

# FOR LEASE // 18 OLD ROUTE 7, BROOKFIELD CT



## PROPERTY DESCRIPTION

Brand new from top to bottom less than two years ago, fully equipped bakery ready to move in. Ideal for donut shop, commercial bakery, baking school etc... Space offers front porch, parking, two renovated baths and storage. Road has gone full transformation with sidewalks, hundreds of apartments and retail. Please contact Michael Dimyan or Mick Consalvo for more information!

## PROPERTY HIGHLIGHTS

- TCD (Town Center District)
- Fully Renovated Two Years Ago
- Display Cases
- Refrigeration
- Tables/ Furniture
- Multiple Ovens
- Full Baking Kitchen
- Retail Parking in Front, Employee Parking in Rear

## OFFERING SUMMARY

Lease Rate:	\$2,000.00 per month gross + util
Available SF:	1,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,111	4,570	9,178
Total Population	2,956	11,228	21,797
Average HH Income	\$117,635	\$133,728	\$129,305



**MICHAEL DIMYAN**

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**MICK CONSALVO**

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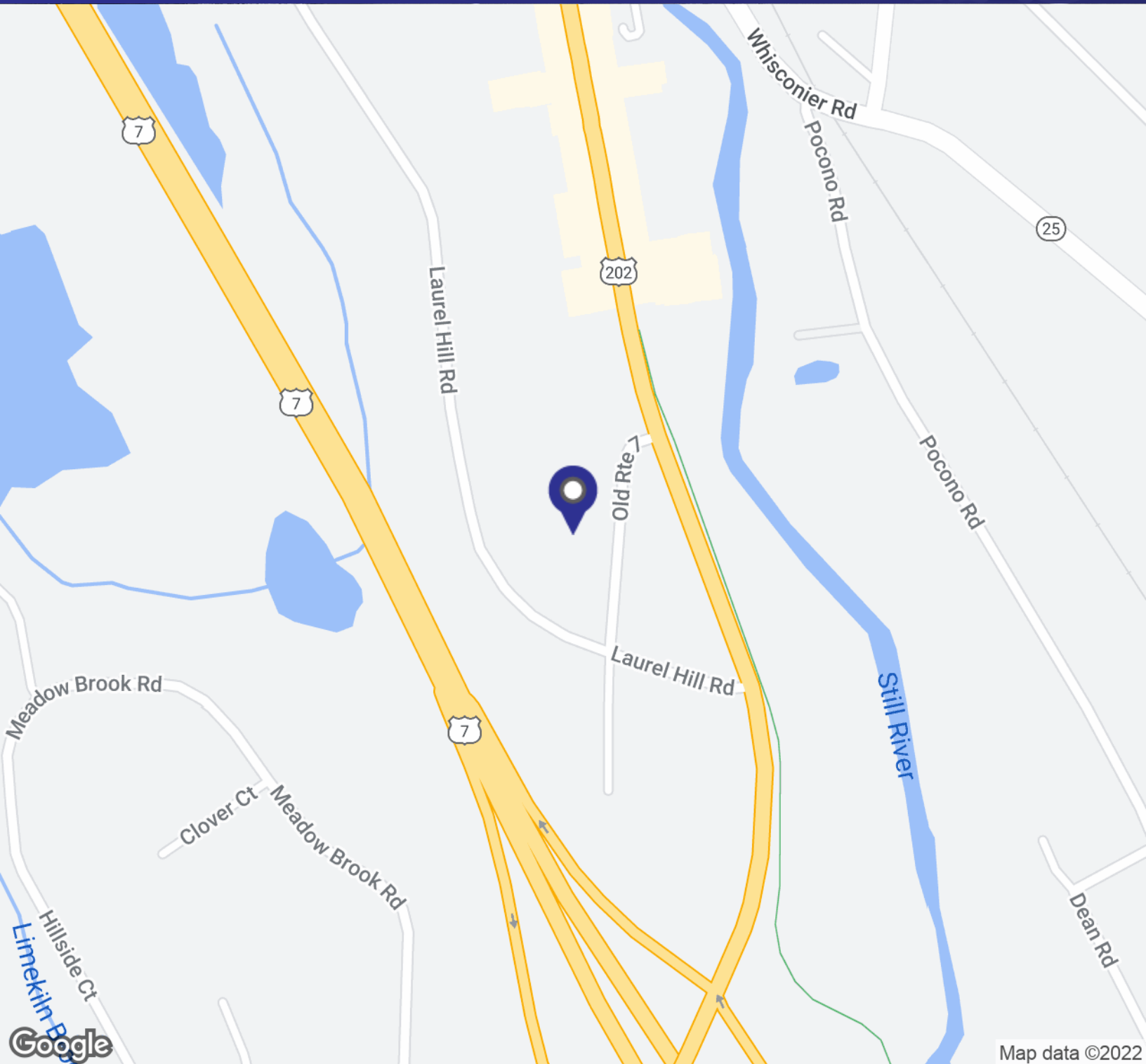
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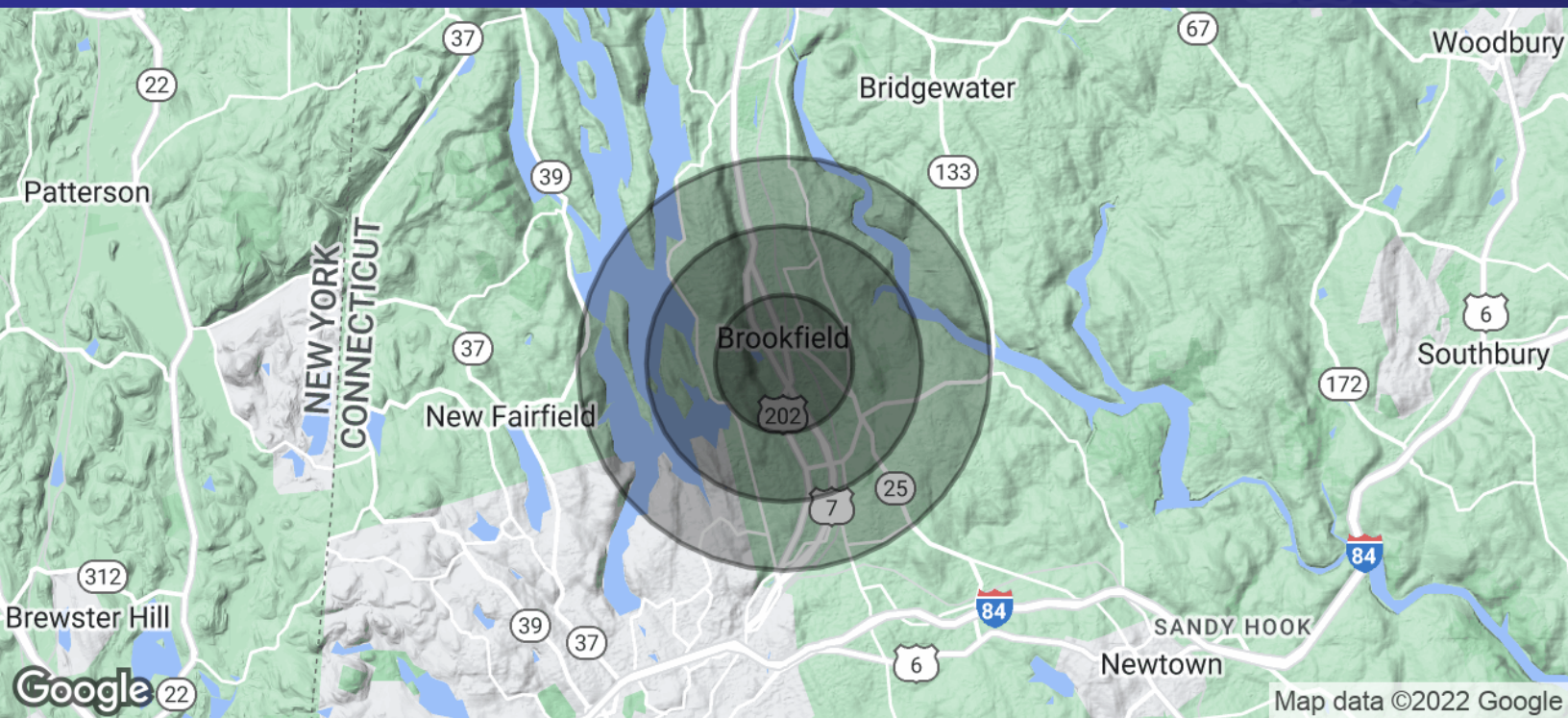
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,956	11,228	21,797
Average Age	41.1	43.7	44.4
Average Age (Male)	40.2	41.9	43.6
Average Age (Female)	40.9	43.6	43.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,111	4,570	9,178
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$117,635	\$133,728	\$129,305
Average House Value	\$378,408	\$381,900	\$379,477

\* Demographic data derived from 2020 ACS - US Census



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