

FOR LEASE // 940 FEDERAL ROAD, UNIT 2A, BROOKFIELD, CT



PROPERTY DESCRIPTION

Second floor office space with reception, three private offices, private bath, kitchenette, freshly painted, and lots of parking. Easy access to Route 7 and I-84.

PROPERTY HIGHLIGHTS

- Layout: Reception Area, 3 Windowed Offices, Kitchenette and Bath
- Zone: IRC 80/40
- Year Built: 1981
- Utilities: Well; Sewer
- Plumbing: 1 Bath with Kitchenette
- Heating: Electric Heat Pump
- Cooling: Central A/C

OFFERING SUMMARY

Lease Rate:	\$1,350/month(Gross) + Utilities
Available SF:	1,100 SF
Building Size:	9,810 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,182	4,002	7,704
Total Population	3,045	9,815	17,872
Average HH Income	\$134,399	\$135,526	\$128,093



MICK CONSALVO

Broker

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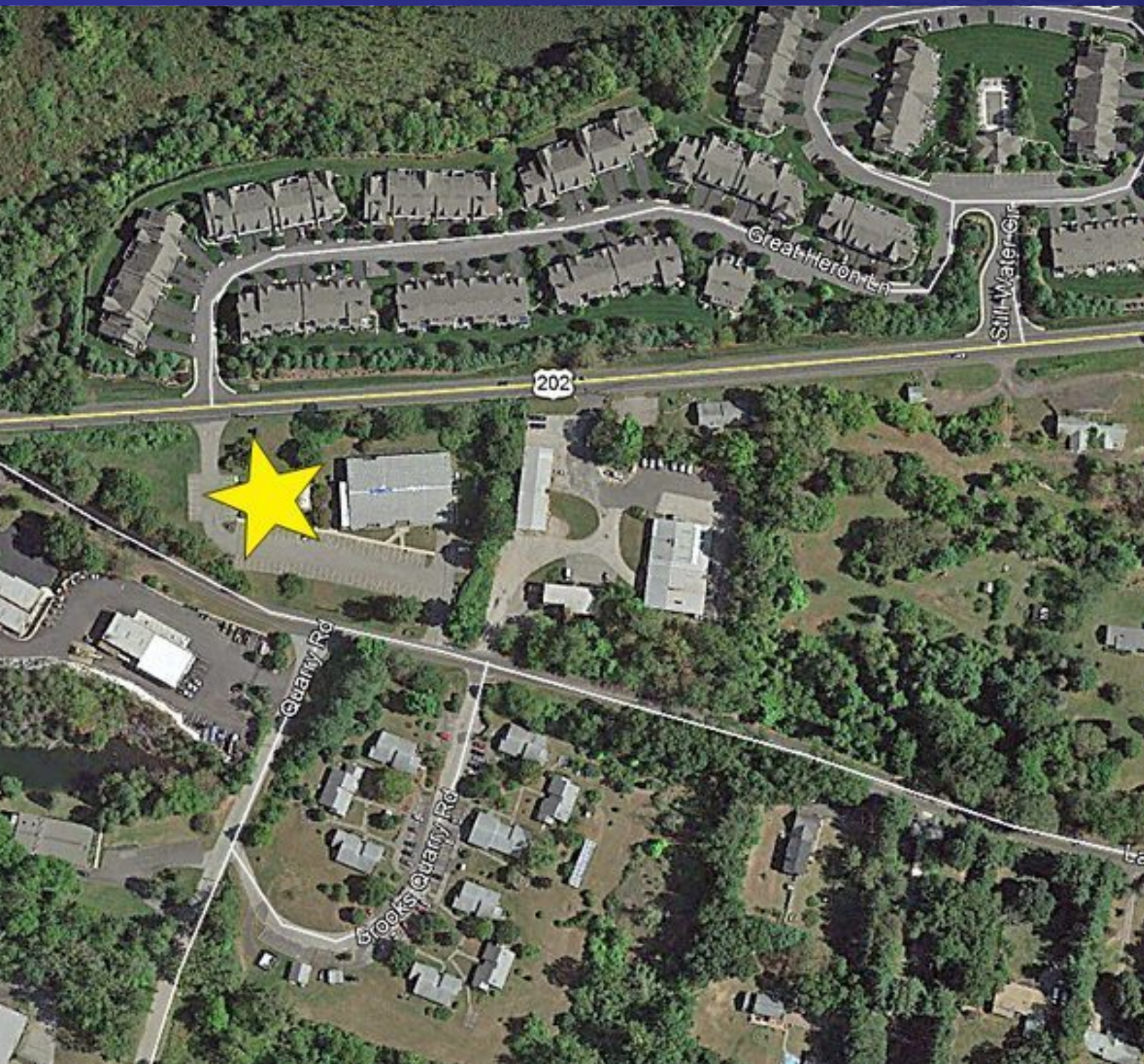
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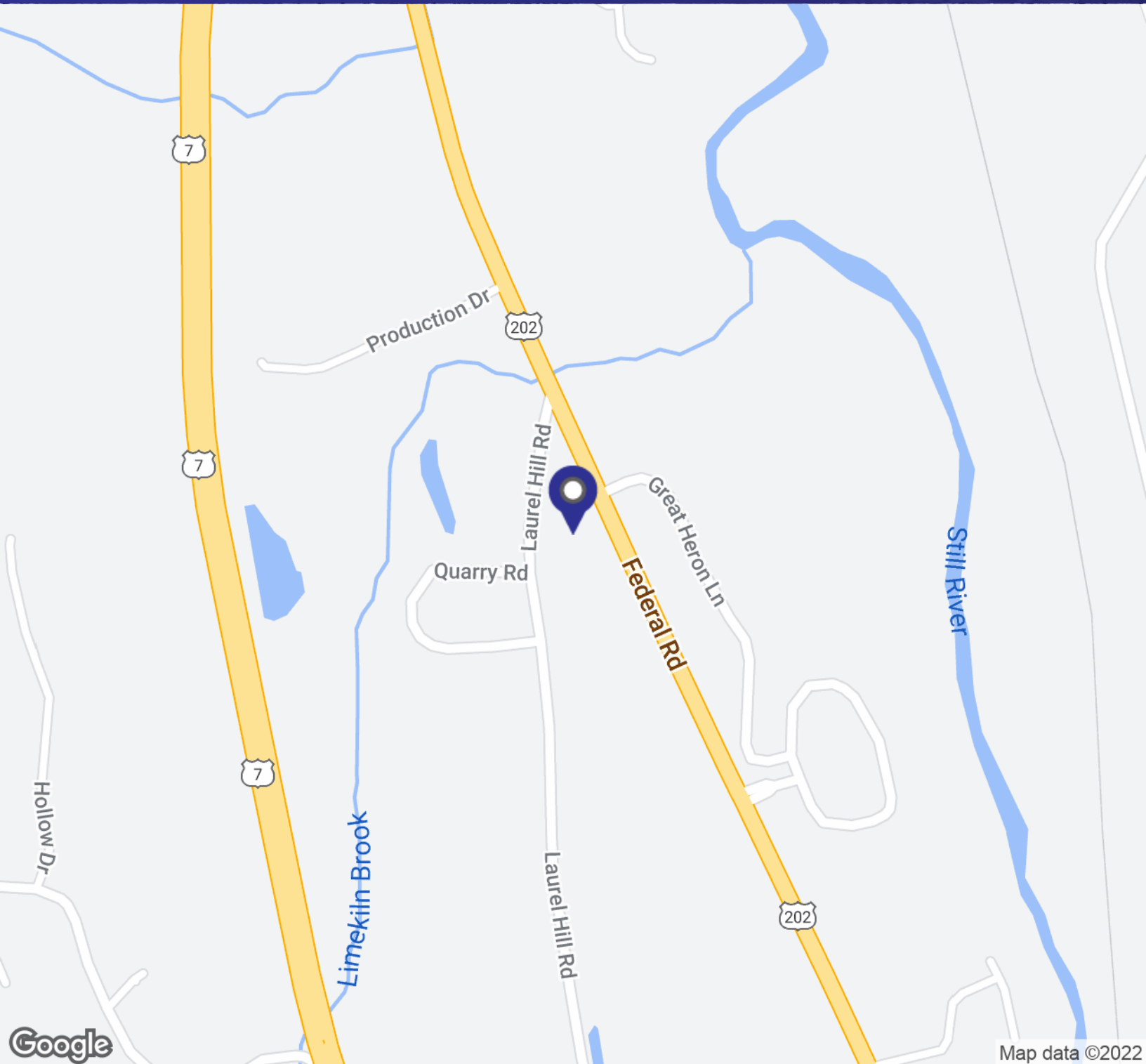
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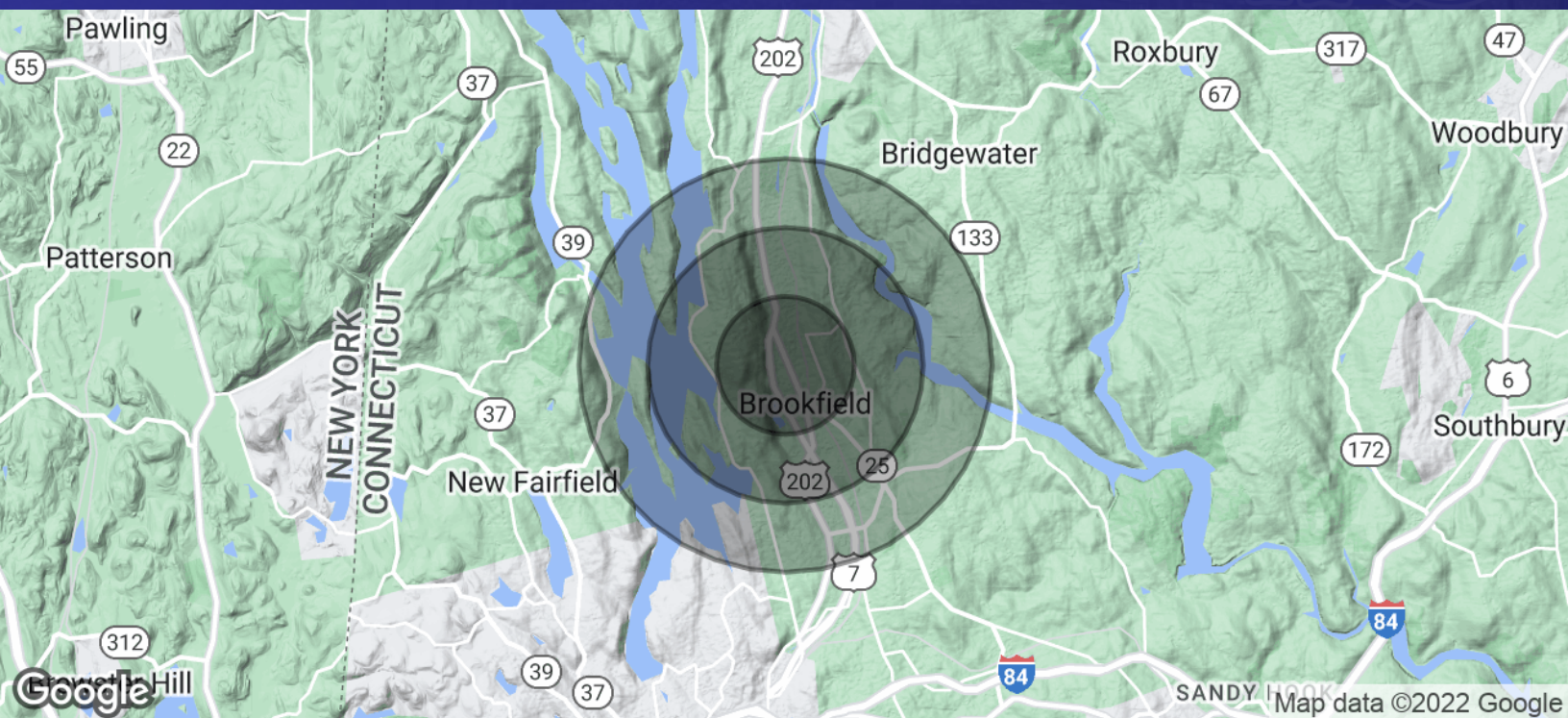
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,045	9,815	17,872
Average Age	44.8	43.1	43.6
Average Age (Male)	40.6	41.7	42.6
Average Age (Female)	45.9	43.1	43.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,182	4,002	7,704
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$134,399	\$135,526	\$128,093
Average House Value	\$397,469	\$407,676	\$388,440

* Demographic data derived from 2020 ACS - US Census


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