

FOR SALE // 304 FEDERAL ROAD, UNIT 206, BROOKFIELD CT



PROPERTY DESCRIPTION

First Floor office condominium at Brookfield Office Park. Unit has two windowed offices and large reception area. Building is on Route 7 with easy access to I-84. Ideal for any professional or medical office use. Monthly common charges \$265. Existing furniture is negotiable.

PROPERTY HIGHLIGHTS

- Two Windowed Offices
- Large Reception Area
- Common Baths
- Well/ City water
- Heat Pump
- Central A/C
- \$265 Monthly Common Charges
- Taxes \$1,052 Per Year

OFFERING SUMMARY

| | |
|---------------|------------|
| Sale Price: | \$65,000 |
| Available SF: | +/- 552 SF |

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|-------------------|-----------|----------|-----------|
| Total Households | 1,045 | 33,924 | 83,298 |
| Total Population | 2,716 | 93,381 | 228,879 |
| Average HH Income | \$131,266 | \$96,892 | \$103,073 |



MICK CONSALVO

Broker

203.241.5188

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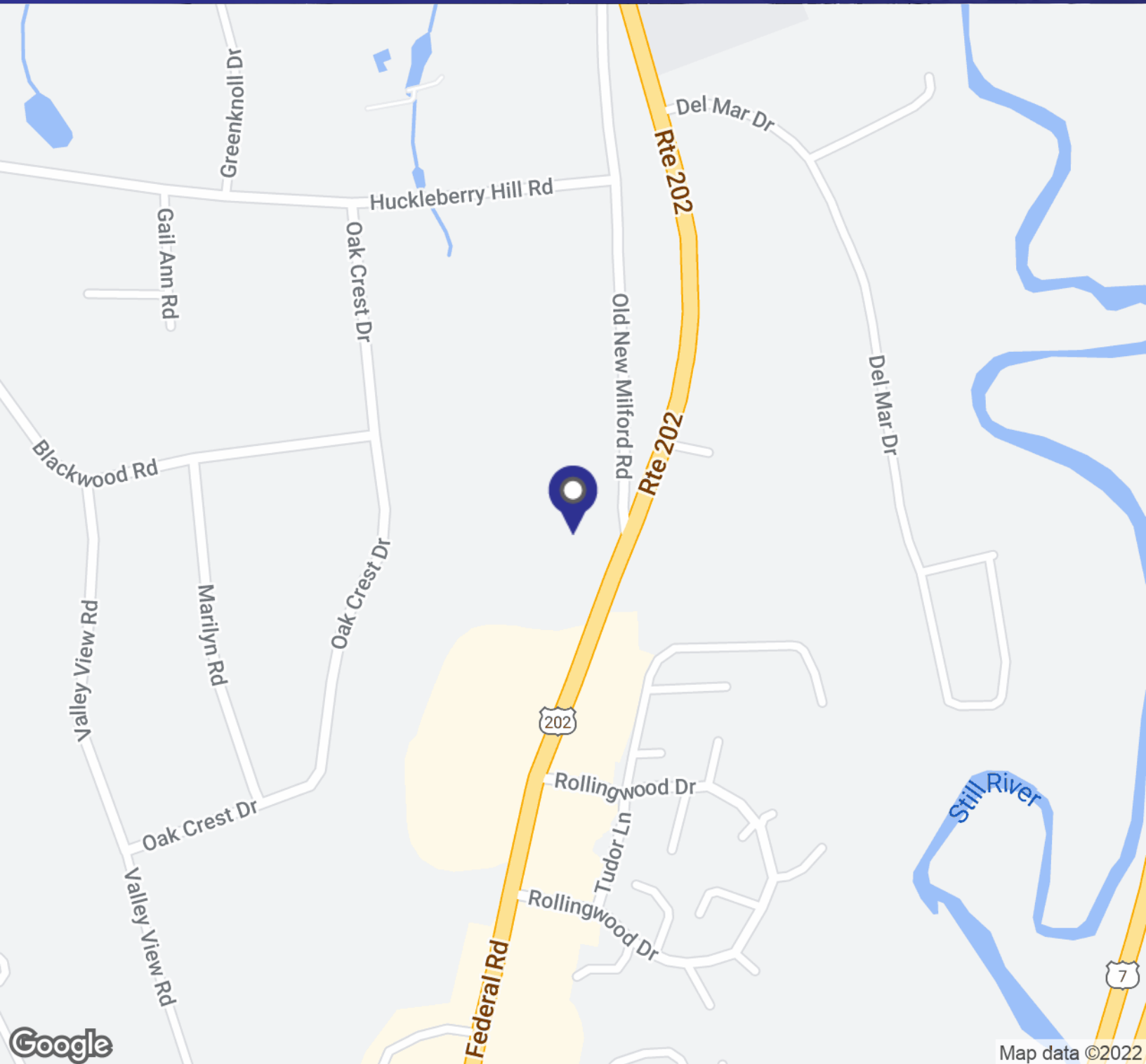
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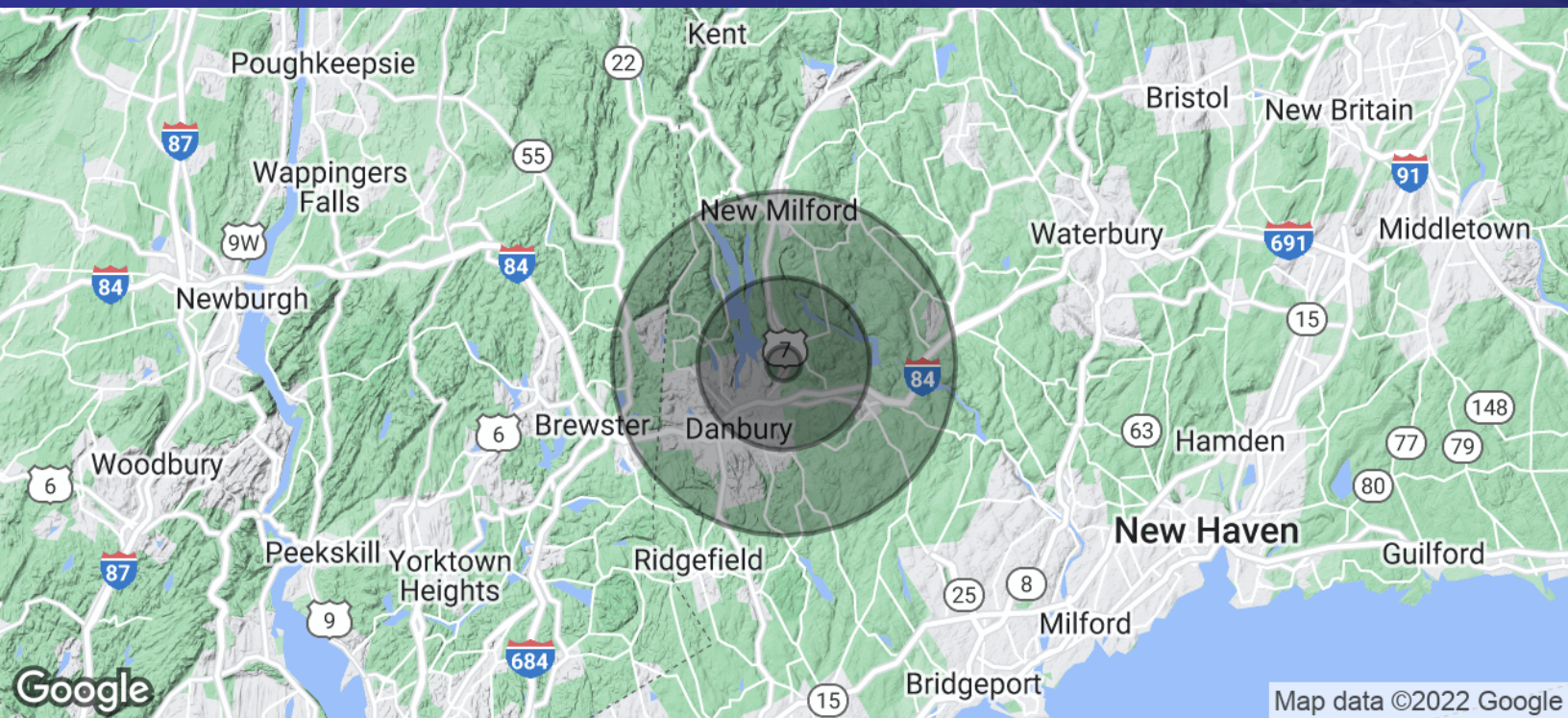
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 2,716 | 93,381 | 228,879 |
| Average Age | 41.0 | 38.8 | 39.7 |
| Average Age (Male) | 37.2 | 37.9 | 38.8 |
| Average Age (Female) | 43.9 | 39.7 | 40.5 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,045 | 33,924 | 83,298 |
| # of Persons per HH | 2.6 | 2.8 | 2.7 |
| Average HH Income | \$131,266 | \$96,892 | \$103,073 |
| Average House Value | \$423,310 | \$420,655 | \$440,167 |

* Demographic data derived from 2020 ACS - US Census



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