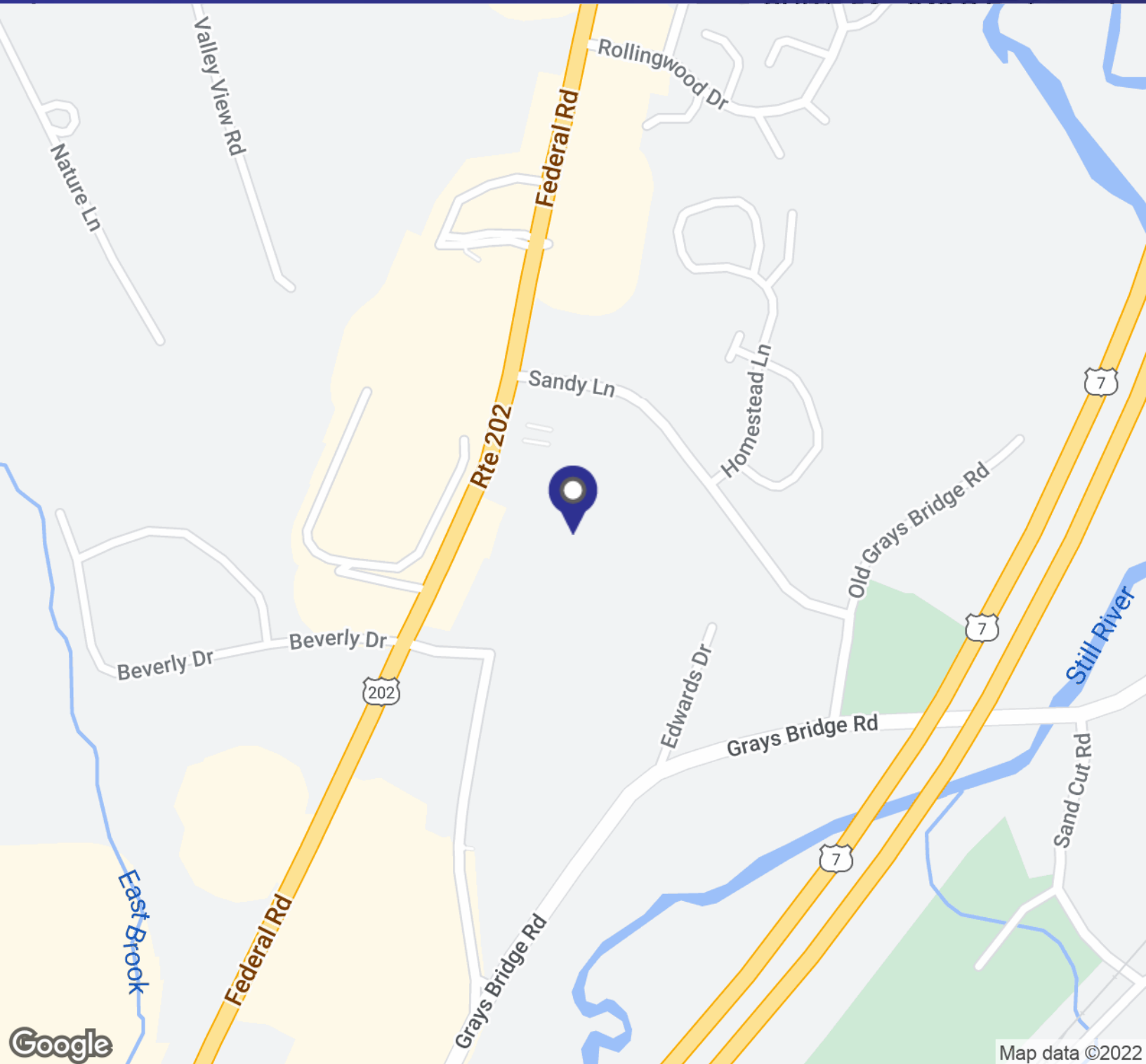
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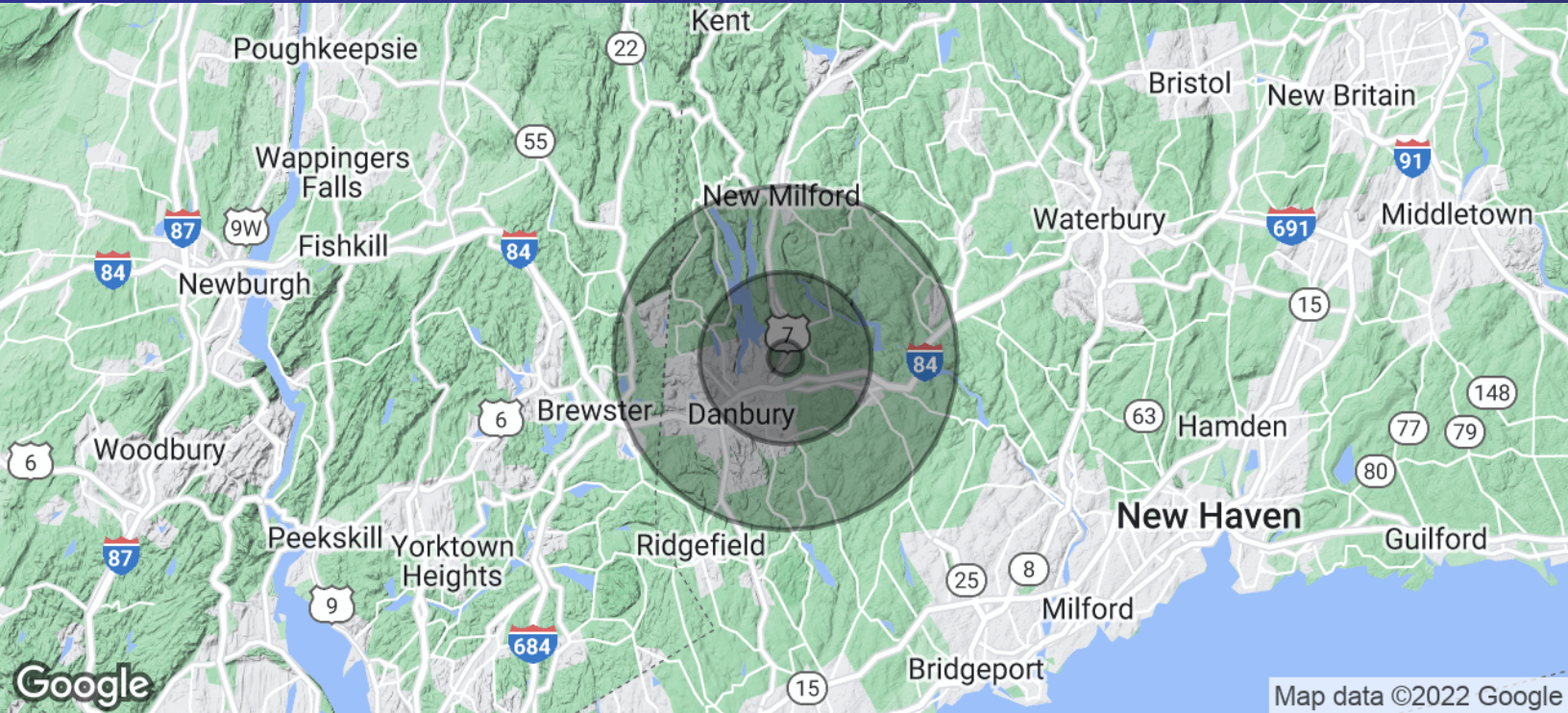
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,745	103,527	229,424
Average Age	41.1	38.6	39.7
Average Age (Male)	37.3	37.7	38.8
Average Age (Female)	44.0	39.3	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,056	38,072	83,387
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$130,655	\$92,939	\$104,093
Average House Value	\$422,554	\$418,386	\$443,399

* Demographic data derived from 2020 ACS - US Census



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