

FOR LEASE // 604 FEDERAL ROAD (RTE. 7), UNIT 1A, BROOKFIELD, CT

PROPERTY DESCRIPTION

First floor office space with private office, large open area, shared baths and kitchenette. Suite 1A has a shared bathroom and kitchen (upstairs). Offices have lots of windows, easy access to Super 7 and I-84, great parking and signage on Route 7. Ideal setting for any professional use!

PROPERTY HIGHLIGHTS

- Large Open Area, Private Office, Shared Baths and Kitchenette
- Zone: C-GS (Commercial)
- Suite 1A Heating: Electric heat pump
- Cooling: Central A/C
- Utilities: Well; Sewer
- File Storage Available On Site At No Charge

OFFERING SUMMARY

Lease Rate:	\$1,695/month + Utilities
Available SF:	1A: +/- 1,330 SF
Building Size:	+/- 50,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,333	5,221	10,769
Total Population	3,212	12,538	25,118
Average HH Income	\$122,009	\$127,959	\$126,126


MICK CONSALVO

Broker

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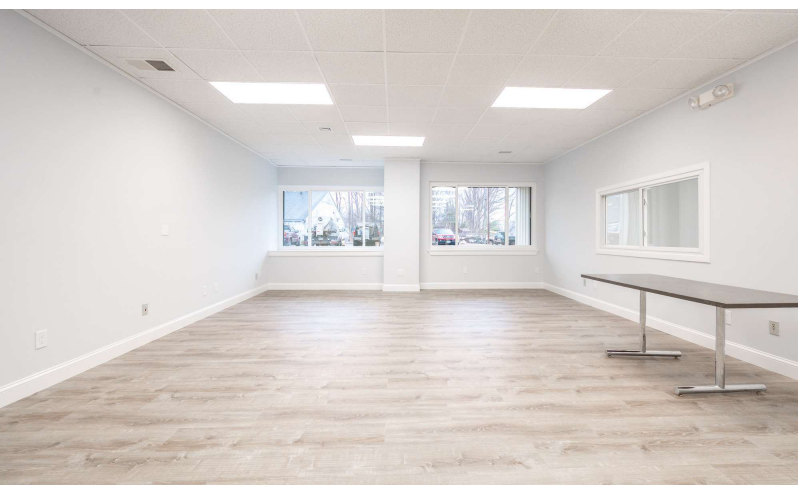
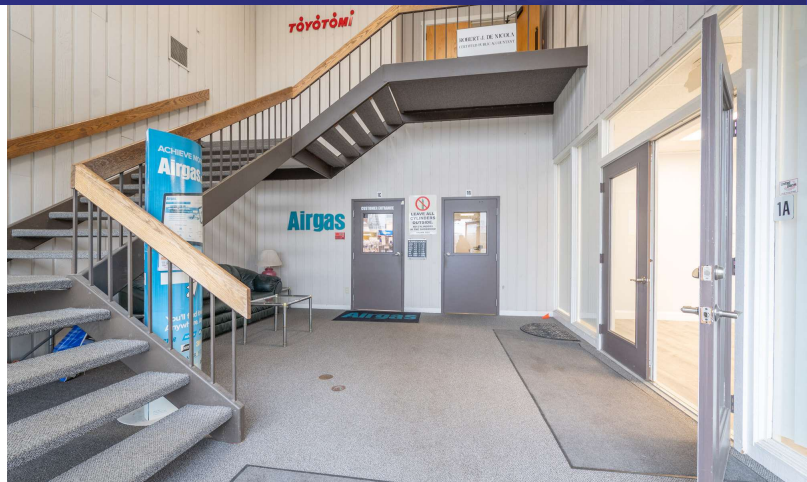

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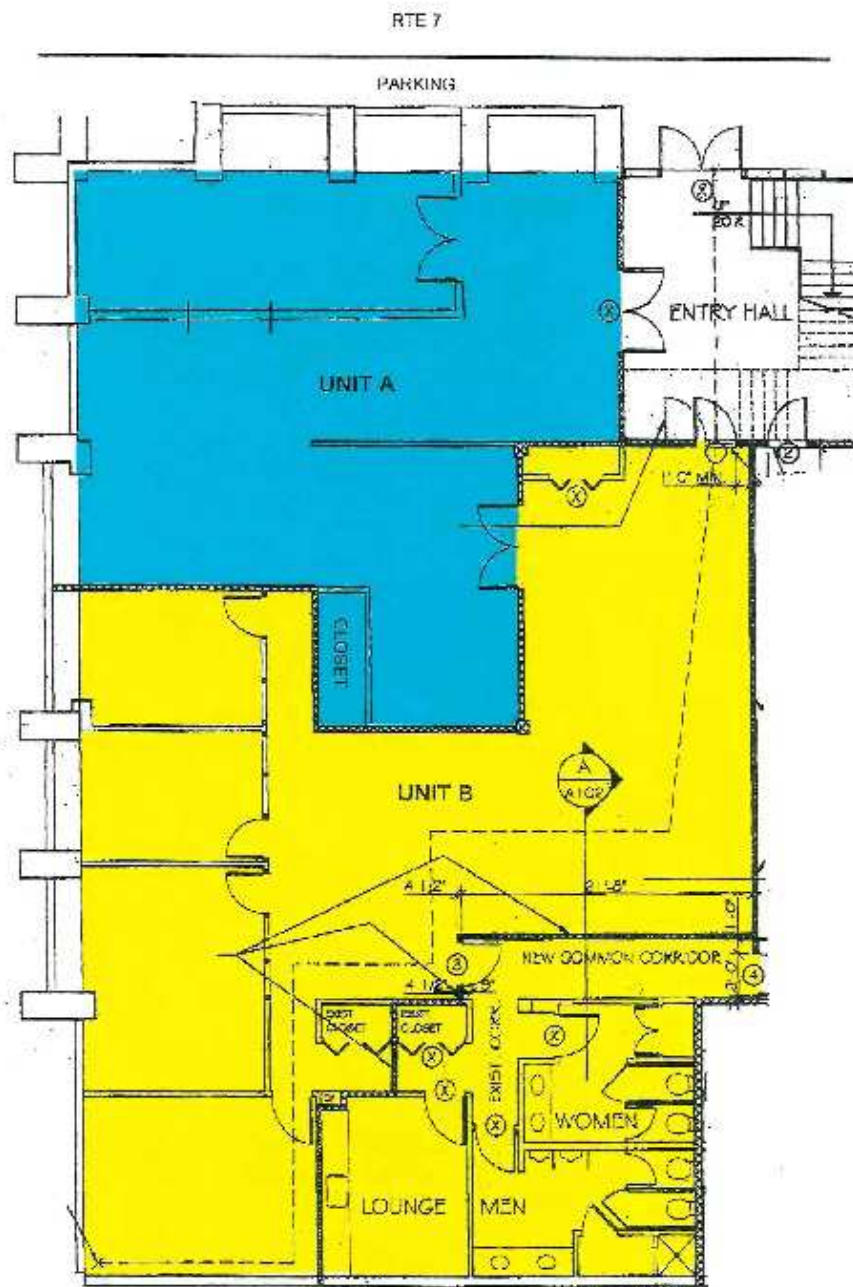


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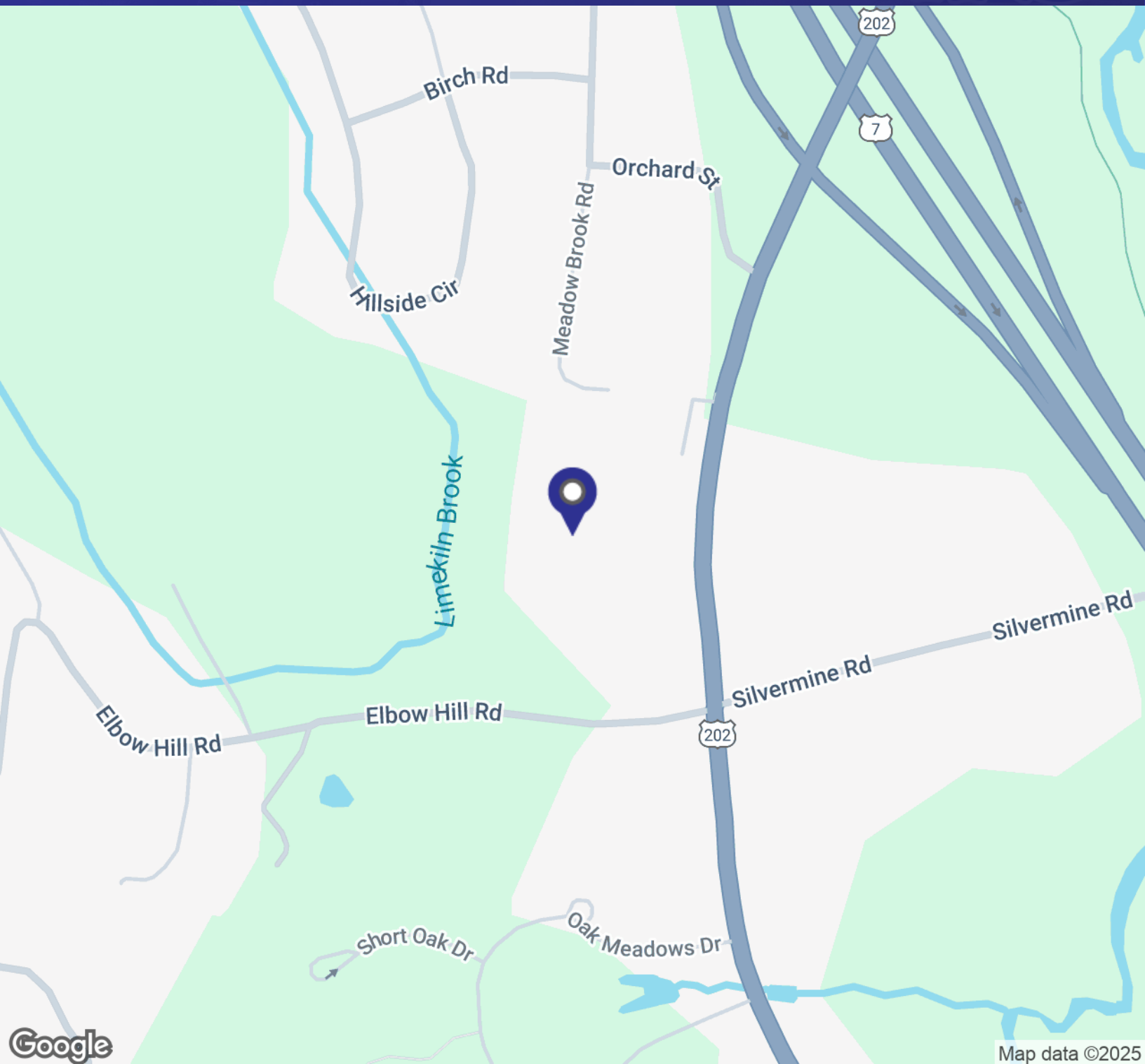


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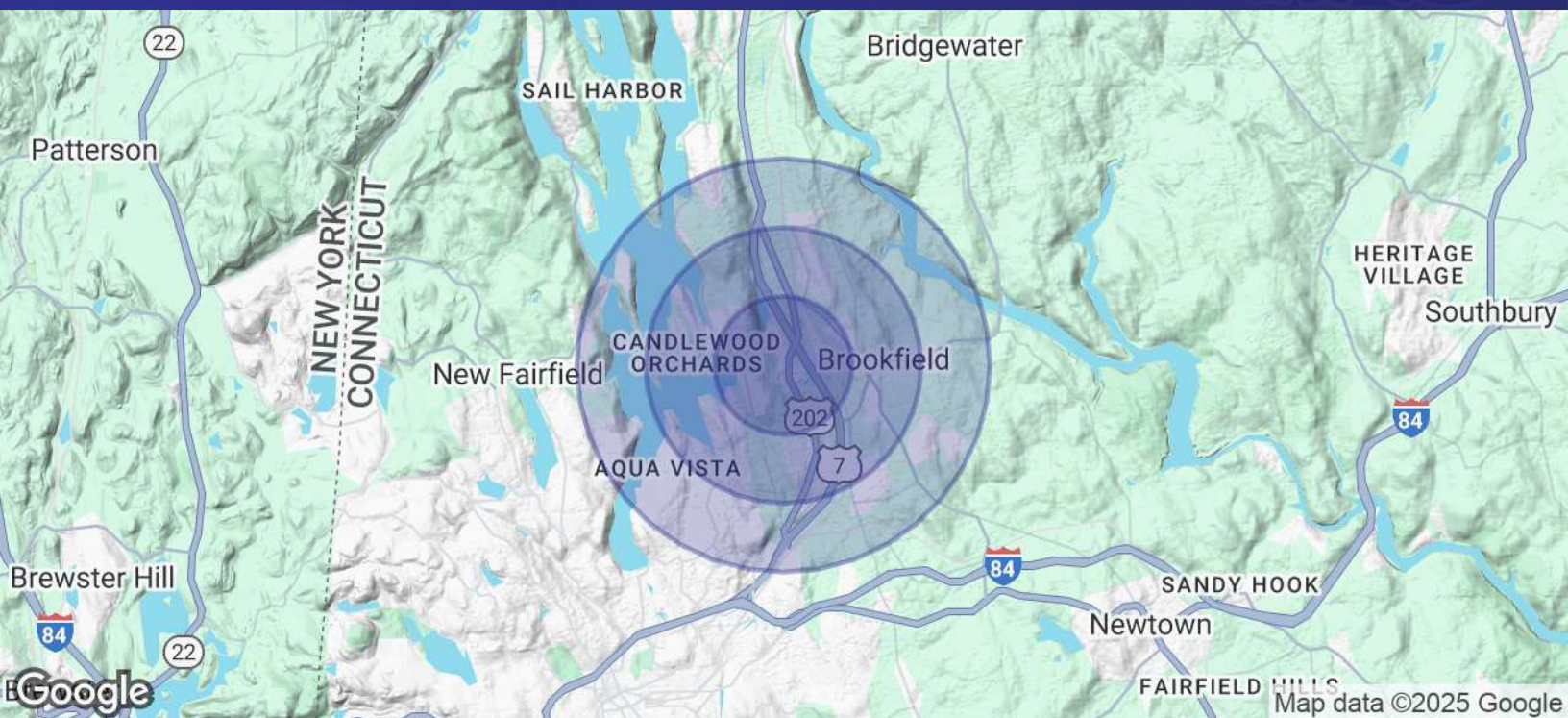
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,212	12,538	25,118
Average Age	42.0	44.3	45.3
Average Age (Male)	39.8	42.3	44.3
Average Age (Female)	42.4	44.0	44.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,333	5,221	10,769
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$122,009	\$127,959	\$126,126
Average House Value	\$362,049	\$364,301	\$371,397

* Demographic data derived from 2020 ACS - US Census



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