

FOR LEASE // 828 FEDERAL ROAD



PROPERTY DESCRIPTION

Must See! Fully equipped Bank Branch with two drive-thru windows, ATM drive-thru, Vault and much more.

PROPERTY HIGHLIGHTS

- Reserved and Open Parking
- Former Bank Branch
- Double Drive Thru
- Drive Thru ATM
- Vault
- City Water, Sewer, Gas
- Excellent Exposure
- Entrances on Two Roads
- Lobby Entrance
- Excellent First Floor Location

OFFERING SUMMARY

Lease Rate:	\$30.00 (NNN)
Available SF:	3,620 SF

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

Broker

203.241.5188

mconsalvo@towercorp.com



MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com

FOR LEASE // 828 FEDERAL ROAD



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com

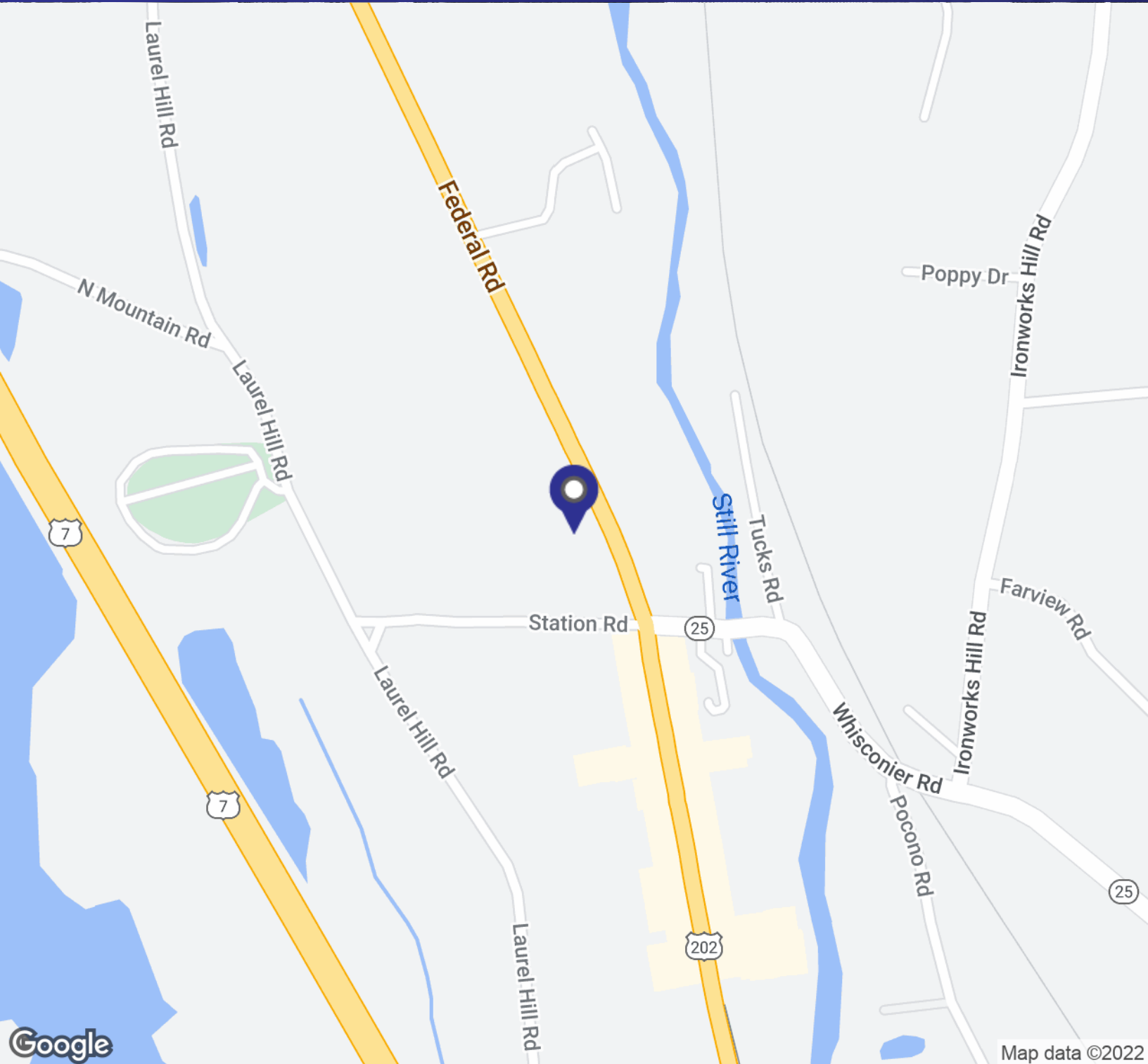
[illegible]

MICK CONSALVO
Broker
203.241.5188
mconsalvo@towercorp.com



MICHAEL DIMYAN
Broker
203.948.2891
mdimyan@towercorp.com

FOR LEASE // 828 FEDERAL ROAD



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



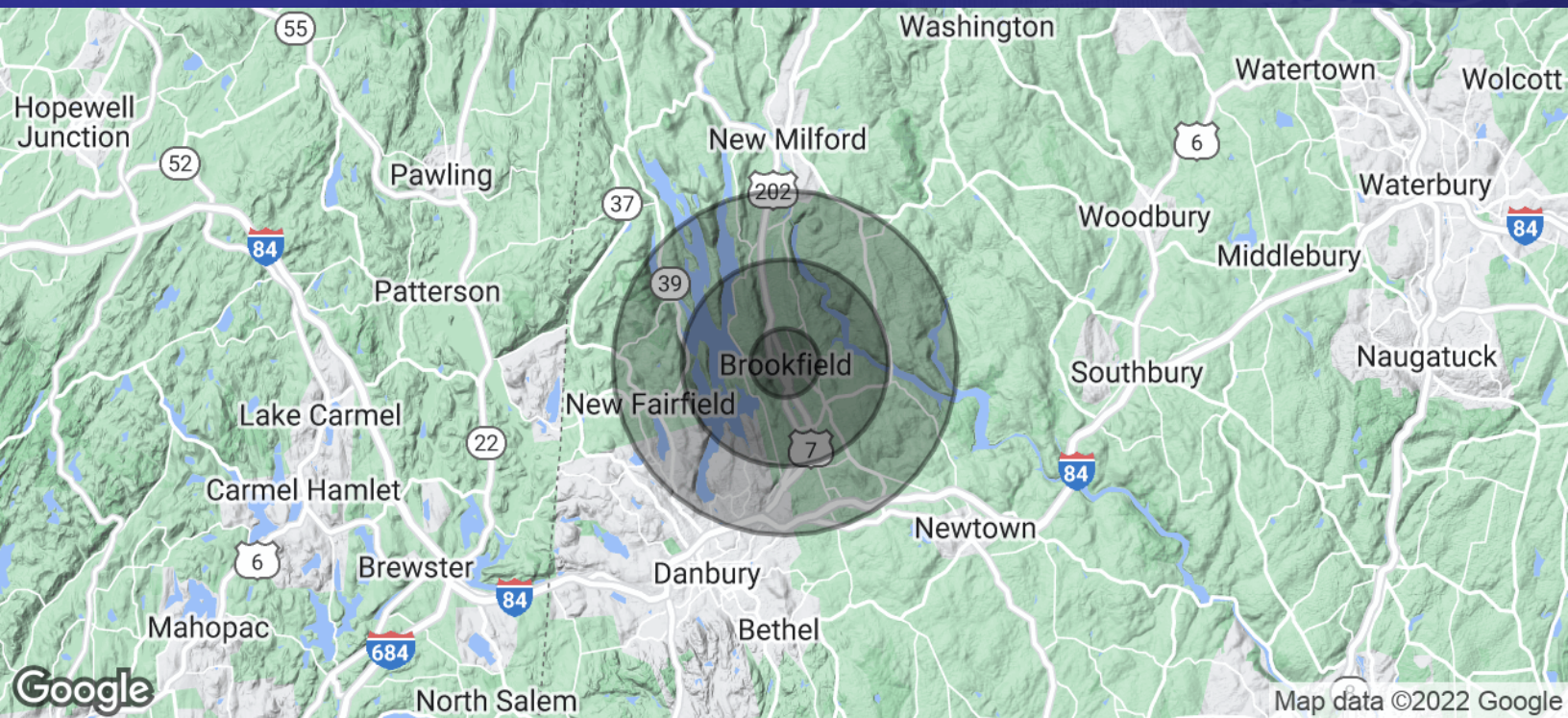
MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com

FOR LEASE // 828 FEDERAL ROAD



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



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com