

~ FOR LEASE ~



TOWER REALTY CORP.

OFFICE/MEDICAL SPACE



**67 Federal Road
Brookfield, CT**

Lease Price: \$9.00 NNN

Great Route 7 location just off I-84. Property features include 150-car parking, elevator, sprinklers and great windows.

Size Options:

Building A, Suite 1: +/- 2,440 Sq. Ft.

Building A Suite 2: +/- 931 Sq. Ft.

Building B: +/- 1,325 Sq. Ft.

Year Built: 1989

Zone: IRC 80/40

Traffic Count: +/- 31,744 Vehicles (2019)

Parking: +/- 150 Spaces

Heating/Cooling: Propane Heat/Central A/C

Elevator: Yes - Building A

Sprinklers: Yes

Utilities: City Water and Sewer



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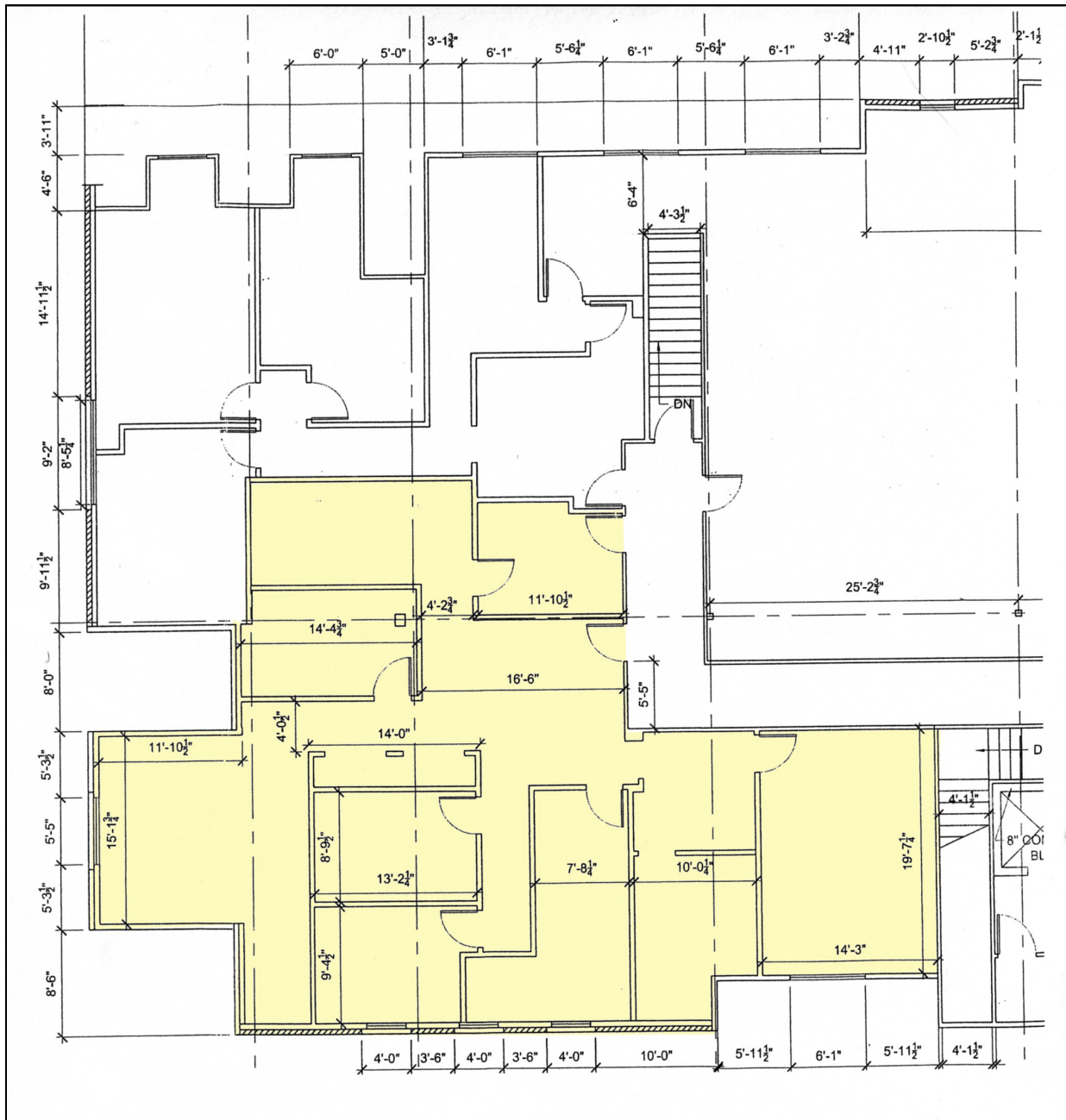
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LAYOUT - BLDG. A Suite 1

67 FEDERAL ROAD, 2ND Floor
BROOKFIELD, CT



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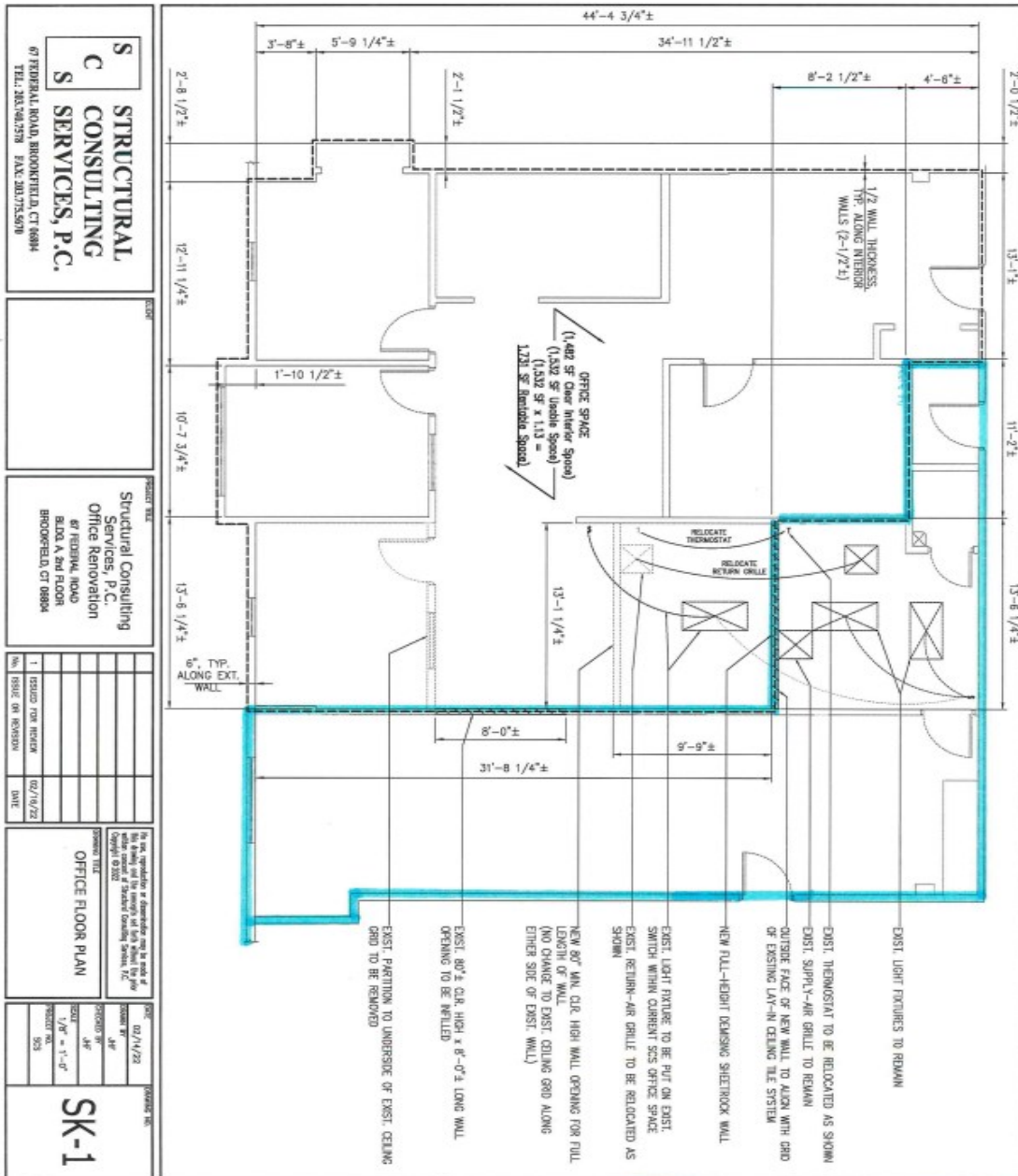
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LAYOUT - BLDG. A Suite 2

67 FEDERAL ROAD, 2ND Floor
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TRAFFIC COUNT REPORT

67 FEDERAL ROAD,
BROOKFIELD, CT

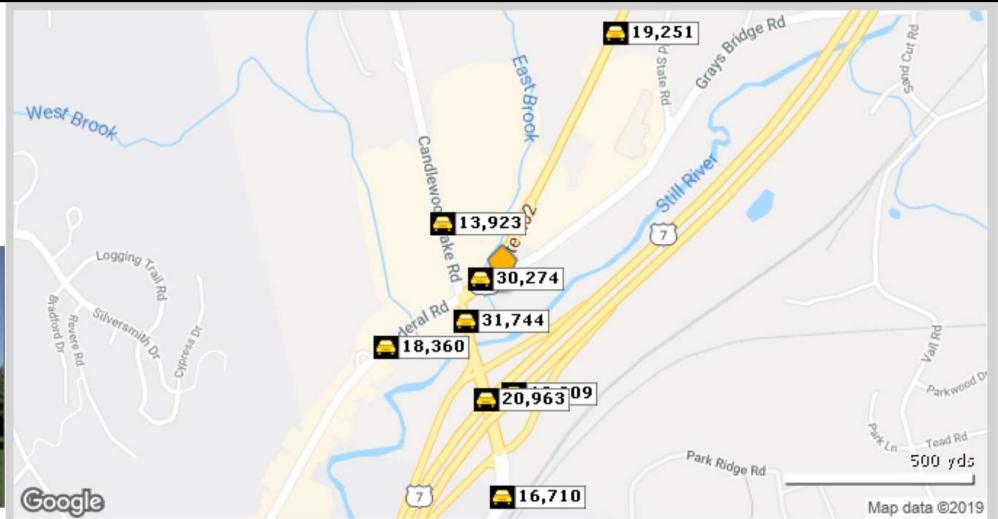


Traffic Count Report

Bldg B

67 Federal Rd, Brookfield, CT 06804

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **30,100 SF**
 Year Built: **1992**
 Total Available: **4,899 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Federal Rd	Grays Bridge Rd	0.03 NE	2018	30,274	MPSI	.04
2 White Turkey Rd Exd	Federal Rd	0.03 N	2018	31,744	MPSI	.07
3 Candlewood Lake Rd	Old White Turkey Rd	0.39 N	2018	13,763	MPSI	.14
4 Candlewood Lake Rd	Old Turnpike Rd	0.06 N	2012	13,923	MPSI	.14
5 US Hwy 7	White Turkey Rd Exd	0.04 W	2018	18,809	MPSI	.15
6 White Turkey Rd Exd	US Hwy 7	0.03 S	2012	22,200	ADT	.16
7 US Hwy 7	White Turkey Rd Exd	0.00	2018	20,963	MPSI	.16
8 Federal Rd	White Turkey Rd Exd	0.14 NE	2018	18,360	MPSI	.19
9 White Turkey Rd Exd	US Hwy 7	0.12 N	2018	16,710	MPSI	.31
10 Federal Rd	Beverly Dr	0.09 NE	2018	19,251	MPSI	.44

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9/19/2019

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LOCATION MAP

67 FEDERAL ROAD,
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