

FOR LEASE / OFFICE OR LIGHT MANUFACTURING/ 70 VALE ROAD, BROOKFIELD CT



PROPERTY DESCRIPTION

Light and Bright, main level office or light manufacturing space! Unit features: Fresh Paint, Conference Room, Break Room, 2 Baths, Kitchenette, Waiting Room and 7 Offices.

PROPERTY HIGHLIGHTS

- 2,000-4,000 Sq Ft Available
- I-1 HO (Commercial)
- Hot Air
- Central A/C
- Well Water
- City Sewer
- Outside Storage Available

OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Nets:	+/- \$3.00
Available SF:	2,000-4,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,140	38,593	82,615
Total Population	3,050	104,967	227,462
Average HH Income	\$125,530	\$93,135	\$105,155



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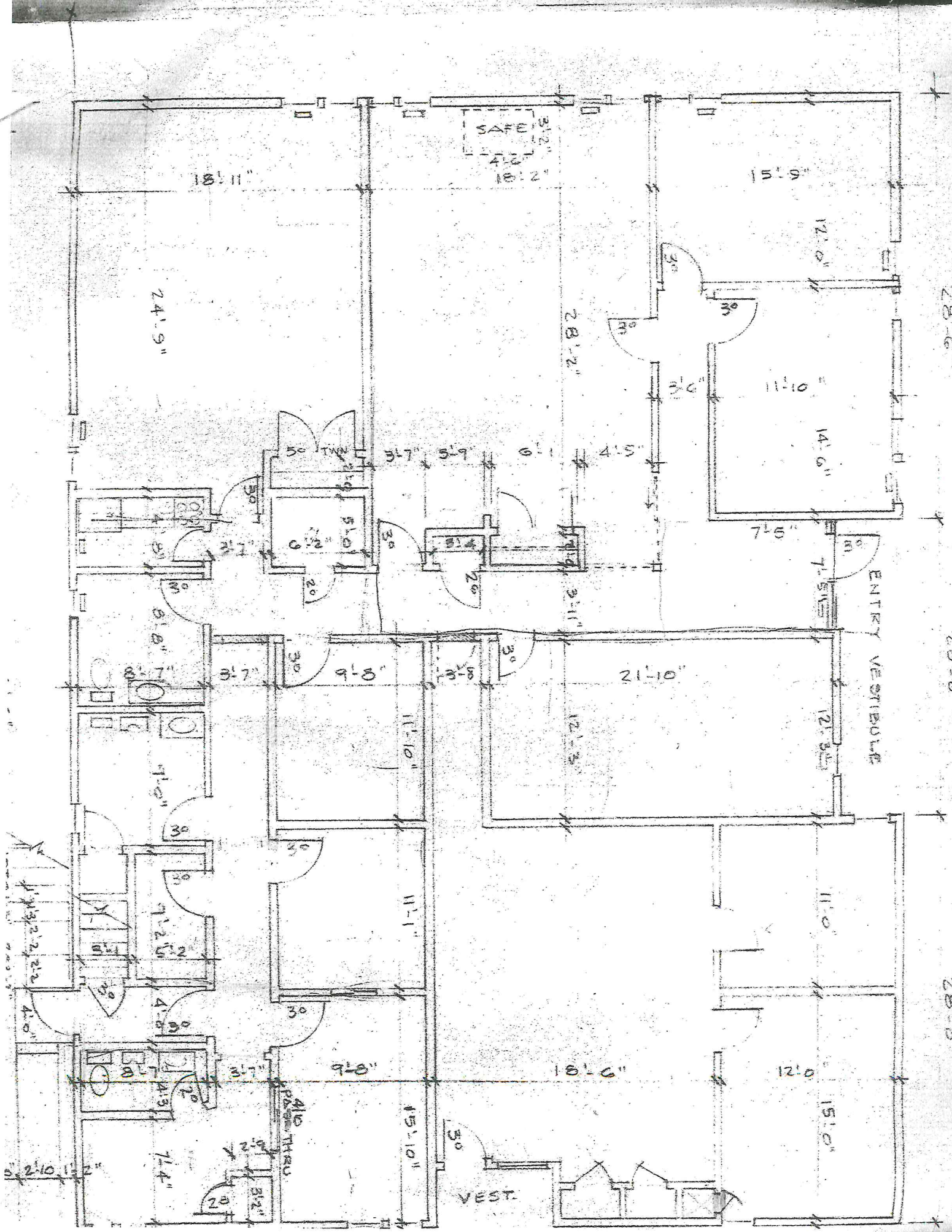
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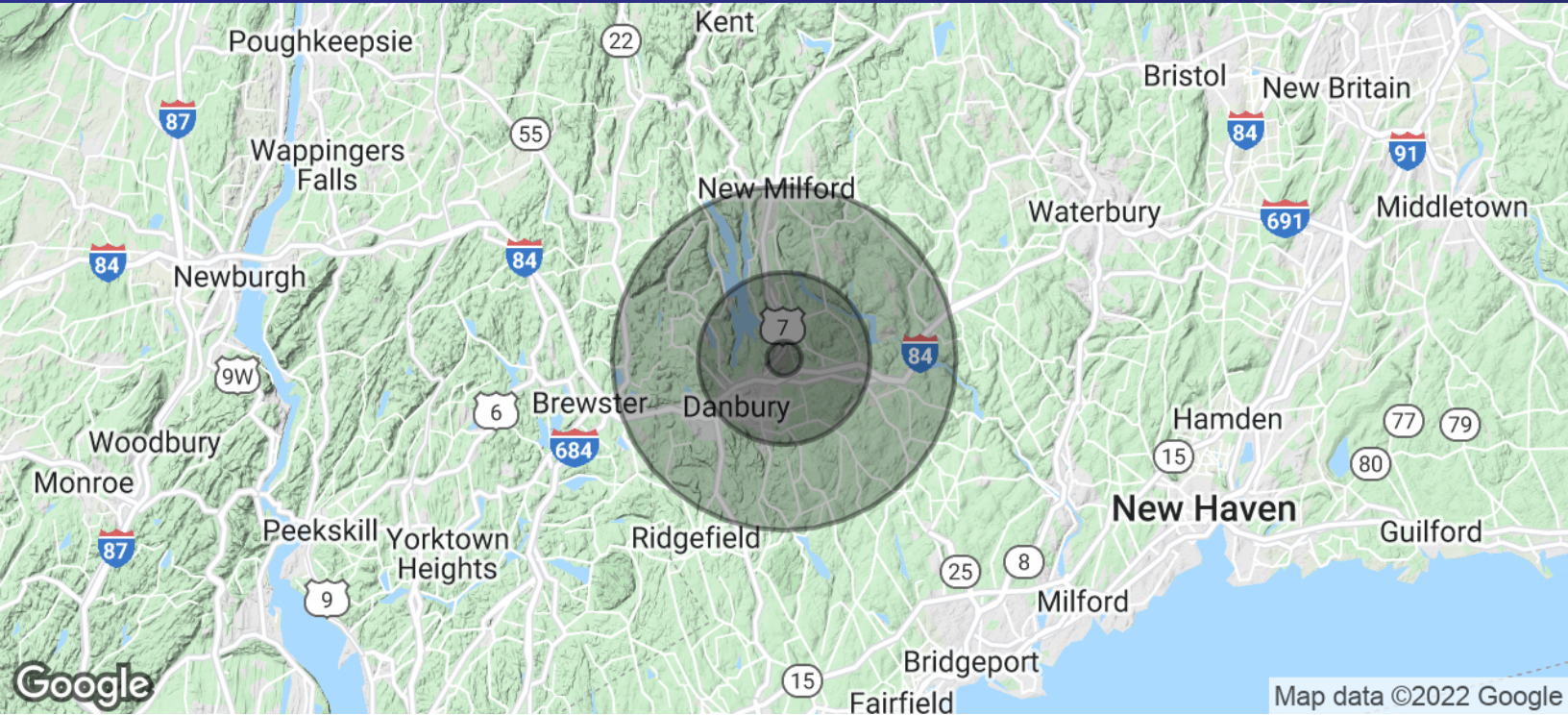
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,050	104,967	227,462
Average Age	42.2	38.6	39.8
Average Age (Male)	38.5	37.7	38.9
Average Age (Female)	45.3	39.4	40.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,140	38,593	82,615
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$125,530	\$93,135	\$105,155
Average House Value	\$416,892	\$419,883	\$446,158

* Demographic data derived from 2010 US Census



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