

FOR LEASE // OFFICE/FLEX/SHOP SPACE AVAILABLE



PROPERTY DESCRIPTION

1475 sq. ft. ground level studio. Ideal for office, flex or shop space. Unit has open floor plan with two offices and 2 baths. Complex has easy access to Route 7 and I84.

PROPERTY HIGHLIGHTS

- Size: 1475 Sq. Ft.
- Zone: I-1 (industrial)
- Ceiling Height: 10 ft.
- Heating/Cooling: Gas heat/Central Air
- Plumbing: 3 Baths
- Utilities: City Sewer, Gas, and Well Water
- Lease Price: \$1,400/month

OFFERING SUMMARY 72 GRAYS BRIDGE RD, UNIT H, BROOKFIELD, CT

Lease Rate:	\$1,400/month (Gross)
Available SF:	1,475 SF
Building Size:	9,900 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,574	6,568	14,259
Total Population	3,194	15,370	36,348
Average HH Income	\$114,705	\$116,712	\$112,278



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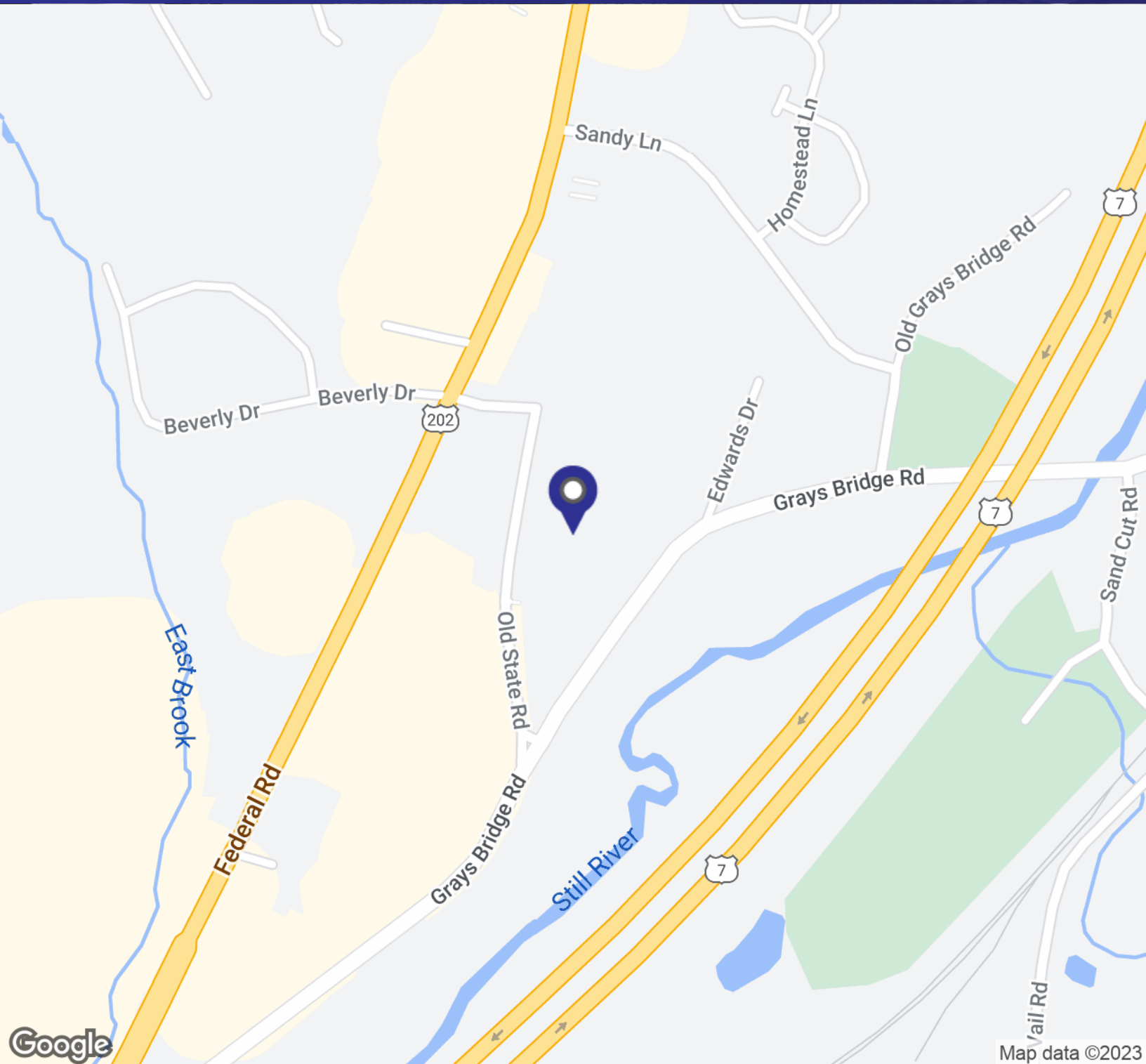
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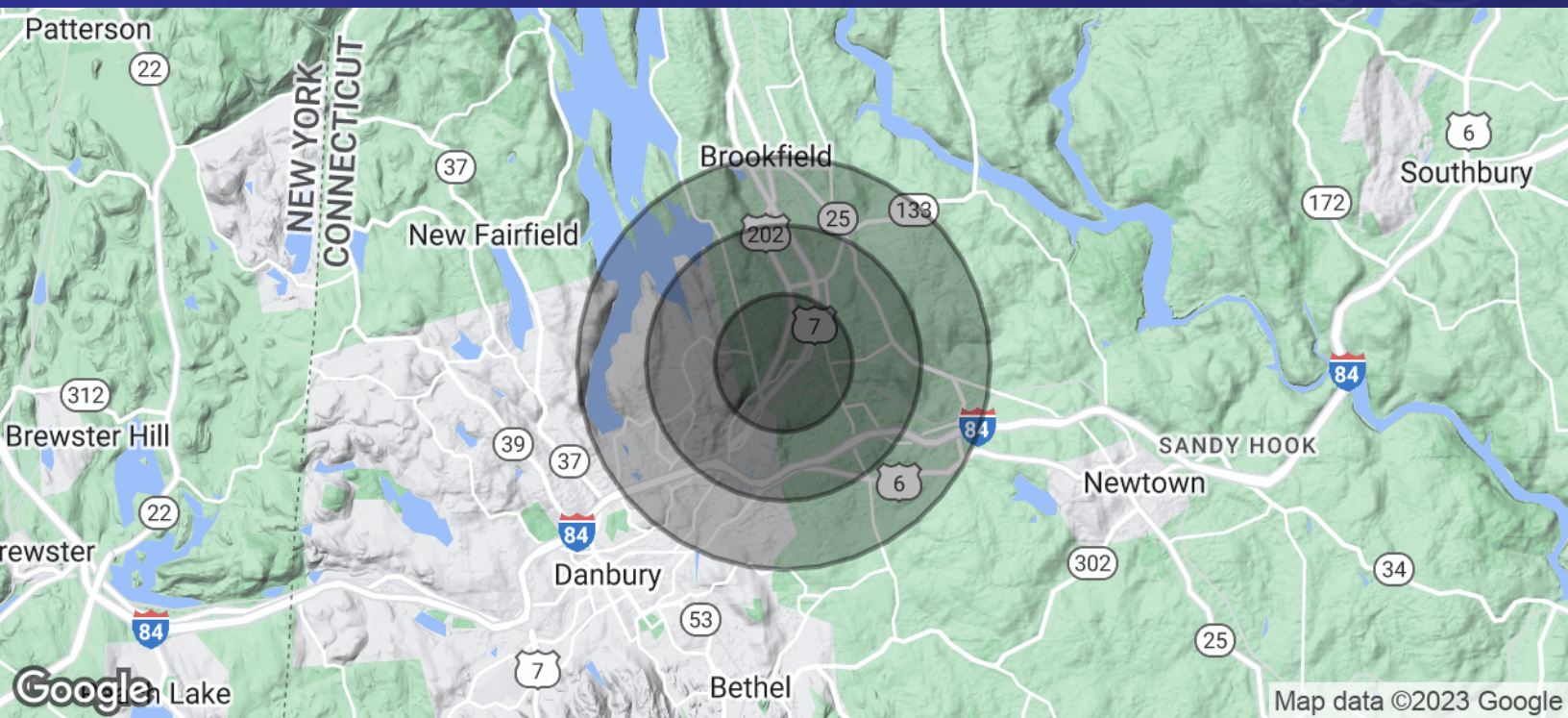
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,194	15,370	36,348
Average Age	46.4	45.8	42.9
Average Age (Male)	44.0	43.5	40.2
Average Age (Female)	46.9	46.2	44.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,574	6,568	14,259
# of Persons per HH	2.0	2.3	2.5
Average HH Income	\$114,705	\$116,712	\$112,278
Average House Value	\$301,949	\$327,153	\$332,729

* Demographic data derived from 2020 ACS - US Census



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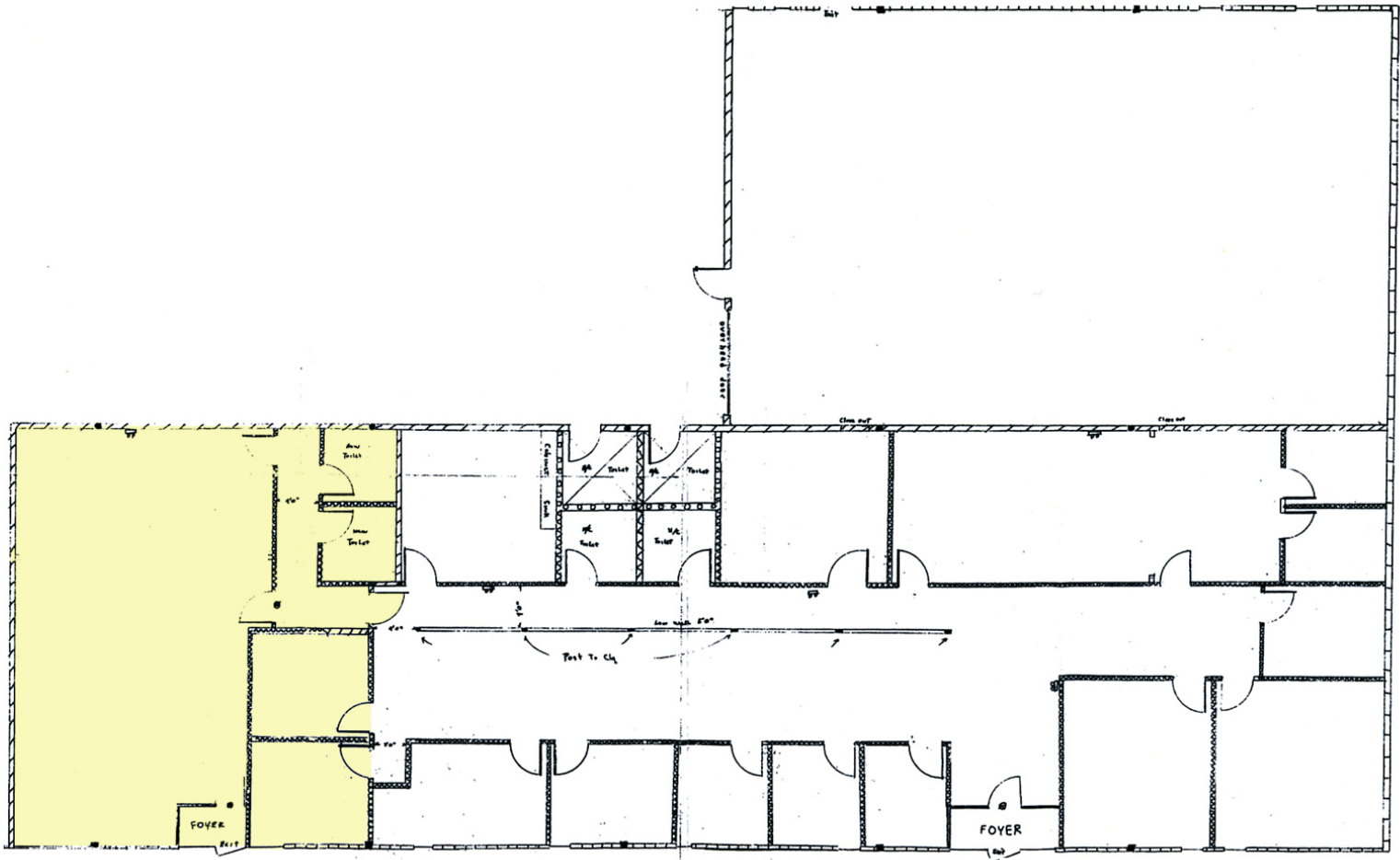
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