

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:	\$1,400,000
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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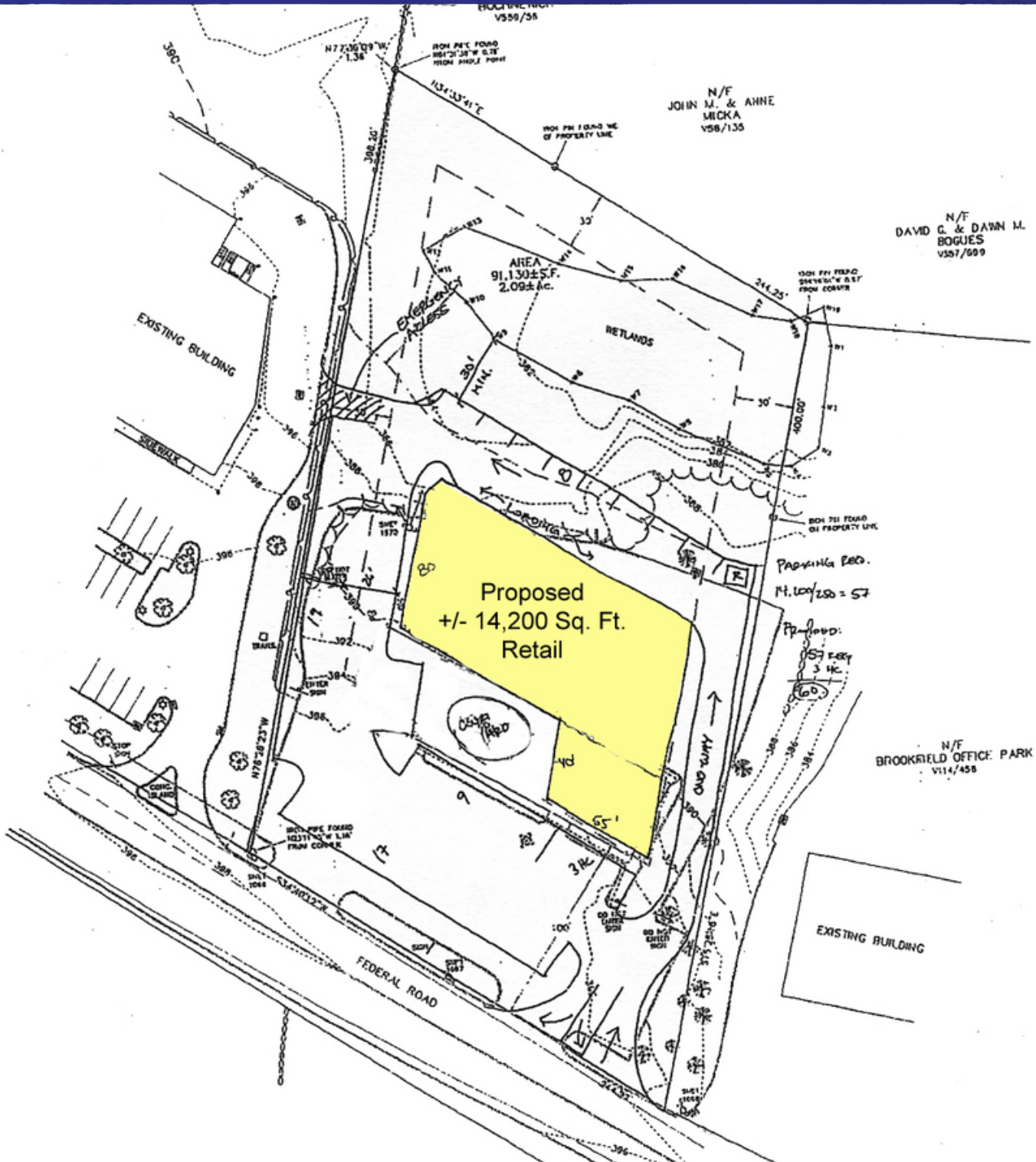
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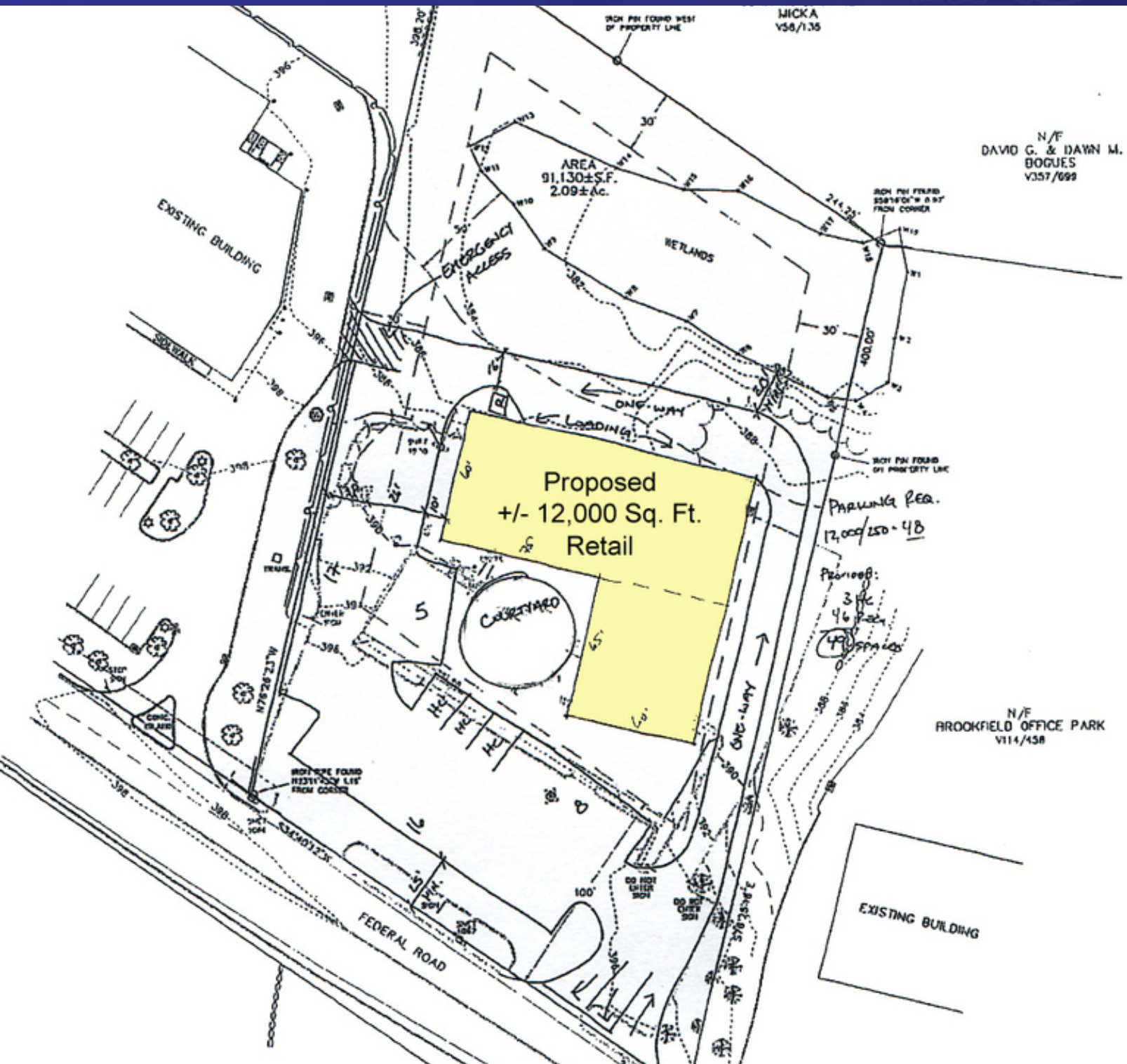
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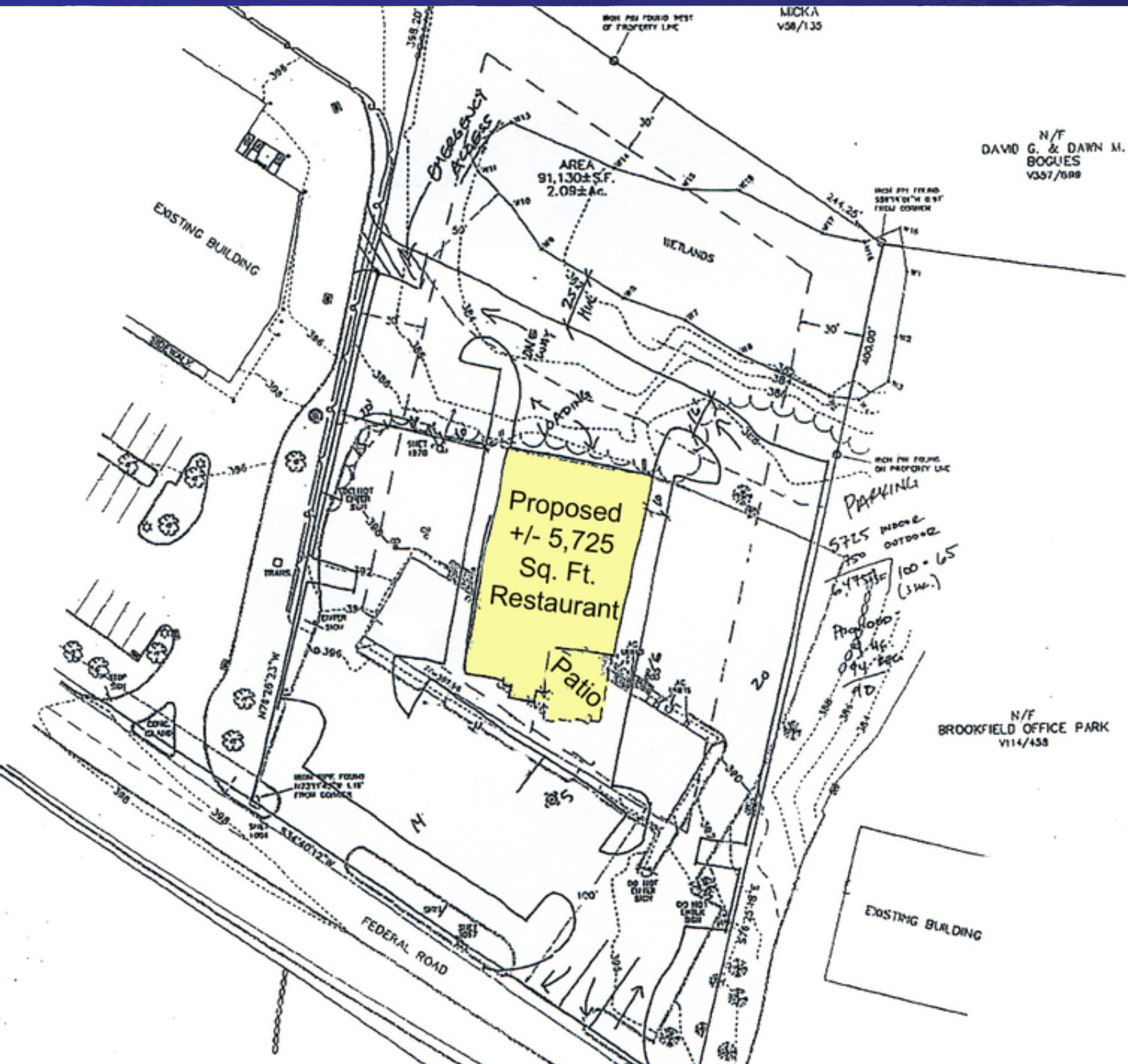
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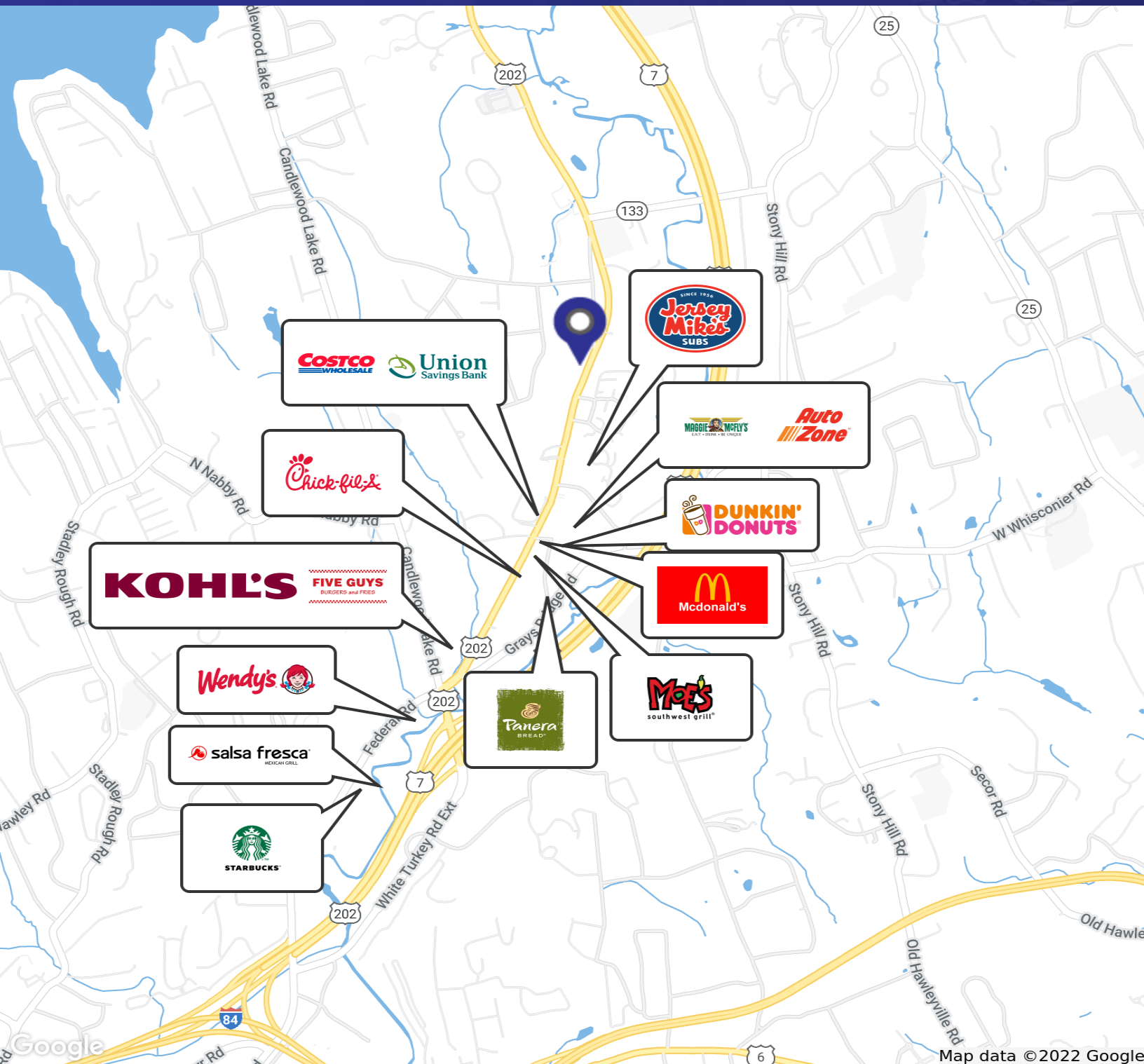
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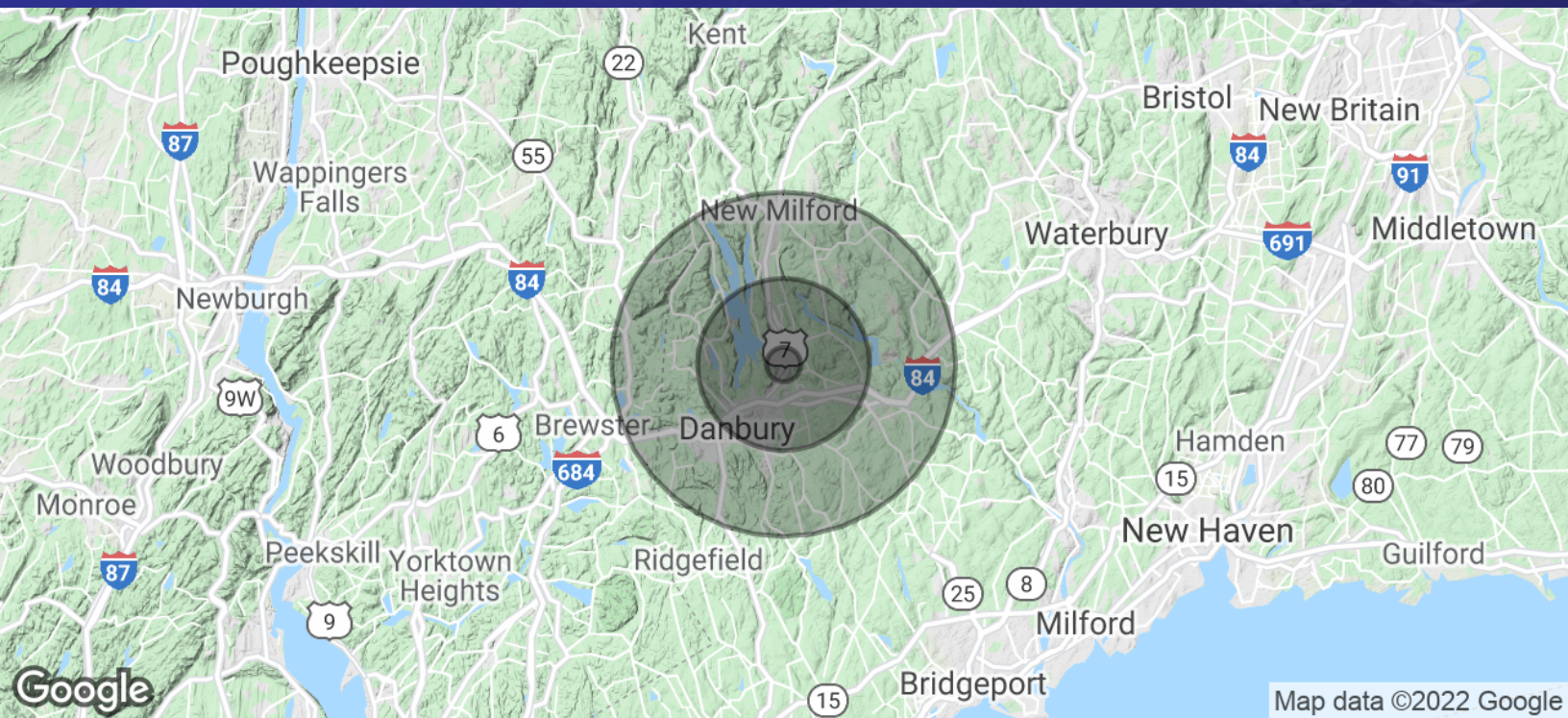
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,716	94,801	229,669
Average Age	41.0	38.8	39.7
Average Age (Male)	37.2	37.9	38.8
Average Age (Female)	43.9	39.6	40.5

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 2010 US Census



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