

FOR LEASE // MEDICAL OR PROFESSIONAL OFFICE



LOCATION INFORMATION

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

BUILDING INFORMATION

Suite 5A - +/- 842 Sq Ft	\$1,200 Gross + Util.
Suite 5D - +/- 2,138 Sq Ft	\$10.00 NNN + Util.
Suite 5 - +/- 2,980 Sq Ft	\$10.00 NNN + Util.
Nets:	+/- \$5.50

PROPERTY HIGHLIGHTS

- Recently updated office suite on RT. 7 with fresh paint and new carpet. Layout: Reception area, large bullpen, six exam rooms and 3 windowed offices. Ideal for any 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



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com

MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com

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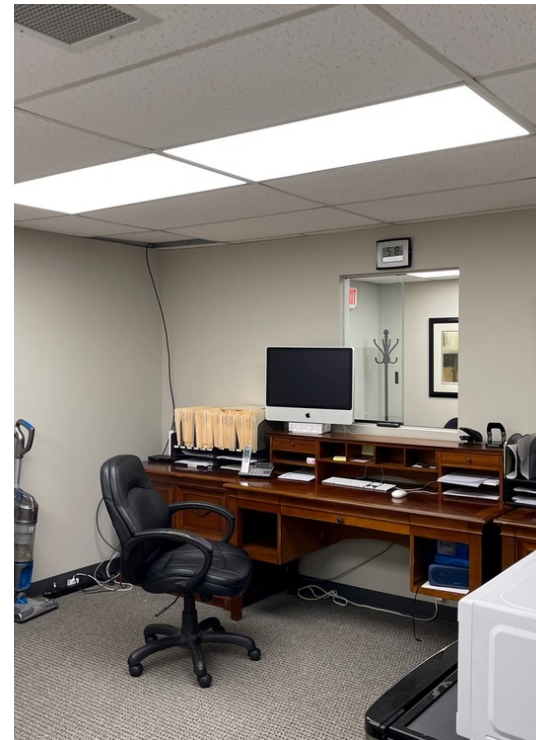
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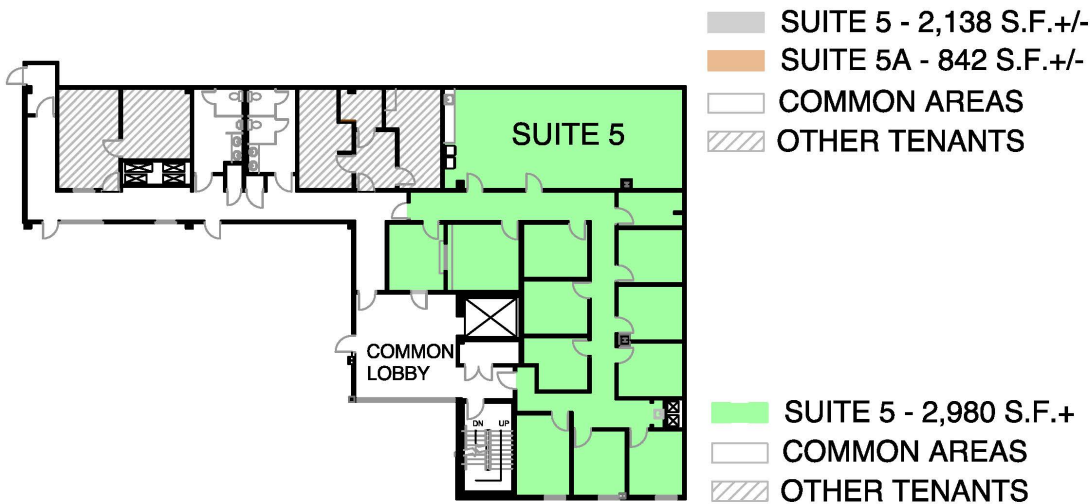
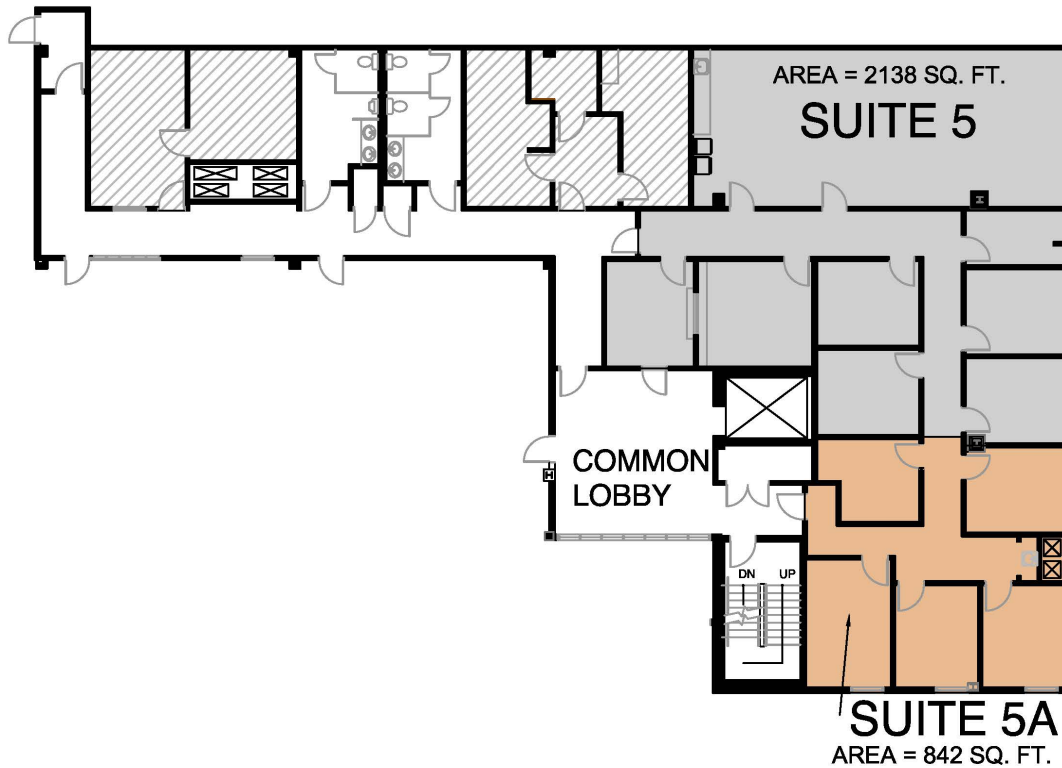
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MID-LEVEL PARTIAL FLOOR PLAN



195 FEDERAL ROAD, LLC

195 Federal Road, Brookfield CT

not to scale
February 7, 2022



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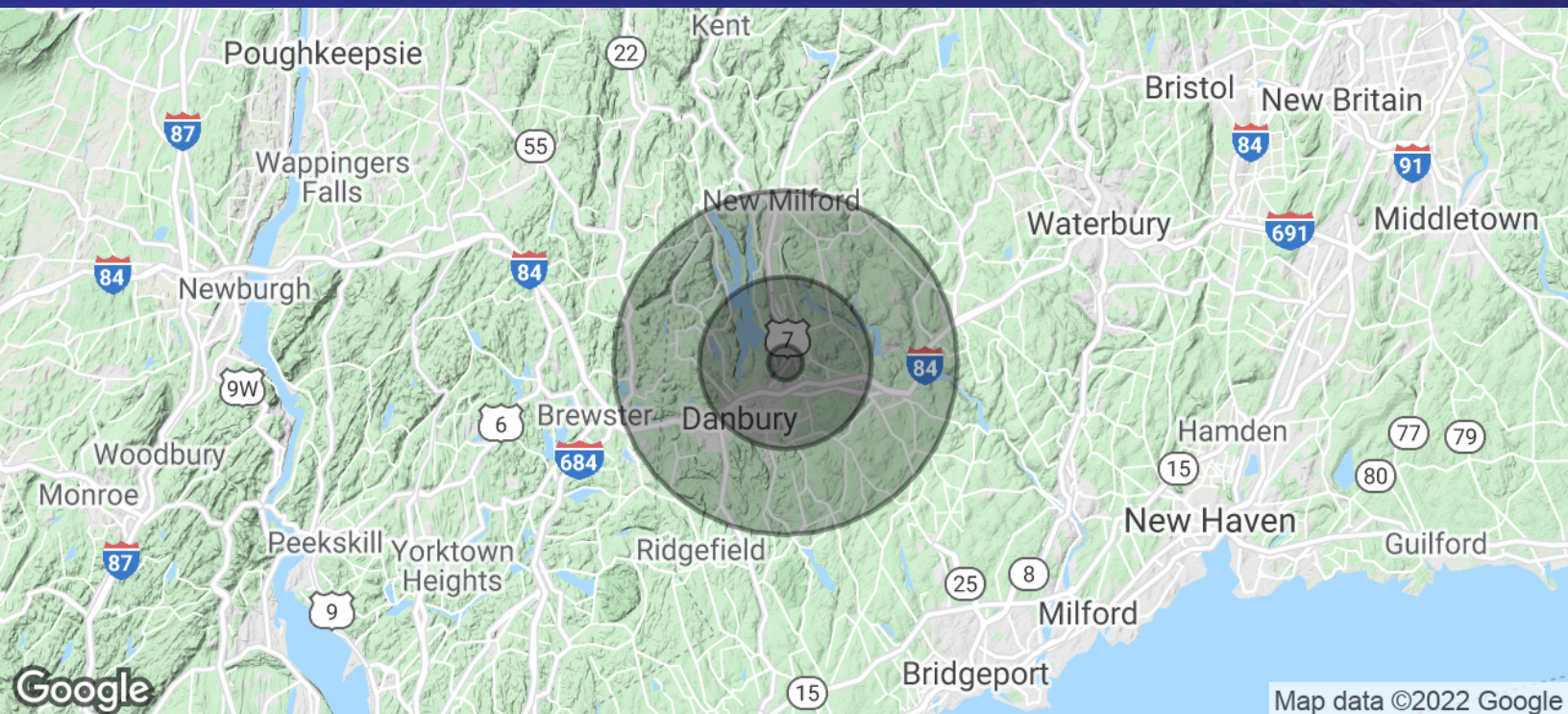
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,745	103,527	229,424
Average Age	41.1	38.6	39.7
Average Age (Male)	37.3	37.7	38.8
Average Age (Female)	44.0	39.3	40.5

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 2010 US Census



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