

FOR SALE // COMMERCIAL BUILDING WITH LAND



PROPERTY DESCRIPTION

Prime location on Federal Road. Be neighbors with Costco, La-Z-Boy, Strickley Audi, Pilgrim Furniture, Auto Zone, Maggie McFly's and Rite Aid. Ideal uses include retail, restaurants, bank site or medical.

PROPERTY HIGHLIGHTS

- +/- 2.02 Acres
- Federal Road Just North of Costco
- +/- 244 Ft. on Route 7
- IRC 80/40 (Commercial)
- Sewer, Water and Gas Available
- Taxes \$17,489 Yearly with Current Building

OFFERING SUMMARY

| | |
|-------------|------------------|
| Sale Price: | \$1,250,000 |
| Address : | 300 Federal Road |
| City/State: | Brookfield, CT |

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|-------------------|-----------|----------|-----------|
| Total Households | 1,045 | 34,520 | 83,643 |
| Total Population | 2,716 | 94,801 | 229,669 |
| Average HH Income | \$131,266 | \$96,156 | \$103,052 |



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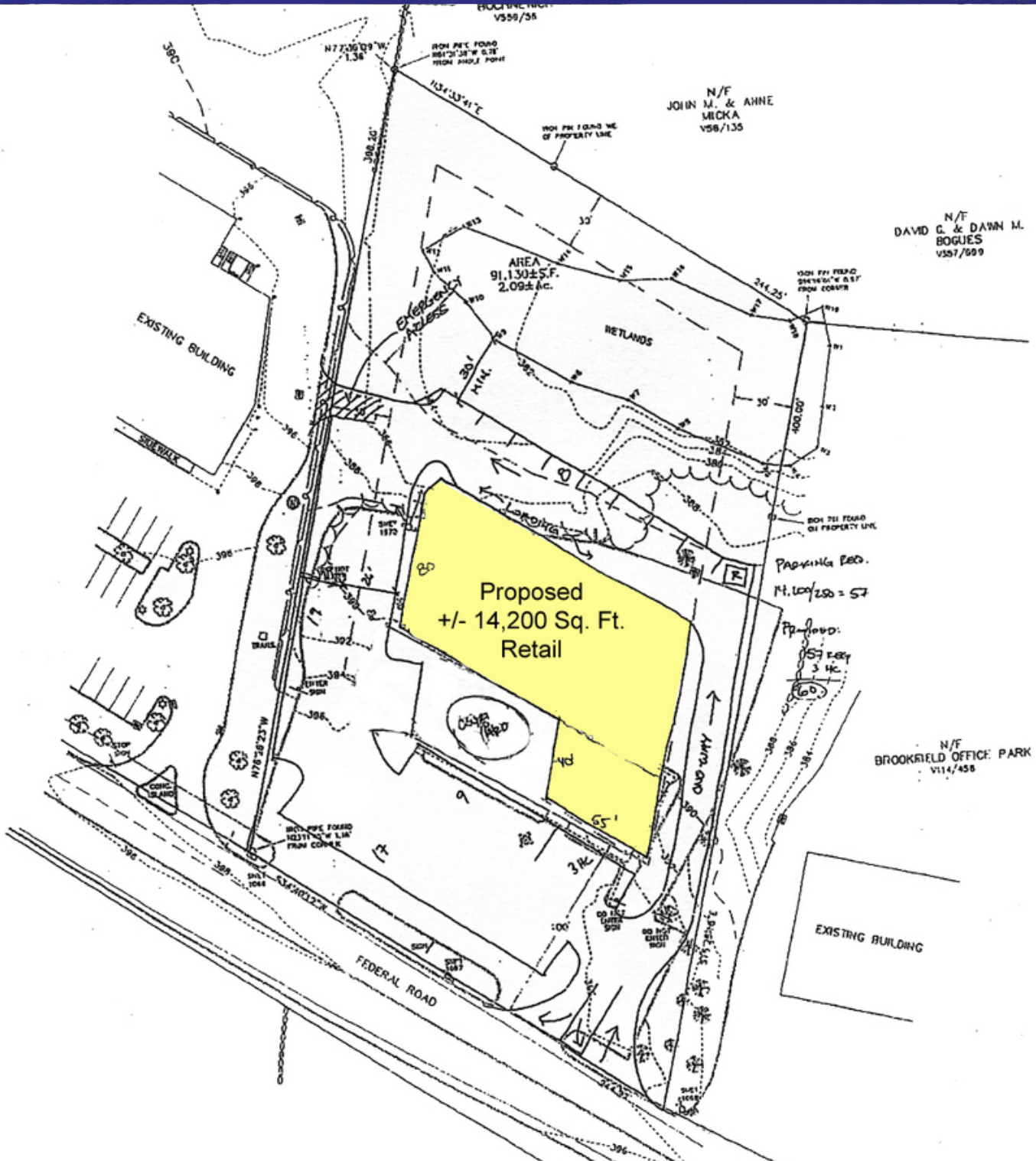
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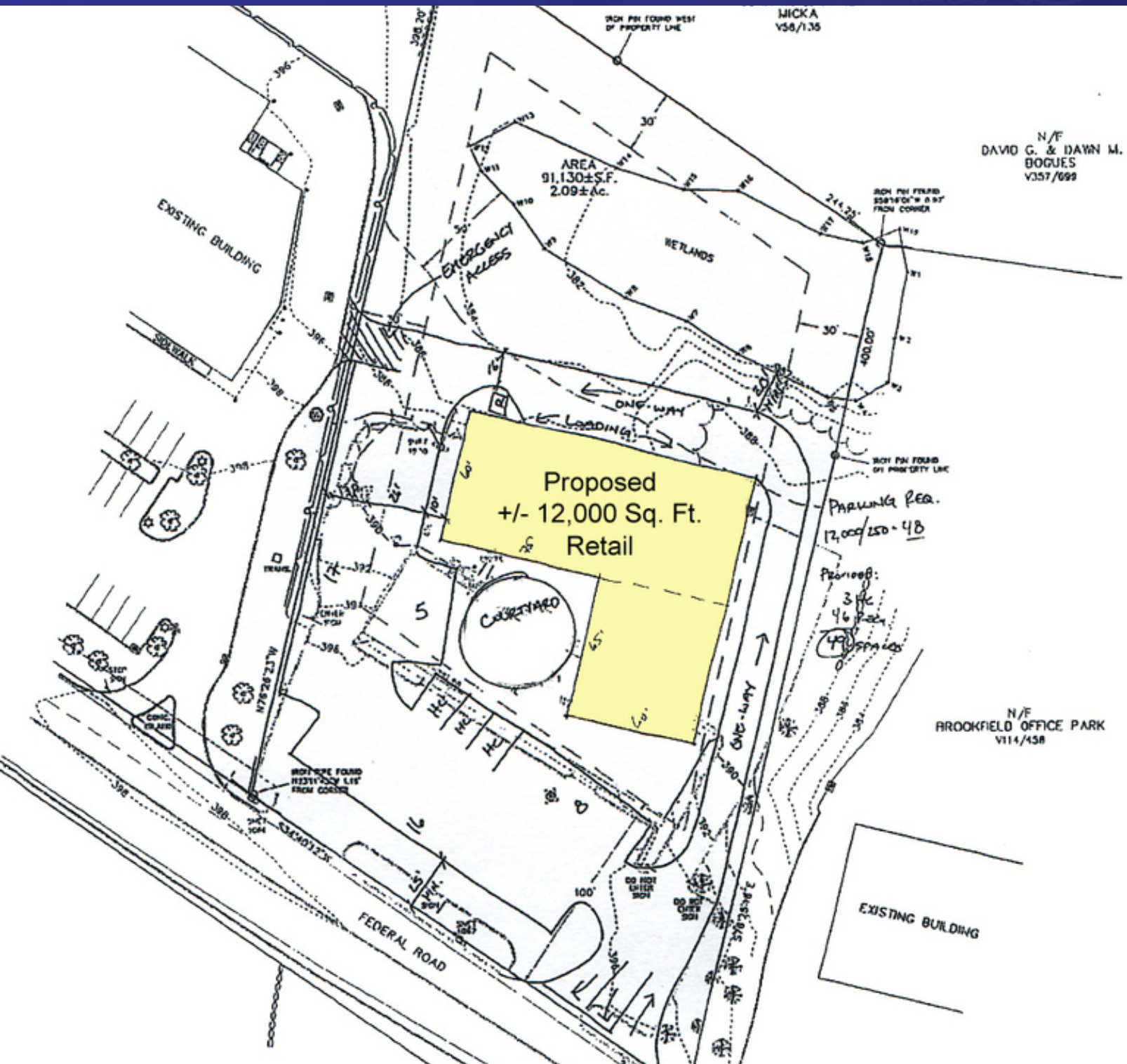
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Proposed +/- 5,725 Sq. Ft. Restaurant

Patio

EXISTING BUILDING

WETLANDS

FEDERAL ROAD

PARKING

57' x 75' INDOOR

100' x 65' (1.46-1.50)

N/F DAVID G. & DAWN M. BOGUES V357/088

N/F BROOKFIELD OFFICE PARK V114/458



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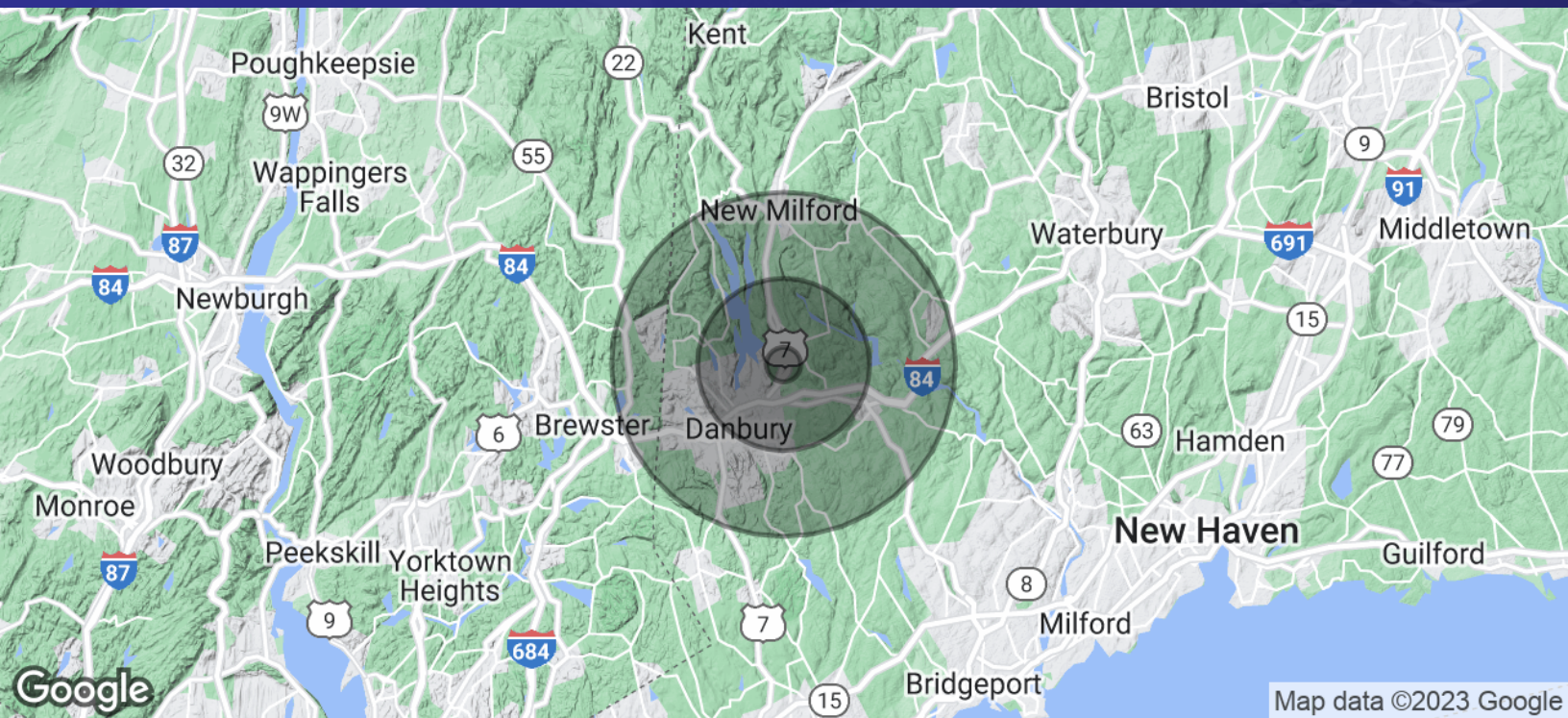
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 2,716 | 94,801 | 229,669 |
| Average Age | 41.0 | 38.8 | 39.7 |
| Average Age (Male) | 37.2 | 37.9 | 38.8 |
| Average Age (Female) | 43.9 | 39.6 | 40.5 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,045 | 34,520 | 83,643 |
| # of Persons per HH | 2.6 | 2.7 | 2.7 |
| Average HH Income | \$131,266 | \$96,156 | \$103,052 |
| Average House Value | \$423,310 | \$420,521 | \$439,772 |

* Demographic data derived from 2020 ACS - US Census



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