

FOR LEASE // RETAIL, OFFICE OR MEDICAL



PROPERTY DESCRIPTION

Ideal first floor space in the New Town Center District of Brookfield with great parking! Space has an open floor plan with a handicap bath. Potential uses include retail, office, or medical space.

PROPERTY HIGHLIGHTS

- 10' drop ceiling
- Handicap Bathroom
- Gas heat, central AC
- City water, Sewer, and gas

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	1,735 SF
Nets:	+/- \$6.76

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	981	7,566	20,958
Total Population	2,708	20,261	55,541
Average HH Income	\$134,970	\$125,438	\$111,815



MICK CONSALVO

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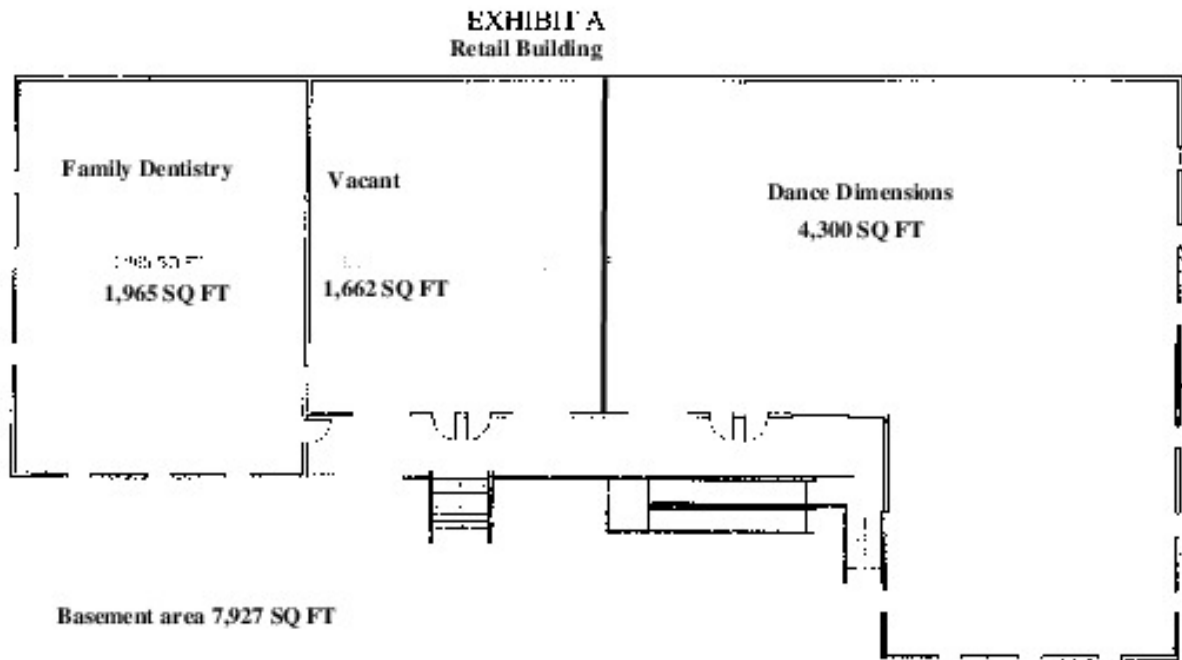
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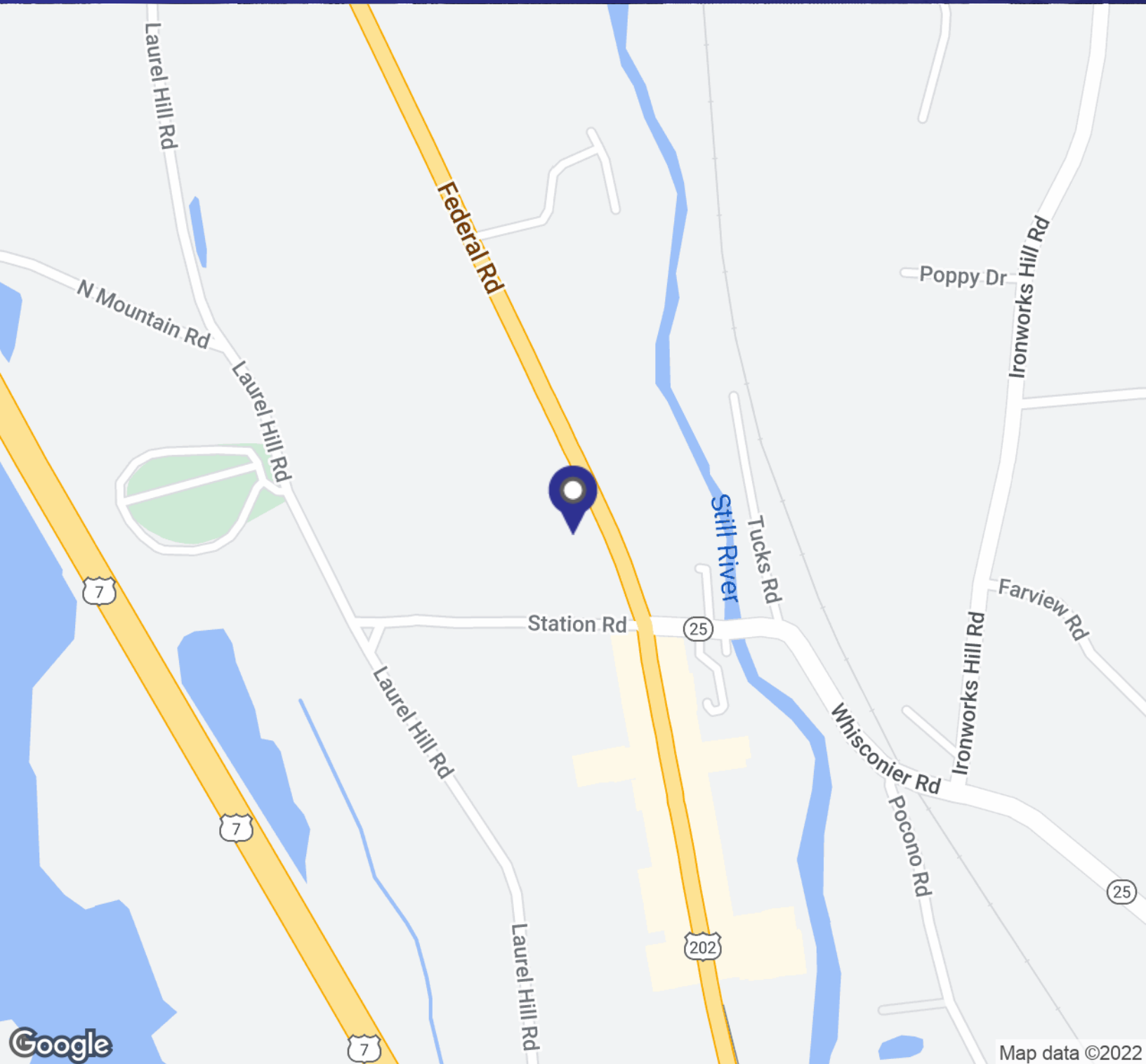


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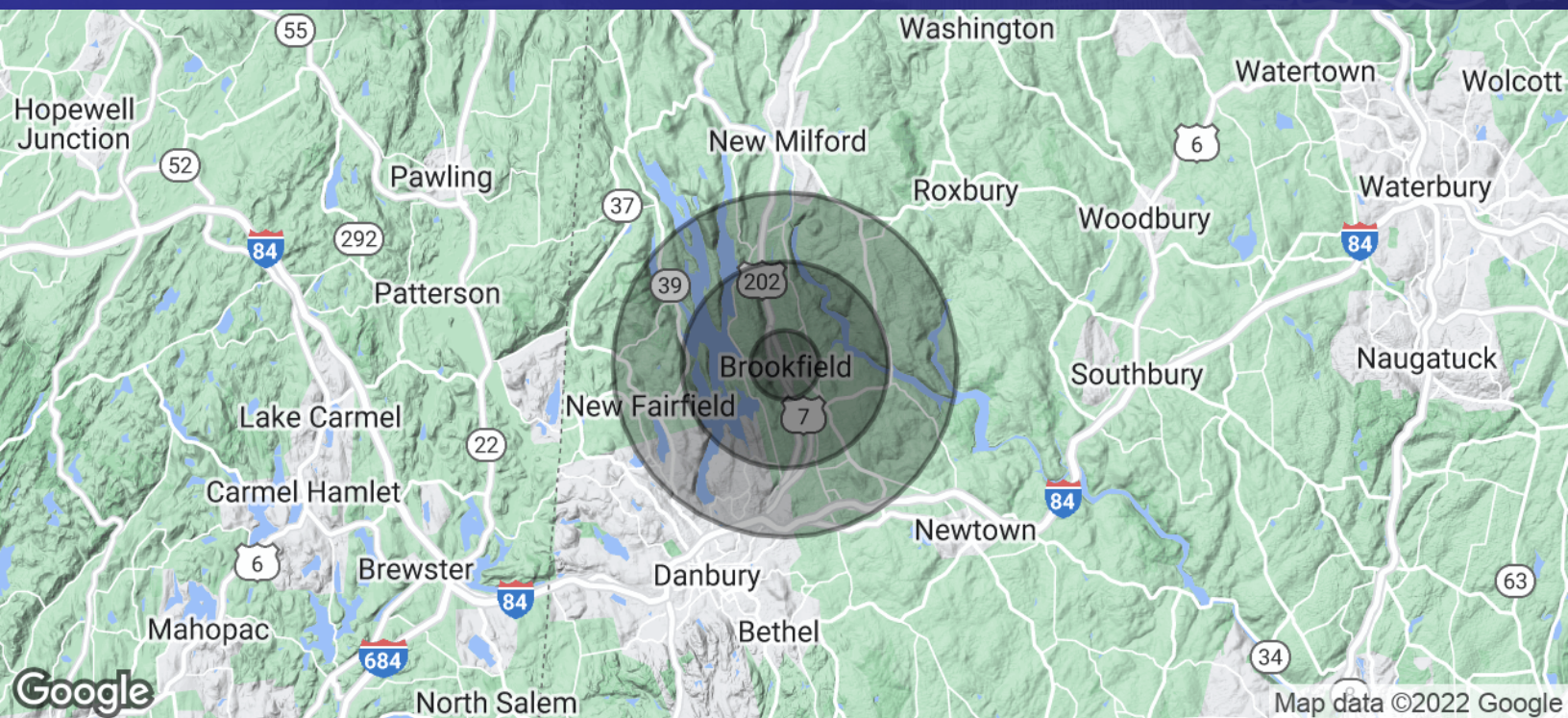
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,708	20,261	55,541
Average Age	42.2	42.2	41.8
Average Age (Male)	40.8	41.1	41.1
Average Age (Female)	42.3	42.6	42.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	981	7,566	20,958
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$134,970	\$125,438	\$111,815
Average House Value	\$553,716	\$493,351	\$441,790

* Demographic data derived from 2020 ACS - US Census


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